

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 and Council
Minutes
September 2, 2026**

Approved

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, and Administrative Assistant Teresa Pangle.

Minutes from the August 5, 2026 meeting were approved.

The General Fund Report was \$562,497.80

No Announcements

Community Deputy Report

Deputy Watkins completed the following checks: 7 in Cannon Ridge, 9 in Rockingham, 7 in Stonecrest, 6 at the park, 5 at the filtration plant, 2 at the cemetery, 3 at the church, 3 calls for service, and 3 follow-ups.

Resident Comments

Jason Krebill and Amy Thomas from the Green Team spoke about the use of fertilizer at the park and the quantity of road salt used in the winter. Mr. Krebill provided a "We All Live Downstream" handout regarding non-point source pollution. They would like the town to consider not using fertilizer in Taylor Park. This would help protect water resources and save the town money. There was some discussion about an organic fertilizer option vs. using no fertilizer at all. The council is not opposed to the idea but would like more information about the options. Mr. Krebill and Ms. Thomas are concerned about the amount of salt used on the roads and sidewalks that is eventually washed off into the creek with the next rain. They requested to talk to our salt contractor about using less salt and spreading it out more evenly.

Mike Franko said his daughter was bitten by a dog. The dog lives in Cannon Ridge, and others have had similar situations with this dog. There is a court hearing on September 17th with the Animal Control Board. Mr. Franko will keep the Council informed on what happens.

Old Business

Cable Franchise Agreement – Mr. Kuczynski sent out the redline version to the cable company. He has not received a response.

Brandenburg Field Flagpole and Fence – Ms. Kerns spoke to Ms. Ellis. She said it's a fiberglass pole in 3'x3' concrete. Ms. Ellis wanted the council to be aware that it might break if moved. Ms. Ellis is ok if it needs to be moved, but had no suggestion for a new location. Ms. Kerns told her if it needs to be moved, it would still be located at the ballfield.

Water Rates – A public hearing was held before tonight’s Mayor & Council meeting to discuss a 3.3% increase. Mr. Kuczynski said he will prepare an ordinance to be passed at next month’s meeting. Mr. Hull motioned to move forward with an ordinance to redo the water rates beginning the first of the year, Ms. Kerns seconded, and all voted in favor.

Eagle Scout Project-Trash Receptacles at Taylor Park – The Council agreed at last month’s meeting to donate but didn’t have a quorum to vote. Mr. Sweeney said she has collected some funds and is open to accepting funds. Ms. Kerns asked about maintenance/painting of the wood. Ms. Baker asked if it’s wood or a composite material. The council discussed the use of alternative materials. Mayor Lord suggested that she research the cost difference, and the council could make a donation based on the cost difference. Mr. Sweeney will reach out to her to research the cost difference between wood and composite. The council will vote on the donation amount after receiving that information.

Accessory Dwelling Units Ordinance – Mr. Kuczynski prepared a draft of a model ordinance which Ms. Riner emailed to the Council ahead of tonight’s meeting. Mr. Kuczynski said this will be a Zoning Ordinance Amendment. The Planning Commission will have to review it and make its recommendations. Mr. Sweeney wanted clarification on the requirements of the owner occupying the primary dwelling unit vs. the accessory dwelling unit. Mr. Sweeney also had questions about the parking study. Water and sewer service was a topic of discussion as well. There was much conversation. A public hearing is required after the Planning Commission makes its recommendations.

MD 250 Trivia Night – Ms. Baker said everything is moving along.

New Business

Reappoint Bryan Smith and Ed Williams to the Board of Zoning Appeals – Mr. Hull motioned to reappoint Bryan Smith and Ed Williams to the Board of Zoning Appeals, Ms. Baker seconded, and all voted in favor.

Stormwater Ponds Violation Notice – The Washington County Department of Stormwater and Watershed Services conducted a triennial inspection on 7/21/26. Pond B in Rockingham is currently in violation. Repairs include woody vegetation within 25ft of the outfall pipe, erosion in two riprap inflow swales, an area dug up around the outlet structure, seed and stabilize disturbed or bare areas with straw or curlex. A shovel was found in the area, and Ms. Baker has seen kids in there with bikes. Ms. Riner has contacted Mr. Babington to do the repairs.

