

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
December 3, 2025**

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, Town Administrator Lisa Riner, and Administrative Assistant Teresa Pangle.

Minutes from the November 5, 2025, meeting were approved.

The General Fund Report was \$493,452.87

Announcements were read.

Community Deputy Report

Deputy Watkins completed the following checks: 11 in Cannon Ridge, 11 in Rockingham, 11 in Stonecrest, 11 at the park, 5 at the filtration plant, 7 at the cemetery, 5 at the church, 1 call for service, and 2 hours of traffic enforcement.

Resident Comments

Clayton Bartos is part of Scouting America, Troop 51, and meets at United Christian Fellowship in Keedysville. He is currently a Life Scout working toward Eagle Scout. To earn his Eagle Scout, he has to plan, develop, fundraise, lead, and execute the project. His project is to build a 20-foot-diameter GaGa Ball Pit at the church. His fundraising goal is \$6,800.00, and he has raised \$4,900.00. Ms. Riner said there is \$200.00 left in the budget. Mr. Sweeney motioned to adjust the budget and donate \$250.00, Mr. Hull seconded, and all voted in favor.

Sue Gemeny donated a \$150.00 check from the Keedysville Ruritan turkey raffle to the Green Team SpringFest for the 250th contest.

Old Business

Potholes – Ms. Baker said this would be next spring.

Alley Names – Ms. Baker asked to table this for now.

Speeding on Mt Vernon – Ms. Riner provided speeding data for 11/3 – 11/29. The data shows that most speeding occurs during the week, from the daycare center, and it's only a few people. Ms. Baker said if Ms. Riner can pinpoint the timeframes of the worst speeders, her husband, who is a State Trooper, is willing to sit there in an unmarked vehicle and write tickets. Ms. Riner mentioned the Council had voted in the past to get speed bumps. Ms. Baker motioned to suspend purchasing speed bumps to try other avenues first, Ms. Kerns seconded, and all voted in favor.

Speeding in Stonecrest – Ms. Riner said we have the new speed signs, and Mr. Babington will put them up soon. Mayor Lord asked about the one-way sign. Mr. Hull said we need to put a double yellow line from the entrance to where the road splits, and then have

a keep right sign instead of a one-way sign. Ms. Riner mentioned we are trying to combine multiple striping jobs in the spring, and to hold off putting up the one-way sign until we do the double yellow line.

Keedysville Historic District Commission – The Council decided to drop it at this time.

Retirement Benefits – Ms. Riner provided two additional quotes from CBIZ and Nationwide, and she still has questions to ask of these companies. This is a work in progress, so no decisions need to be made at this time.

Personnel Meeting – Mayor Lord said decisions were reached, and he will follow up with employees after the meeting. Mr. Sweeney made a motion to approve the actions discussed in closed session, Ms. Baker seconded, and all voted in favor.

New Business

Brandenburg Field Upkeep – Ms. Riner said the field is not being kept up by the South County Little League. Mr. Heavner has done a little bit of work to keep it under control. Ms. Riner said Mr. Puffenbarger from Planning and Zoning mentioned using it for lacrosse. It was mentioned that the fence inside the field would need to come out. There was much discussion. Mr. Hull suggested sending a follow-up letter closer to spring.

Residents Comments

N/A

Council Comments

Ms. Kerns asked what is happening with the pickleball court? Ms. Riner said we need another \$180k for grading and excavation because there are no current drainage structures on Taylor Drive to account for runoff from all the new asphalt. Kompan is working on additional quotes. Ms. Riner mentioned the county hasn't approved these plans yet. There was discussion about making changes, but this would require new plans to be drawn. Ms. Riner will keep getting quotes and ask the engineer if removing the walking path around the court will make a difference, and what it would cost to make the change to the plans.

Mayor Lord asked about holiday lights. Ms. Riner said they are going up this week. He also asked about decorating the tree in the park. Ms. Riner will contact Ms. Grim about the tree decorations.

Holiday Dinners:

Planning and Zoning is on December 19th

Town Council is on January 17th

Green Team is on January 31st

Meeting adjourned at 7:50 pm.

