

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 February 4, 2026

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, and Administrative Assistant Teresa Pangle.

Minutes from the January 7, 2026, Personnel Meeting and the Mayor and Council meeting were approved.

The General Fund Report was \$621,803.65

Announcements were read.

Community Deputy Report

Deputy Watkins completed the following checks: 5 in Cannon Ridge, 5 in Rockingham, 5 in Stonecrest, 2 at the park, 3 at the filtration plant, 2 at the cemetery, 1 at the church, 1 call for service, 2 training days, and 1 court day.

Resident Comments

Jason Simmons asked via email if the town would inform residents about the difference between public right-of-way and public property using the website, flyers, newsletters, etc. The council decided not to intervene in neighbor-to-neighbor issues.

Benjamin Estes had questions regarding Antietam Drive. Mr. Kuczynski advised the town not to answer questions due to ongoing litigation.

Sue Gemeny mentioned volunteers are needed to help with the cleanup at Red Hill Cemetery on April 1st from 11 am – 3 pm. For more info, call 304-539-1650.

Old Business

N/A

New Business

Appoint Sarah Bennett as a full member of the Planning & Zoning Commission – Ms. Riner said Mr. Flores is stepping down, and Ms. Bennett is willing to move from an alternate to a full-time member. Mr. Hull motioned to appoint Ms. Bennett as a full-time member of the Planning and Zoning Commission, Ms. Baker seconded, and all voted in favor.

Chestnut Grove Rd Cell Tower Plan Comments – Ms. Riner said information was sent regarding the cell tower. The council has an opportunity to comment if they so choose. The council has no comment.

Community Center Polling Place – Ms. Riner spoke with the election center, and there has been no improvement in the situation. Mr. Hull mentioned using the church as a plan B if the election center approved it. Ms. Riner will mention it to the election center as an option.

Library Smoke Detectors/Fire Alarm System – There are no smoke detectors or a fire alarm system in the library. Ms. Riner asked if the council wants to put up a couple of smoke detectors or a whole fire alarm system. Mr. Hull said to put up a couple of smoke detectors. Ms. Riner said the library already has fire extinguishers.

Donations to Boonsboro Fire & EMS and Sharpsburg Fire & EMS – Mr. Sweeney motioned to make the same donation as previous years (\$1,000.00 to each, \$4,000.00 total), Ms. Baker seconded, and all voted in favor.

Envirothon Donation – Ms. Baker motioned to donate the same amount as last year (\$250.00), Ms. Kerns seconded, and all voted in favor.

We The People Donation – Mr. Hull motioned to make a \$250.00 donation, Mr. Sweeney seconded, and all voted in favor.

Weed Control Renewals – Mr. Hull motioned to approve the Antietam Tree & Turf estimates, Mr. Sweeney seconded, and all voted in favor.

Parking on Antietam Drive – Due to the truck that parks on the side of Antietam, the salt truck was not able to salt Antietam Drive during the last snow event. The plow has had trouble in the past as well. Ms. Riner said they have been asked not to park there when snow is expected. The parking is on their property, but at times, their vehicle hangs over onto Antietam Drive. Deputy Watkins said it appears those 2 spots were made to be parking for that residence. He said it would be an issue if it were a traffic hazard, and an ambulance couldn't get through, but he has not seen it as an issue to this point. There was much discussion. The council agreed to wait for the Antietam Drive survey to be completed.

MD 250 Trivia Night- A date and location need to be decided for this event. It doesn't need to be decided tonight, but soon. The grant Ms. Baker received will cover 3 hours for the trivia company, catering, and a rental location if needed.

Residents Comments

N/A

Council Comments

The Council discussed snow removal on Main St. The State Hwy has offered to come back and clear out as much as they can in the time they have. They can't guarantee they will get to all of Main St. The Council agreed to have them start on the north end of town. Staff will put up "No Parking on Main St" signs and post on social media.

Meeting adjourned at 7:42 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 February 4, 2026

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.

NAME	ADDRESS	PHONE	WISH TO BE HEARD
<u>Sue Jenkins</u>	<u>BB</u>	<u>301-432-8216</u>	<input checked="" type="checkbox"/>
<u>Ben Lee</u>		<u>301 366 9889</u>	<input type="checkbox"/>
<u>Amy Simmons</u>		<u>301 331 3040</u>	<input type="checkbox"/>
<u>Jason Simmons</u>			<input type="checkbox"/>
			<input type="checkbox"/>

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 February 4, 2026

Call to Order

Pledge of Allegiance

Approval of Minutes: January 7, 2026 Personnel Meeting and Mayor & Council Meeting

General Fund Report: \$621,803.65

Announcements: Comprehensive Plan Update Meeting Thursday, February 12 at 6:30 pm at Town Hall; Green Team Meeting Thursday, February 19 at 7:00 pm at Town Hall; Town Hall Closed Monday, February 16 in observance of Presidents Day