Family & Medical Leave Insurance – The State of Maryland is requiring employers and employees to participate in the FMLI program beginning in 2027. The Council needs to decide how this will be handled. Whether the Town will cover the full 0.45%, the employees will cover the full 0.45%, or split the cost between the Town and employees. Based on current payroll, the total annual contribution at 0.45% would be approximately \$443.03. Mr. Hull motioned to have the Town cover the full 0.45%, Ms. Kerns seconded, and all voted in favor.

Antietam Drive Subdivision – The EADS Group provided an estimate of \$4,500.00 to complete a subdivision plan to reposition the eastern +/-100 feet of the Antietam Drive right-of-way to follow the existing roadway. This will be done by “swapping” property with parcels owned by Timothy Cooke. Mr. Sweeney motioned to approve, Mr. Hull seconded, and all voted in favor.

Residents Comments

N/A

Council Comments

Ms. Baker asked who owns the property across from the Community Center on S. Main St., because the weeds are growing into the road. Ms. Kerns remembers the State has cut that back in the past since Main St. is a state road.

Ms. Kerns mentioned weeds on Main St. in front of residents' property needing to be cleaned up. Ms. Kerns said she can provide a list of the properties she’s concerned about.

Mr. Sweeney made a motion to move into closed session, Ms. Kerns seconded, and all voted in favor. The meeting went into closed session at 8:15 pm.

Closed Session Summary: A closed session was held on 9/5/26 at the Keedysville Town Hall to conduct or discuss an investigative proceeding on actual or possible criminal conduct. 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. This meeting was closed under the following provisions of the General Provisions Article § 3-305(b)(12). "To conduct or discuss an investigative proceeding on actual or possible criminal conduct". The topic discussed was criminal conduct. Persons present for this discussion were Mayor Lord, Mr. Sweeney, Ms. Kerns, Mr. Hull, Ms. Baker, Mr. Kuczynski, and Ms. Pangle.

The Council voted to file charges for the vandalism at the water treatment plant.

Mr. Sweeney made a motion to move back into open session, Mr. Hull seconded, and all voted in favor. The meeting moved back into open session at 8:42.

Meeting adjourned at 8:42 pm.

Respectfully Submitted,
Teresa Pangle, Administrative Assistant

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Mayor & Council and Water Commission Meeting September 2, 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
Jason Korbill	5 Mallard Ln	(616) 318-6035	☒
Mike Franko	20 Rockingham Dr	240 521 5635	☐
Sue Gemmen	50 S. Main	301-432-8216	☒
Amy Thomas	75 N Main	240-818-4714	☒
			☐
			☐
			☐

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Mayor & Council Agenda

September 2, 2026 at 7:00 pm

Call to Order

Pledge of Allegiance

Approval of Minutes: August 5, 2026 Meeting

General Fund Report: \$562,497.80

Announcements

Community Deputy Report

Resident Comments: Amy Thomas and Jason Krebill, Green Team Members – Weed Control/Fertilizer in Taylor Park and Road Salt

Old Business: Cable Franchise Agreement; Brandenburg Field flagpole and fence; Water Rates; Eagle Scout Project - Trash Receptacles at Taylor Park; Accessory Dwelling Units Ordinance; MD 250 Trivia Night

New Business: Reappoint Bryan Smith and Ed Williams to the Board of Zoning Appeals; Stormwater Ponds Violation Notice; Family & Medical Leave Insurance; Antietam Drive Subdivision

Resident Comments

Council Comments

Closed Session

Adjournment

Publish in the September Mayor and Council Minutes as my Comments

Antietam Drive | Due diligence, records transparency, and public meeting materials

Date: August 9, 2026

To: Edward L. Kuczynski, Esquire, Town Attorney for the Town of Keedysville

Via: Email and public record

Re: Antietam Drive - request for defined due diligence, transparent record review, and public-meeting packet

Edward L. Kuczynski, Esquire
Kuczynski & Kuczynski, P.A.
22 W. Salisbury Street
Williamsport, Maryland 21795

Dear Mr. Kuczynski:

I write in response to your August 6, 2026 message concerning Antietam Drive. I appreciate your statement that you had reviewed the material sent after the July 9 discussion and that you intended to continue your review.

"Once I am able to finish my due diligence, I will be better able to evaluate what course of action should be taken." (Exhibit A, p. 3)

I understand that this statement does not promise a particular result, deadline, or legal conclusion. It does, however, make it important to identify the work that remains, the original source material being checked, and the date on which the Town expects to provide a public status update. Please provide that update by August 24, 2026, or promptly identify a reasonable date by which it will be available, as damages are accruing daily, and have been since 2018 when this issue first arose.