Respectfully Submitted,

Teresa Pangle, Administrative Assistant

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 Member
Matthew Hull, Council Member
Sarah Baker, Council Member*

Mayor & Council and Water Commission Meeting

December 3, 2025

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

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 & Council
Agenda
December 3, 2025**

Call to Order

Pledge of Allegiance

Approval of Minutes: November 5, 2025 Mayor & Council Meeting

General Fund Report: \$493,452.87

Announcements: Green Team Meeting moved to Tuesday, December 16 at 7:00 pm at Town Hall; Comprehensive Plan Survey available on the Town's website and Facebook; Town Hall Closed Dec 24-26, Dec 29, Dec 31, and Jan 1 for the Christmas and New Year Holidays

Community Deputy Report

Resident Comments: Clayton Bartos (Eagle Scout Project Donation Request)

Old Business: Potholes; Alley Names; Speeding on Mt. Vernon Dr; Speeding in Stonecrest; Keedysville Historic District Commission; Retirement Benefits; Personnel Meeting

New Business: Brandenburg Field Upkeep

Resident Comments

Council Comments

Adjournment



Teresa Pangle <tpangle@keedysvillemd.com>

Fwd: MPIA - ALL 60,209 pages/emails on US DOT servers

1 message

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

Thu, Nov 20, 2025 at 11:04 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)

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

From: **Justin Holder** <jholder2004@gmail.com>
Date: Thu, Nov 20, 2025 at 11:01 AM
Subject: Re: MPIA - ALL 60,209 pages/emails on US DOT servers
To: Town Hall <townhall@keedysvillemd.com>
Cc: Ed Kuczynski <ed.kuczlaw@gmail.com>, Lriner <lriner@keedysvillemd.com>, Ken Lord <mayorkenlord@gmail.com>, Kevin Karpinski <kevin@bkcklaw.com>, Jack Karpinski <jkarpinski@bkcklaw.com>, Judy Kerns <jkerns@keedysvillemd.com>, <hullscranceservice@hotmail.com>, Bently Green <BGreen@bkcklaw.com>, Brandon Sweeney <bsweeney@keedysvillemd.com>, Sarah Baker <sbaker@keedysvillemd.com>, kbuckler <kbuckler@radiofreehubcity.com>, levitrbull <levitrbull@yahoo.com>, Shaun Porter <shaunporter@usa.com>, Adam Greivell <adam@gfirm.us>, Jacob Weddle <jweddle@rwclawyers.com>, Brandy Peeples <brandy@peeples-law.com>, JASON SIMMONS <simmonssolutions1@comcast.net>

Dear Town,

BACKGROUND

"The complainant focuses on the phrase included in parenthesis, 'all ToK records on US DOT servers "outside of Town Hall,"' and argues that his PIA request was therefore broader than the '2999 emails' he repeatedly referred to in that PIA request." **PIACB Opinion 26-08** p. 5 "To the extent that the complainant may have been referring to other PIA requests that he and/or 'Ken' had sent, those PIA requests have not been provided to us." *Id.* "The complainant is, of course, free to submit another PIA request to the Town for those specific records.]" *Id.* "The complainant, in reply, calls the Town's response 'cheeky' and argues that the Town has not disclosed all responsive records." *Id.* p. 3 "That request asked for 'the '2999 emails,' (or in [the complainant] and Ken's request all ToK records on US DOT servers 'outside of Town Hall') referenced in the US DOT letter attached." (emphasis by PIACB) *Id.* p. 4

Quite frankly, I do find it "cheeky" that the Town relied on words "*referenced in the US DOT letter attached*", when it is sued in Case C-21-CV-23-472 to *inter alia* produce all of the public records stored on the US DOT servers:

Thus Mr. Holder made a very targeted MPIA request on Thu, Jun 22, 2023 at 2:04 PM, **Justin Holder** <jholder2004@gmail.com>, by email to: Town Hall <townhall@keedysvillemd.com>, subject "MPIA - public record storage facilities," wherein Mr. Holder was specifically requesting that the Town would:

Please provide the public record that would indicate the existence of any public records that are stored/maintained/located outside of Town hall; and Please provide a copy of any and all records that are stored/maintained/ located outside of Town hall that are public records of the Town of Keedysville; excepting the records stored in the Town of Keedysville' safety deposit box, to the extent I have received those records in a previous request.

PUBLIC INTEREST FEE WAIVER: I have noted the Towns response to certain records requests to me, representing that no records are found in Town hall. I would

note that I have not limited my searches to just Town Hall, and if public records exist outside of Town Hall responsive to any of my previous Maryland Public Information requests, the custodian has a duty to provide those records that are responsive. See *Glass v Anne Arundel County generally*. Thus, the requestor would ask for a fee waiver to the extent this request is burdensome due to the volume of the Town's public records that are stored outside of Town Hall, (the "Offsite-storage" request.)