Community Deputy Report

Resident Comments: Request from Jason Simmons regarding property rights information

Old Business

New Business: Appoint Sarah Bennett as a full member of the Planning & Zoning Commission; Chestnut Grove Rd Cell Tower plan comments; Community Center Polling Place; Library Smoke Detectors/Fire Alarm System; Donations to Boonsboro Fire & EMS and Sharpsburg Fire & EMS; Envirothon Donation; We the People Donation; Weed Control Renewals; Parking on Antietam Drive; MD 250 Trivia Night

Resident Comments

Council Comments

Adjournment



Teresa Pangle <tpangle@keedysvillemd.com>

Fwd: March meeting comment for M and C - Fwd: MPIA - ESTES COMMUNICATIONS WITH TOWN ATTORNEY

1 message

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

Wed, Feb 11, 2026 at 1:17 PM

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: Wed, Feb 11, 2026 at 1:14 PM
Subject: March meeting comment for M and C - Fwd: MPIA - ESTES COMMUNICATIONS WITH TOWN ATTORNEY
To: <hullscraneservice@hotmail.com>, Victor Cretella <victor@vcretellalaw.com>, Ed Kuczynski <ed.kuczlaw@gmail.com>, benjamin estes <estes.ben@gmail.com>, Lriner <lriner@keedysvillemd.com>
Cc: Town Hall <townhall@keedysvillemd.com>, Carl Zacarias -DNR- <carl.zacarias@maryland.gov>, Shara Alpert -DNR- <shara.alpert@maryland.gov>, Vincent Guida -SDAT- <vincent.guida@maryland.gov>, Washington Commissioners <commissioners@washco-md.net>, countyattorneyoffice <countyattorneyoffice@washco-md.net>, Emily Vainieri -DNR- <emily.vainieri1@maryland.gov>, Talley H. Kovacs -DNR- <talley.kovacs@maryland.gov>, Ken Lord <mayorkenlord@gmail.com>, Brandon Sweeney <bsweeney@keedysvillemd.com>, JASON SIMMONS <simmonssolutions1@comcast.net>, Sarah Baker <sbaker@keedysvillemd.com>, Judy Kerns <jkerns@keedysvillemd.com>, Kevin Karpinski <kevin@bkcklaw.com>, Adam Greivell <adam@gfirm.us>, kbuckler <kbuckler@radiofreehubcity.com>

PLEASE ADD AS MY COMMENTS IN THE MARCH MAYOR AND COUNCIL MEETING

To all parties to this email,

Lisa, thank you for providing Ben's very reasonable and simple questions, which Matt decided to lie about until Ed stopped him. As I have been explaining to Victor, the Town actors are obviously, intentionally, willfully, maliciously, and unjustly causing myself and my neighbors to litigate rather than fulfill their mandatory and ministerial duty of maintaining its roads for which they receive Federal Highway user money to maintain.

FIRST AND FORMOST, DNR DOES NOT OWN THE RAILROAD. DNR IS FULL OF FRAUDS, BOOTSTRAPPING UP A SLIGHTLY COLORED CLAIM THAT THEY HAVE DISCUSSED IS BOGUS. ED CAN TAKE NOTICE THAT HE JUST SLANDERED MY TITLE!

Ed, you had no right or purpose to say the things to Ben. He was asking a simple question, and your pattern and practice of intimidating citizens from reasonable redress will stop now. Ed, you are a bully, and a garbage human being. The Town council and administrators hide behind you as the cowards they are, especially Ken and Matt.

I sent an MPIA for the public record that identifies the public portion of Antietam Drive, a record I have been requesting since 2018. The TOWN is sued for hiding that public record, and for RICO, and civil rights violations, and for 3rd party litigation expenses, and other things....all because Ed sucks as a lawyer and told the Town to send the neighbors to court, rather than do its job. I AM GOING TO SUBMIT THESE EMAILS SURVEYS, BEN'S REDRESS, THE EADS SURVEY to the 420 case court by line to prove by judicial notice that the Town, by and through ED flat out lied to the court when it said there is no controversy in its Motion to Dismiss the 420 case.

The Town either knows that a) it knows where Antietam Drive is, as Matt tried to lie his way through of course because Matt lacks guts do anything these days, or b) the Town knows it does not know, and there is a controversy over Antietam Drive wherein I need to sue everyone in Stonecrest to gain access to my properties!