Current due diligence and source materials

Please state whether the contemplated contact with SHA's Colonial Roads division has occurred; if so, identify the date, participants, and the public portion of any response. If it has not occurred, please give the anticipated next step. Please also state, at a high level, whether EADS, Tyler Truitt, or any affected abutter has been contacted in connection with the post-July 9 review, without asking you to create a new record or disclose protected communications.

For the map and road-history materials, please identify which original source records the Town has located or has not located, including any Road No. 0010 inventory sheet, a January 1993 route-map copy, later or annotated copies, and materials explaining the source, date, author, and purpose of markings visible on supplied copies. The two map exhibits are submitted to identify source material for review. They are not offered as a survey, boundary determination, or request that the Town adopt the annotations or conclusions of the demonstrative.

May 22, 2020 correspondence and transparent records review

I am seriously concerned by the substance of the May 22, 2020 Mayor Lord email, not by its subject line alone. The email shows a Town-related communication from mayorkenlord@gmail.com to me and TownHall; states that Mayor Lord had located a message from me; reports Town Attorney advice that

the matter was not one the Town should address or fix; and offers a conference call involving the Mayor, Town Administrator, and Town Attorney. (Exhibit B, p. 1.)

I may treat that email as proof of favoritism, an easement, the full content of attorney advice, liability, or the withholding of any particular record, but for the purpose of this request, that is not relevant. It does, however, warrant a transparent accounting of the repositories searched and the public records considered when the Town addressed the matter. Please identify whether the referenced advice was oral or written; the date, participants, and subject of any associated non-privileged record; whether a conference call was scheduled or held; and the custodian(s) and repository(ies) searched for the native email, the message Mayor Lord said he found, and any related TownHall, Planning and Zoning, engineering, easement, plat, survey, or map record.

Records locations, preservation, and public cost

The history of trying to identify and obtain the public materials needed to understand this matter has created a serious burden for the Town's taxpayers, including me. I do not assert a specific dollar loss, coverage result, or liability finding in this letter. I do ask the Town to identify, to the extent permitted by law, records sufficient to show any public cost attributable to legal services, engineering, insurance or claim handling, staff and administrative work, or related review of this matter, including invoices, billing summaries, time records, purchase orders, and accounting entries, if any.

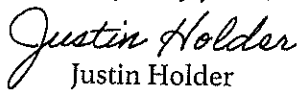
Please also preserve and identify the relevant repositories for current and historical review: TownHall accounts and files; the Mayor's Town-related Gmail communications; Town Administrator and Town Attorney repositories; calendars, call logs, meeting notes, native messages and attachments; consultant or agent communications; and relevant backups or archives. This request does not ask for privileged content. For any category that is not publicly released, please provide a high-level identification of the category and the basis asserted, while separately identifying any non-privileged material that can be produced. This letter also does not expand the scope of the August 1 targeted MPIA request described in Exhibit A.

Public meeting packet and minutes request

For public transparency, please place this letter and Exhibits A & B in the public packet for the next Town Council meeting at which Antietam Drive or the related review is considered, and identify the letter and each exhibit in the meeting record and minutes. If the Town's minutes practice does not permit embedded attachments, please include a stable public link to the letter and exhibit packet in the minutes and post the materials with the meeting packet. I ask that the public record show the materials submitted for review; I do not ask the Town to adopt the annotations, methodology, or conclusions of the attached maps without its own review.

I seek a documented, transparent process that allows the Town, affected residents, and taxpayers to understand the source records being reviewed, the remaining due-diligence steps, and any eventual public course of action. Nothing in this letter asserts that an individual email, map, attachment, or record was omitted from a specific prior response. I welcome a focused written reply, or an agenda item in the Mayor and Council minutes addressing this ongoing matter of public debate.

Very truly yours,



Justin Holder
PO Box 420, West Chapline Street
Sharpsburg, Maryland 21782
jholder2004@gmail.com | (240) 356-2008

Cc: Mayor and Council of Keedysville; Lisa Riner, Town Administrator / Public Information Act Custodian

Enclosures

Exhibit A: Gmail - MPIA - July 9 2026 Actions on Antietam Drive (4 pages)

Exhibit B: May 22, 2020 Mayor Lord email, printed as Gmail - Obviously favoritism (1 page)