Case C-21-CV-23-472 Complaint at ¶24; see also attached MPIA requests and Opinion. **US DOT has identified 60,209 pages/emails, and the PIACB Opinion 26-08 makes abundantly clear those 60,209 pages/emails must be produced. US DOT lawyers told me that those records were delivered to Mayor Ken Lord, and Ken Lord provided those records to the Town attorneys for release.**

Specifically footnote 5 of **PIACB Opinion 26-08** advises:

Our conclusion notwithstanding, we feel compelled to note the obvious problem with the way in which the Mayor has apparently chosen to conduct some of the Town's business. A "public record" for purposes of the PIA is "documentary material" that is in "any form" that is made or received by a unit or instrumentality of the State or a political subdivision "in connection with the transaction of public business." § 4-101(k)(1). It is clear that the emails sent or received by the Mayor from his work email address pertaining to Town business are the Town's public records, although, as the Mayor himself pointed out, the custodian has no independent access to those public records. Such an arrangement sets up inevitable difficulties regarding PIA requests, especially if and when the Mayor leaves Town service and/or employment with US DOT. It may behoove the Mayor and the Town for the Mayor to retrieve all the emails he has sent or received from his US DOT email account regarding Town business and provide those emails to the Town's custodian.

Id. p. 5 n.5. Thus, I am once again making a demand to inspect every single page/email, (60,209 in total according to my emails with US DOT) stored on the US DOT servers with the least cost and delay possible.

MPIA REQUEST

I want to inspect every Town of Keedysville public record on US DOT servers, and the US DOT lawyer tells me it is 60,209 pages/emails.

FEE WAIVER

Charging a fee would exacerbate the public controversy here. The "2999 emails" already provided resulted in 2 crystal clear OMA violations, and a 3rd close call, that exposed the Town's heinous actions in discussing sending letters to a homeowners insurance and mortgage company with the intent to drive up rates, after they acknowledged the existing ordinance was not in violation. See three (3) attached OMA opinions. The public records subject of this inquiry will shed light on further "secret meetings" and violations of the law, and I do plan on complaining to the OMA about each and every violation these public records expose.

I have asked the Town, at least 3 times, to self report and publish each and every "secret meeting" it has had, and the Town continues to hide them, and hide the public records that prove them. I have included at least 3 members of the press, all of which have millions of views by local taxpayers, and will publish those records at issue.

CONCLUSION

It is time that the Town cease and desist its unlawful behaviors, and hiding records. It is time to tear off the bandaid, so I can expose the corruption, lies, and secret meetings, as well as the immoral actions of the Town legislators. Enough is Enough. The Town is spending hundreds of thousands of dollars hiding records that the PIACB clearly has told the Town it must gather up and produce. WHY? That is obvious, the Town is rotten to its core!

Justin

PS - Please publish this email and the attachments in the Town minutes as my public comment for December. Please disregard the first email, it sent unfinished by accident. Please also take this up as an agenda item, so the Town can expedite production, and avoid further legal expenses.

On Thu, Nov 20, 2025 at 10:38 AM Justin Holder <jholder2004@gmail.com> wrote:

Dear Town,

"The complainant focuses on the phrase included in parenthesis, 'all ToK records on US DOT servers "outside of Town Hall,"' and argues that his PIA request was therefore broader than the '2999 emails' he repeatedly referred to in that PIA request." **PIACB Opinion 26-08** p. 5 "To the extent that the complainant may have been referring to other PIA

requests that he and/or 'Ken' had sent, those PIA requests have not been provided to us." *Id.* "The complainant is, of course, free to submit another PIA request to the Town for those specific records.[]" *Id.* "The complainant, in reply, calls the Town's response 'cheeky' and argues that the Town has not disclosed all responsive records." *Id.* p. 3 "That request asked for 'the "2999 emails,"' (or in [the complainant] and Ken's request all ToK records on US DOT servers 'outside of Town Hall') referenced in the US DOT letter attached." (emphasis by PIACB) *Id.* p. 4

Specifically footnote 5 of [PIACB Opinion 26-08](#) advises:

Our conclusion notwithstanding, we feel compelled to note the obvious problem with the way in which the Mayor has apparently chosen to conduct some of the Town's business. A "public record" for purposes of the PIA is "documentary material" that is in "any form" that is made or received by a unit or instrumentality of the State or a political subdivision "in connection with the transaction of public business." § 4-101(k)(1). It is clear that the emails sent or received by the Mayor from his work email address pertaining to Town business are the Town's public records, although, as the Mayor himself pointed out, the custodian has no independent access to those public records. Such an arrangement sets up inevitable difficulties regarding PIA requests, especially if and when the Mayor leaves Town service and/or employment with US DOT. It may behoove the Mayor and the Town for the Mayor to retrieve all the emails he has sent or received from his US DOT email account regarding Town business and provide those emails to the Town's custodian.

Id. p. 5 n.5.

6 attachments

-  [**PIACB 26-08.Formatted.pdf**](#)
215K
-  [**Gmail - MPIA - public record storage facilities.pdf**](#)
61K
-  [**RE - Gmail - MPIA - public record storage facilities.pdf**](#)
550K
-  [**19 OMCB Opinions 022.pdf**](#)
180K
-  [**19 OMCB Opinions 090.pdf**](#)
163K
-  [**19 OMCB Opinions 204.pdf**](#)
159K