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

Date: Wed, Feb 11, 2026 at 12:01 PM

Subject: Re: MPIA - ESTES COMMUNICATIONS WITH TOWN ATTORNEY

To: Justin Holder <jholder2004@gmail.com>

Cc: Town Hall <townhall@keedysvillemd.com>, Adam Greivell <adam@gfirm.us>, JASON SIMMONS <simmonssolutions1@comcast.net>, Ed Kuczynski <ed.kuczlaw@gmail.com>, Kevin@bkcklaw.com <kevin@bkcklaw.com>

Good Morning Justin,

The response to your MPIA request is attached, along with a link to the audio file of February's meeting. Ben Estes and Ed Kuczynski did have a conversation after the meeting ended. I do not know what they discussed. There was no meeting between Ben Estes and the administrators.

 Council & Water Audio 02-26.wav

Thank you!

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)

On Thu, Feb 5, 2026 at 2:03 PM Justin Holder <jholder2004@gmail.com> wrote:

Dear Town,

I understand that Benjamin Estes commented at the meeting last night, and met with the TOWn lawyer and administrators. I want to understand what transpired.

I would like to inspect all communications between Estes and the Town in the last 2 years, (since my last MPIA for the same; and I would like a google drive link to last nights audio file of the meeting.

Justin

 **MPIA Response 142.pdf**
415K



Teresa Pangle <tpangle@keedysvillemd.com>

Fwd: MPIA - Prescriptive Rights in ALL Town Roads - add to March M&C minutes please

1 message

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

Thu, Feb 12, 2026 at 11:37 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, Feb 12, 2026 at 11:12 AM

Subject: MPIA - Prescriptive Rights in ALL Town Roads - add to March M&C minutes please

To: Lriner <lriner@keedysvillemd.com>

Cc: benjamin estes <estes.ben@gmail.com>, <estes.lisas@gmail.com>, Victor Cretella <victor@vcretellalaw.com>, Ed Kuczynski <ed.kuczlaw@gmail.com>, Adam Greivell <adam@gfirm.us>, Christine Morral <clmorral@gmail.com>, Brandon Sweeney <bsweeney@keedysvillemd.com>, C. Young <cyoung348@gmail.com>, <hullscraneservice@hotmail.com>, Kevin Karpinski <kevin@bkcklaw.com>, Ken Lord <mayorkenlord@gmail.com>, Scott Morral <morral6@msn.com>, Sarah Baker <sbaker@keedysvillemd.com>, Town Hall <townhall@keedysvillemd.com>, Judy Kerns <jkkerns@verizon.net>, JASON SIMMONS <simmonssolutions1@comcast.net>

Dear Town,

I would look to inspect:

- a) all records the Town maintains that would inform me of the sections of roads, or roads that the Town has acquired rights to by way of public prescription, and not by a dedication;
- b) all records the Town has related to surveys of roads it has conducted, including the records that inform the public of why those surveys were conducted.

FEE WAIVER

Please waive all fees as charging a fee would exacerbate the public controversy outlined in the 2 attached emails. Quite frankly, this seems to be becoming an exercise in stupidity, as myself, Ben Estes, and many many other taxpayers just want to understand where the Town roads are located precisely, for many purposes, such as parking is one. I may want to park my truck on what some people call a road, but I believe is private property. A dispute arises, and because the Town claims it lacks the necessary information, 2 parties are forced into litigation over a matter the Town is mandated to know. That is Stupid, because the Town has the necessary information, its Mayor and Council are just cowardly!

REDRESS

Do your job Town of Keedysville. Add this as my comment in the March 2026 M&C minutes also.

Justin

3 attachments

 **MPIA Response 143.pdf**
351K

 **Gmail - OUR ALLEGED CONFLICT AND MY RIGHT TO PUBLIC RECORDS - Request for Assistance with SDAT - FOR NOW BUT MAYBE MORE - LETS SOLVE IT IN GOOD FAITH.pdf**
72K

 **Gmail - Comments for March Minutes - MPIA - Fwd: Antietam Drive Survey Phase 2 Maps.pdf**
1337K

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

Maryland Public Information Act Response

Request Number: 143

Date: 02/12/26

Name: Justin Holder

Email Address: jholder2004@gmail.com

Information Requested:

Would the Town kindly provide a public record that will clarify, as I could not determine from the 2 attached plats, which portion of the light grey gravel road depicted in the attached 2 plats, is the part of Antitam Drive the Town claims it has acquired by "public prescription", if any of it.

Response:

Thank you for your request. No such record exists.

Compilation Labor Fee (\$35.00/hour): \$0.00

Copy Fee (\$0.50 per page): \$0.00

Total: \$0.00

Pursuant to GP §4-362, you are entitled to seek judicial review of this decision. You also have the option to refer any concerns about the decision to the Public Access Ombudsman pursuant to GP §4-1b-01 et seq.