MPIA - July 9 2026 Actions on Antietam Drive

5 messages

Justin Holder <jholder2004@gmail.com>
To: Town Hall <townhall@keedysvillemd.com>

Sat, Aug 1, 2026 at 5:46 PM

08/01/2026**JUSTIN HOLDER**

PO Box 420, West Chapline St., Sharpsburg, MD 21782

Landowner in Stonecrest Circle, Keedysville, Maryland

jholder2004@gmail.com - (240) 356 - 2008

Town of Keedysville

Attn: Public Information Act Custodian

19 South Main Street · P.O. Box 359

Keedysville, Maryland 21756

Email: townhall@keedysvillemd.com**RE: Targeted request for recent communications with EADS and Antietam Drive neighbors.**

Dear ToK MPIA:

I already possess the EADS Phase 1 (Antietam Drive engineering workup) agreement and source transmittal, that same Phase 2 approval and resulting maps, and earlier EADS/Town records. This request excludes those materials. It seeks only records informing whether the Town and/or its Attorney, (including Attorneys working for LGIT like Mr. Karpinski) acted after the July 9, 2026 Antietam Drive discussion and whether the Town or its attorney contacted affected neighboring owners or occupants to Antietam Drive.

Records requested

1. For July 9, 2026 through the date of the search, every email, text message, letter, or attachment sent or received by the Town, (including its administrators, agents, counsel, Mayor, board members, Edward L. Kuczynski, Kevin Karpinski, or its employees) to or from EADS Group or Tyler L. Truitt that mentions Antietam Drive, Road No. 0010, the 1963 road inventory, public-road or public-right-of-way status, road width, the mapped road end or terminus, the former railroad crossing, or any correction, revision, supplement, reconsideration, or additional work on the EADS Phase 1 or Phase 2 work.
2. For the same period, every email, text message, letter, or attachment sent or received by the Town, (including its administrators, agents, counsel, Mayor, board members, Edward L. Kuczynski, Kevin Karpinski, or its employees) to or from an owner or occupant of property abutting Antietam Drive at or beyond the present paved terminus, but only where the communication mentions the EADS survey or maps, the public-road/right-of-way status or width of Antietam Drive, the end of pavement, the mapped road terminus, or the former railroad crossing.
3. If any responsive communication described in items 1 or 2 occurred orally, any existing calendar entry, call log, meeting note, or memorandum sufficient to identify the date, participants, and subject. This item does not request creation of a new record.

Exclusions

Please exclude the executed EADS agreements, pre-July 9, 2026 source transmittals, Phase 1 historical report, Phase 2 maps, Council minutes, unrelated internal Town communications, duplicate copies, and records concerning other roads.

Please produce one electronic copy of each responsive record with its attachments. No fees above \$25 are authorized

without a written itemized estimate and an opportunity to narrow before work begins. If no record is located for a numbered item, a short item-specific no-record statement is sufficient.

The request is for public understanding of how a municipal-road survey and right-of-way issue was handled, not for commercial use. Please waive or reduce fees where permitted.

Electronic delivery is preferred. Thank you.

Sincerely,

Justin Holder

Lisa Riner <lriner@keedysvillemd.com>

Thu, Aug 6, 2026 at 10:42 AM

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

Good Morning,

The response to your MPIA request is attached.

Thank you!

19 S Main St

 **MPIA Response 153.pdf**
378K

Justin Holder <jholder2004@gmail.com>

Thu, Aug 6, 2026 at 10:46 AM

To: Lisa Riner <lriner@keedysvillemd.com>, Ed Kuczynski <ed.kuczlaw@gmail.com>

Cc: Ed Kuczynski <ed.kuczlaw@gmail.com>, "Kevin@bkcklaw.com" <kevin@bkcklaw.com>, Adam Greivell <adam@gfirm.us>

Ed,

I thought you were dealing in good faith July 9, when we talked. Do i need to get everything in writing or are we gentlemen?

Ed Kuczynski <ed.kuczlaw@gmail.com>

Thu, Aug 6, 2026 at 2:19 PM

To: Justin Holder <jholder2004@gmail.com>

Cc: Lisa Riner <lriner@keedysvillemd.com>, "Kevin@bkcklaw.com" <kevin@bkcklaw.com>, Adam Greivell <adam@gfirm.us>

Justin,

I was dealing in good faith After the call and receipt of the

I was acting in good faith. I did the best and received the

voluminous documents that you sent (some of which were relevant/helpful, others of which were not), I took time to review and evaluate the information that you sent to me. My hope was to call the "Colonial Roads" division of SHA as you suggested. Unfortunately, a number of other matters have required my attention and I have not accomplished same yet. Once I am able to finish my due diligence, I will be better able to evaluate what course of action should be taken.

Very truly yours,
Ed Kuczynski

PRIVILEGED & CONFIDENTIAL

=====
Edward L. Kuczynski, Esquire
Kuczynski & Kuczynski, P.A.
22 W. Salisbury Street
Williamsport, MD 21795

(301) 797-9120 (telephone)

(301) 797-4317 (facsimile)

CONFIDENTIALITY NOTICE: This email contains confidential information which may also be legally privileged and which is intended only for the use of the addressee(s) named above. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, forwarding or copying of this email or the taking of any action in reliance on the contents of this email information, may be strictly prohibited. If you have received this email in error, please notify us immediately by telephone and by reply email. Thank you.

Justin Holder <jholder2004@gmail.com>

Thu, Aug 6, 2026 at 11:29 PM

To: Ed Kuczynski <ed.kuczlaw@gmail.com>

Cc: Lisa Riner <lriner@keedysvillemd.com>, "Kevin@bkcklaw.com" <kevin@bkcklaw.com>, Adam Greivell <adam@gfirm.us>, Victor Cretella <victor@vcretellalaw.com>, "Steele, James P." <james.steele@carmaloney.com>

Dear Ed,

Thank you for your email. I appreciate you clarifying that you are acting in good faith. Perhaps I was not considering your workload, but more so my litigation efforts and upcoming hearings, when I consider timing. In other words, for me, time is of the essence, every day is a new injury. I would truly appreciate a focused effort to resolve this access matter immediately. Please do let me know if additional documentation is helpful, as I did advise you where to look in the larger files, but perhaps you need a targeted report.

Regarding your ongoing due diligence, I must express my concern about the timing of this process in relation to the

history of this matter. As you are aware, and as evidenced by the "Obvious Favoritism" email from Mayor Lord (dated May 22, 2020), I was explicitly advised by the Town's leadership, including reliance on your counsel as Town Attorney at the time, to pursue these matters through the court system rather than through Town intervention.

In that 2020 correspondence, the Town represented that this was a civil matter outside of its authority to address or fix. Relying on that professional advice to my significant detriment, I engaged in extensive and costly litigation. Now, as the public record and my recent MPIA requests continue to reveal the actual administrative treatment and mapping of Antietam Drive, the Town is revisiting its evaluation of these same issues.

If the current due diligence you are performing is necessary to evaluate the appropriate course of action today, I have to ask why that same level of diligence was not applied back in 2020, when my reliance on the Town's position caused me such material harm.

I look forward to your update once your review is complete, and I trust that the Town will now prioritize transparency and resolution based on the full scope of the records.

Very truly yours,

Justin Holder

Obviously favortism

Ken Lord <mayorkenlord@gmail.com>

Fri, May 22, 2020 at 4:49 PM

To: Justin Holder <jholder2004@gmail.com>, townhall@keedysvillemd.com

Not sure when you left your message, but Town Hall closed at noon today. I went and looked and found your message. I've heard from several neighboring residents over the past two days regarding an alleged property dispute over there. It's honestly the first I am hearing of it.

I hear that you found an easement that no one else was aware of. If you feel your property line is in error, or a mistake was made, then that is a civil matter, and the most constructive (and really the only way) to handle it is through the court system. Surveyors and engineers carry liability insurance for this reason. In the case that something was missed, or a mistake was made by those who engineered the site, then they are the responsible party.

The Town Attorney advises me that this is not a matter the Town should address, or can even fix - not even the Planning and Zoning Commission. Again this is a civil matter and addressing it that way is really the only way. It is certainly a more constructive approach than confronting neighboring property owners door to door, and I cannot recommend you contacting these neighboring property owners directly again. People get very upset. They certainly had nothing to do with how the lots were laid out and I strongly urge you to let the legal system handle it. Some of them were quite upset. about the interactions they allegedly had with you.

If you have found a legitimate easement, or some record of rights to a piece of ground, then the courts will see that and some changes will have to be made. But until that happens, please don't take any action or confront neighboring residents. Town Hall is closed now for the weekend, but will reopen Tuesday May 26th. If you want, we can set up a conference call between you, me, the Town Administrator and the Town Attorney to advise you on likely next steps, but again. We can advise you on appropriate next steps, but again, this is not a matter we at the Town can single-handedly fix. .

Ken

Ken

[Unsubscribe from this group](#)