Justin Holder <jholder2004@gmail.com>

OUR ALLEGED CONFLICT AND MY RIGHT TO PUBLIC RECORDS - Request for Assistance with SDAT - FOR NOW BUT MAYBE MORE - LETS SOLVE IT IN GOOD FAITH

2 messages

Justin Holder <jholder2004@gmail.com>

Tue, Feb 10, 2026 at 1:06 AM

To: "PIA.Ombuds" <pia.ombuds@oag.state.md.us>

Cc: Alyssa Nolte -SDAT- <alyssa.nolte@maryland.gov>, Adam Greivell <adam@gfirm.us>, Jacob Weddle <jweddle@rwclawyers.com>

Dear Ombudsman, (Lisa and Alyssa),

I understand the position as outlined that you both feel conflicted. I do not feel conflicted, but I recognize a policy conflict, and I am now feeling like there is retaliation.

I first raised the issue of undue delay in idating my request for assistance about 3 monthes past the time prescribed by law, around a year ago with SDAT. sSDAT has since been doing what I allege as DNR land thieves dirty work in taking my land, and looking for public records to prove that. SDAT is still refusing to even respond to my MPIA. Now I can not even get the Final Determination requesite to vindicate my rights at PIACB.

I want to write in good faith because my mind keeps thinking retaliation and aggrevation. I am hoping there is another explanation forvthe delay, and will wait this week out, but I must have my records.

I guess my first step is to go to PIACB claiming de facto trip to Ombudsman unresolved. Then if they say I have no right to complain, I lost it, and my justice was obstructed. I dont was to believe I am being retaliated against, or you 2 are assisting the dirty DNR land thieves, So I really hope the information I get from you guys does not lead me to that belief.

I remember the last time I was aggrevated, and I sought redress, I did get the final determination and access to justice. This time I hope the information does not tend to clearly and convincingly aggrevate me by telling me this is retaliatory forvseeking redress in the past. I know we all agree I have those rights to redress, and do not always need DJ, injunction or mandamus in the altertive, juat to inspect public records with the least cost and delay.

So please let me know what is going on with my SDAT mediation request by weeks end, or I have to submit this email as proof of a de facto final unresolved determination and hope PIACB will accept that.

Justin

On Fri, Feb 6, 2026, 7:08 AM Justin Holder <jholder2004@gmail.com> wrote:

Dear Ombudsman,

I am checking in to see the status of my request for assistance as outlined below.

Justin

On Mon, Jan 26, 2026, 7:45 PM Justin Holder <jholder2004@gmail.com> wrote:

Dear Ombudsman,

Please see attached assistance request and supporting documentation: with the three MPIA requests named MPIA -[1,2&3] - [file name], (MPIA request at page 12 of MPIA 1), and the other communication that is relevant and helpful, (and will be submitted in support of any future action, should this mediation not be fruitful).

Justin

Justin Holder <jholder2004@gmail.com>

Tue, Feb 10, 2026 at 1:36 AM

To: "PIA.Ombuds" <pia.ombuds@oag.state.md.us>, "Bralove-Scherr, Alisa" <abralove@oag.state.md.us>, Alyssa Nolte - SDAT- <alyssa.nolte@maryland.gov>

Cc: Adam Greivell <adam@gfirm.us>, Jacob Weddle <jweddle@rwclawyers.com>

2 with Town of Keedysville replied to also.

2 more with SSAT coming by weeks end.



Justin Holder <jholder2004@gmail.com>

Comments for March Minutes - MPIA - Fwd: Antietam Drive Survey Phase 2 Maps

1 message

Justin Holder <jholder2004@gmail.com>

Thu, Feb 12, 2026 at 9:01 AM

To: Lriner <lriner@keedysvillemd.com>

Cc: Town Hall <townhall@keedysvillemd.com>, Ed Kuczynski <ed.kuczlaw@gmail.com>, Kevin Karpinski <kevin@bkcklaw.com>, Christine Morral <clmorral@gmail.com>, Scott Morral <morral6@msn.com>, "C. Young" <cyoung348@gmail.com>, Brian Maul <Brian@bmaullaw.com>, Victor Cretella <victor@vcretellalaw.com>, Adam Greivell <adam@gfirm.us>, Brandy Peebles <brandy@peeples-law.com>, Robert Kline <klinelawgroupllc@gmail.com>, benjamin estes <estes.ben@gmail.com>, estes.lisas@gmail.com, Ken Lord <mayorkenlord@gmail.com>, hullscraneservice@hotmail.com, Judy Kerns <jkerns@keedysvillemd.com>, Sarah Baker <sbaker@keedysvillemd.com>, Brandon Sweeney <bsweeney@keedysvillemd.com>, JASON SIMMONS <simmonssolutions1@comcast.net>

Dear Town of Keedysville,

I am writing to update the residents on how the Mayor and Council have been spending tax money. I have received **Attorney Bills from the Town totaling around \$250,000 related to the controversy** that the Town Attorney, Ed Kuczynski, described in detail at the February 2026 Mayor and Council meeting concerning Antietam Drive questions from Benjamin Estes as follows:

1. Does the town plow Antietam Drive?
2. Where do they stop plowing?
3. Do they plow past the railroad tracks at 25 or 28 Antietam Drive?
4. Did EADS Group perform a survey of Antietam Drive?
5. Based upon that survey, does the Town of Keedysville have any intention of stopping vehicular or pedestrian access to 25 or 28 Antietam Drive?

I will try to make it to the meeting, but if I don't make it can you have the questions asked and answered?

Thanks,

Ben Estes

As indicated in the conversation, Estes as a taxpayer asked reasonable questions about the Town's roads that it should be able to answer. However, Matt Hull Misrepresents the situation, Ken Lord "does not think it wise" to answer, and Ed shuts down the inquiry, as outlined in the attached document and meeting transcript.

What I do understand is that the Town is requesting comments prior to going into closed session, which I am providing as requested below, and here is the statemenets I am relying on:

MATT HULL IS SPEAKER 4:

[00:04:03] Speaker 4: they, they, where they do stop and where they should stop is two different things because of the convenience of turning the [00:04:10] truck around.

ED KUCYNSKI IS SPEAKER 11:

[00:04:51] Speaker 11: We're, we're, we're stopping right now. Okay. You, you, this is not, I know we're in the middle of ongoing litigation and you know that your name is on as [00:05:00] many lawsuits as everybody else. Okay? And to engage the town of discussion, there is a survey that's been performed by E, no Plat has been [00:05:10] produced.

KEN LORD IS SPEAKER 2 AND ESTES SPEAKER 9:

[00:08:46] Speaker 9: around. I'm a citizen of Keville. I [00:08:50] pay my taxes. I would just like to know. Certain questions about a road in Ke Road.

[00:08:59] Speaker 2: Can

[00:08:59] Speaker 9: I, can

[00:08:59] Speaker 2: I question, [00:09:00] ask you to read the questions just so we have 'em on the record and we'll move on. I'll

[00:09:03] Speaker 9: send them to Lisa.

[00:09:04] Speaker 2: Okay.

[00:09:05] Speaker 11: Well then if Lisa has them then we'll try to address them.

[00:09:08] Speaker 2: I don't think we have answers for [00:09:10] them tonight. And even if we did, I'm not sure it'd be wise to answer. Um, but we don't, so let's move on. [00:09:20]

My comments are that ENOUGH IS ENOUGH, \$250,000 from the Town after 8 years of inquiry, this Legislative body has a mandatory and ministerial duty to articulate with particularity where its public roads are located.

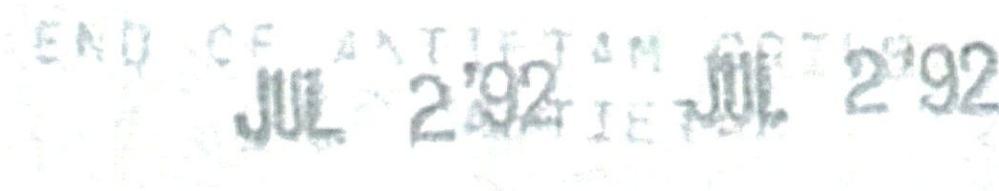
Here is the information I have supplied, which it is clear from the public records and EADS surveys, is the same information EADS used to locate Antietam Drive closer to Main Street:

DEED IN 2018/19 FOR 28 ANTIETAM DRIVE SAYS END OF ANTIETAM DRIVE::

Situate along the northeast side of the Old Washington County Railroad Tracks at the end of Antietam Drive in the Town of Keedysville, Election District No. 19, Washington County, Maryland and being more particularly described in accordance with a survey dated April 2018 by Frederick, Seibert and Associates, Inc. as follows:

Situate along the Northeast side of the old Washington County Railroad Tracks at the end of Antietam Drive in the town of Keedysville, Election District No. 19, Washington County, Maryland and being more particularly described in accordance with a survey dated April 2018 by Frederick, Siebert and Associates, Inc. as follows:

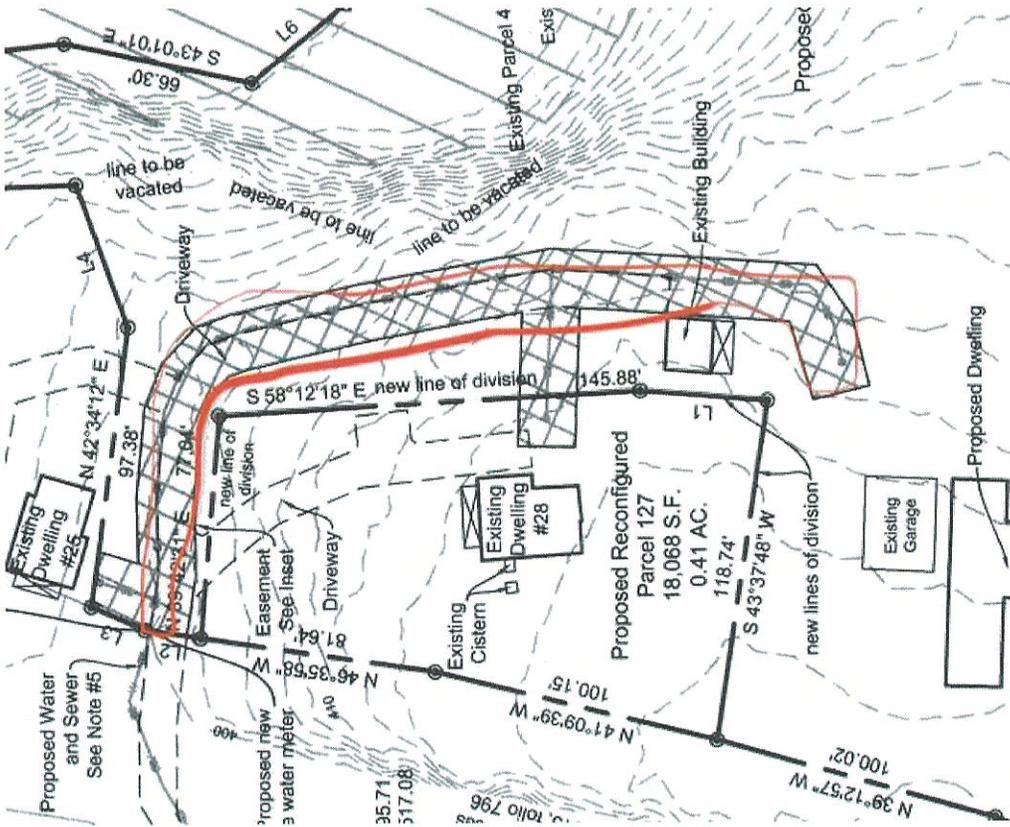
TOWN TAX BILL IN 1992 FOR 25 and 28 ANTITIAM DRIVE SAY END OF ANTIETAM DRIVE:



DEED IN 2019 FOR 25, 28 & 30 ANTIETAM DRIVE SAYS END OF ANTIETAM DRIVE, AND SAYS A RIGHT OF WAY EXISTS ON PLAT 10955:

SAVING AND EXCEPTING THE FOLLOWING:

Situate at the end of Antietam Drive, approximately 900 feet southeastward from its intersection with South Main Street in the Town of Keedysville, Election District No. 19, Washington County, Maryland and being more particularly described as follows:

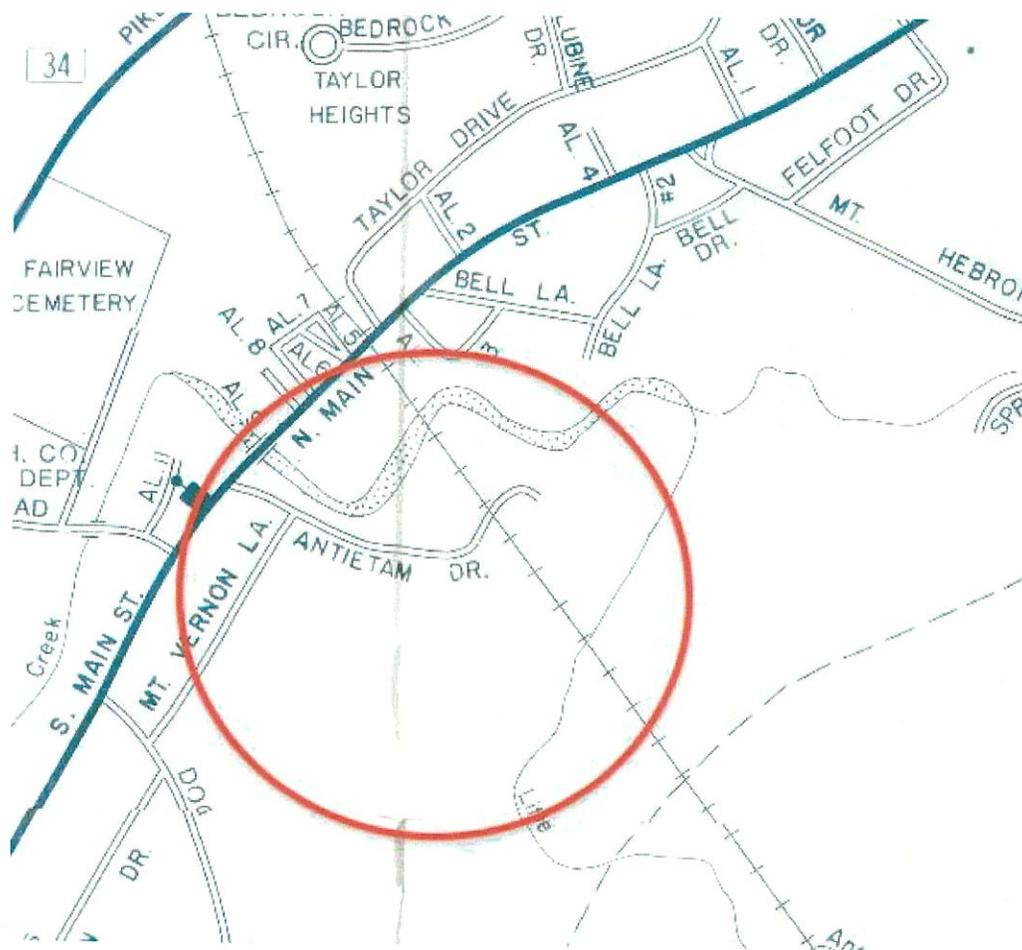


Said lands are conveyed together with a right-of-way over Antietam Drive and running from the herein described property over a portion of the other lands of Parcel 414 as shown on said plat and thence continuing in a westerly direction to intersect South Main Street.

Said lands are conveyed together with the right of Grantee to use the 20' wide utility easement as shown on said plat, and the said 20' wide utility easement is being granted by both Grantor and Grantee herein unto the Town of Keedysville and Washington County (the Easement Grantees), as more specifically described as follows, and on the said plat:

Situate approximately 900 feet eastward from the intersection of Antietam Drive with South Main Street in the Town of Keedysville, Washington County, Maryland and being more particularly described as follows:

ALL OF WHICH IS CONSISTENT WITH THE US DOT HIGHWAY MAPS CREATED BY THE INFORMATION THE TOWN SUBMITS TO MDOT/SHA or the State of Maryland Roads Commission:



All of which EADS has in its files, and has neglected to even look at apparently, as it clearly states it used land records and deeds to outline the portions of Antietam Drive referenced in the land records.

PLEASE ADD TO MPIA REQUEST INFRA, WHICH WILL BE THE TOWN'S ANSWER TO THE QUESTIONS ESTES, AND THE WORLD IS AKSING!

My Redress is that it is time the Town does its job, and stops forcing its residents into lawsuits with one another because it wants to steal my property like the thieves you cowards are!

I would note the many other roads the Town claims that do not have their entire length described in land records, and I will say equal protection should dictate that EADS has a lot more work to do, in locating the roads, all over Town, and much tax dollars will be used for this exercise of stupidity.

The Town Council needs to do its job, and answer my MPIA with precision, apologize for its poor behavior, and keep its grubby mitts off my property!

Justin

On Mon, Feb 9, 2026 at 5:25 PM Justin Holder <jholder2004@gmail.com> wrote:

Would the Town kindly provide a public record that will clarify, as I could not determine from the 2 attached plats, which portion of the light grey gravel road depicted in the attached 2 plats, is the part of Antietam Drive the Town claims it has acquired by "public prescription", if any of it.

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

From: Lisa Riner <lriner@keedysvillemd.com>

Date: Mon, Feb 9, 2026, 12:52 PM

Subject: Antietam Drive Survey Phase 2 Maps

To: Justin Holder <jholder2004@gmail.com>, Ed Kuczynski <ed.kuczlaw@gmail.com>, Kevin@bkcklaw.com <kevin@bkcklaw.com>

Good Afternoon Justin,

We have received the results of Phase 2 of the survey of Antietam Drive. The two maps produced by EADS are attached.

Thank you!

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, www.keedysvillemd.com
Town Hall Hours: Monday - Friday 8:00am - 3:00pm



8 attachments

-  **Antietam Drive ROW Plan (1 of 2).pdf**
374K
-  **Antietam Drive ROW Plan (2 of 2).pdf**
382K
-  **2018.04.10 L5726 F224.pdf**
339K
-  **2019.05.31 L6070 F197.pdf**
479K
-  **1992 Tax Bills.pdf**
1000K
-  **2019.04.18 Plat 10955.pdf**
6274K
-  **US DOT MAPPING.pdf**
2154K
-  **Council & Water Audio 02-26 (1).pdf**
26K



Teresa Pangle <tpangle@keedysvillemd.com>

Fwd: Comment for March 2026 M&C meeting 4 - Not sure what weight to put on a survey done by Frederick these days... - originally sent Sun, Sep 1, 2024, 5:00 PM
Town on notice

1 message

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

Thu, Feb 12, 2026 at 12:59 PM

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, Feb 12, 2026 at 12:36 PM
Subject: Comment for March 2026 M&C meeting 4 - Not sure what weight to put on a survey done by Frederick these days... - originally sent Sun, Sep 1, 2024, 5:00 PM Town on notice
To: Town Hall <townhall@keedysvillemd.com>
Cc: Steele, James P. <james.steele@carmaloney.com>, Fred Frederick <Fred@fsa-md.com>, Ken Lord <mayorkenlord@gmail.com>, Ed Kuczynski <ed.kuczlaw@gmail.com>, Adam Greivell <adam@gfirm.us>, JASON SIMMONS <simmonssolutions1@comcast.net>, benjamin estes <estes.ben@gmail.com>, Victor Cretella <victor@vcretellalaw.com>, Christine Morral <clmorral@gmail.com>, Scott Morral <morral6@msn.com>, C. Young <cyoung348@gmail.com>

I have claimed publicly the Frederic Frederick is a fraud, and his lawyer Jim Steele is a liar. The taxpayers of this Town need to put the carrier of E and O insurance on notice.....

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

From: **Justin Holder** <jholder2004@gmail.com>
Date: Sun, Sep 1, 2024, 5:00 PM
Subject: Not sure what weight to put on a survey done by Frederick these days...
To: Ed Kuczynski <ed.kuczlaw@gmail.com>
Cc: <hullscraneservice@hotmail.com>, Ken Lord <mayorkenlord@gmail.com>, Brandon Sweeney <bsweeney@keedysvillemd.com>, Sarah Baker <sbaker@keedysvillemd.com>, Judy Kerns <jkerns@keedysvillemd.com>

The gis site purports to layer in "roads" and "driveways" but it's only as good as the crooked surveyor and his research.....

<https://washcomd.maps.arcgis.com/apps/webappviewer/index.html?id=032a6a7e6d864cd79e434896c0c42bec>

For example:

The gis clearly shows Antietam Drive extending past the abandoned railroad, but Plat 10955 says nuh uh.

Maybe Ken should recuse?

4 attachments

Find address or place



Keedysville Slo Pitch Field

Keedysville

N Main St
400 N
Bell Ln
Bell Dr

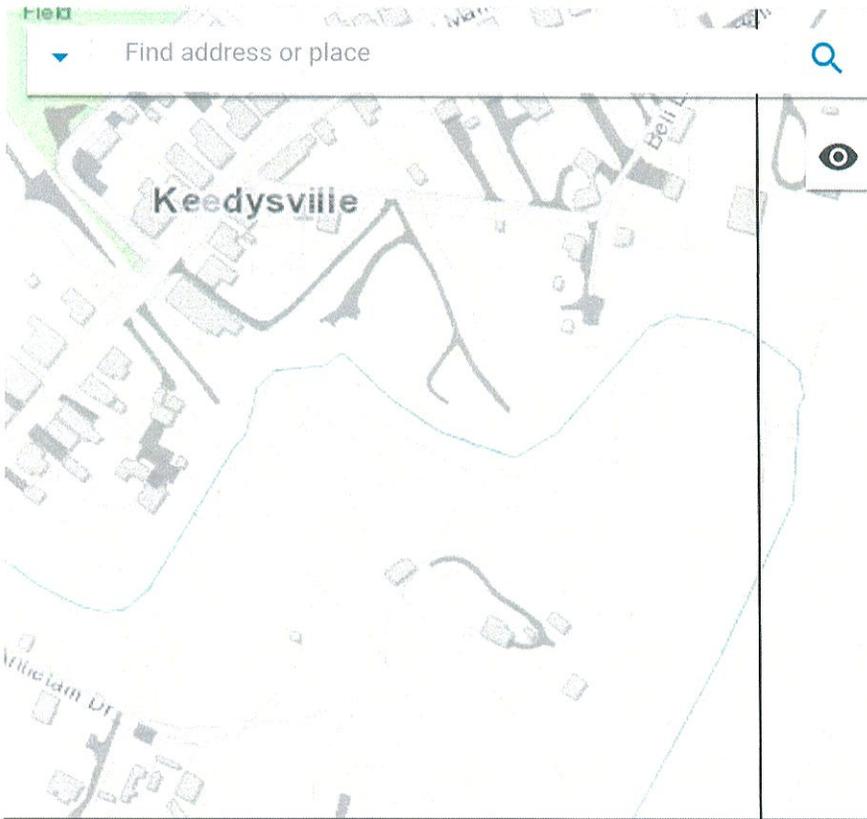


Layer List



- Water
- Infrastructure
- Roads
- Driveways
- Parking
- Building Footprints
- Forests
- TownsAndUGA





- Layer List
- 2019 Planimetrics Index Grid
 - Streets
 - Floodplain
 - Water
 - Infrastructure
 - Roads
 - Driveways
 - Parking
 - Building Footprints

Find address or place

Keedysville
Slo Pitch
Field

Keedysville

N Main St
Bell Ln
Bell Dr

Atkins Ln Dr

300ft



