

**COUNTY COUNCIL OF FREDERICK COUNTY
MEETING MINUTES
Tuesday, November 18, 2025**

Council Members Mason Carter, Jerry Donald, Kavonte Duckett, M.C. Keegan-Ayer, Renee Knapp, Steve McKay, and Brad Young were present for the meeting.

Also present were Catherine Keller, Assistant County Attorney; Ragen Cherney, Chief of Staff, County Council; Nancy Luna, Executive Assistant, County Council; and Abby Boroughs, Administrative Assistant, County Council.

Council President Brad Young called the meeting to order at 5:30 p.m.

Opening Statement from Council President Brad Young

Council President Brad Young provided an opening statement at the start of the meeting. Included in that statement was a welcome to the Legislative Day for Tuesday, November 18, 2025, and information on how to watch and participate in the meeting.

The meeting began with a moment of silence followed by the Pledge of Allegiance.

Council President Brad Young asked staff to call roll and a quorum was established.

Action on the Agenda

Council Member M.C. Keegan-Ayer moved to approve the agenda for 11/18/2025 as presented. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Public Comment

Public Comment was heard from:

- Annette Brealing
- Mark Florimbio

With no further comments, Council President Brad Young closed Public Comment.

Approval of Minutes

Council Member M.C. Keegan-Ayer moved to approve the minutes from 11/04/2025, as

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presented. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Budget Adjustments – Kelly Weaver, Director, Budget Office

Council Member Jerry Donald moved to approve the following budget adjustments:

- J-26-155 – Division of Public Works
- J-26-158 – Frederick County Circuit Court

Council Member M.C. Keegan-Ayer seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Public Hearing - Budget Adjustment J-26-159 - Local Support Due to Federal Shutdown - Dan Lewis, Chief Financial Officer, County Executive's Office; John Peterson, Chief Administrative Officer, County Executive's Office; and Leslie Barnes-Keating, Deputy Chief Administrative Officer, County Executive's Office

Dan Lewis, John Peterson, and Leslie Barnes-Keating briefed the Council on Budget Adjustment J-26-159 - Local Support Due to Federal Shutdown.

Public Comment was heard from:

- Brent Simmons
- Ken Olbham
- Brian Fouche

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- David Beyers
- Mark Florimbio

With no further comments, Council President Brad Young closed Public Comment.

Council Member Renee Knapp moved to approve Budget Adjustment J-26-159 - Local Support Due to Federal Shutdown. Council Vice President Kavonté Duckett seconded the motion that passed 6-1, with Council Member Mason Carter opposed.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter		X	
At Large – Knapp	X		
Presiding Officer – Young	X		

Confirmations of the County Executive’s Appointments to Frederick County Boards and Commissions - Miranda Ducey, Administrative Coordinator - Boards and Commissions, County Executive’s Office

Council Member Jerry Donald moved to confirm the County Executive’s appointment of Aaron McNab, Davis Meeske, and Rick Ludwick to the Bicycle and Pedestrian Advisory Board to terms as described by staff. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council Member Renee Knapp moved to confirm the County Executive’s appointment of Brad Peterson, Daniel Lewis, Charles Snyder, Brad Lipan, and Michael Mills to the Deferred Compensation Plan Committee to terms as described by staff. Council Vice President Kavonté Duckett seconded the motion that passed 7-0.

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Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council Member Jerry Donald moved to confirm the County Executive’s appointment of Michael Mills, Daniel Lewis, and Tyler Muntz to the Other Post Employment Benefits Committee to terms as described by staff. Council Member M.C. Keegan-Ayer seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council Member Renee Knapp moved to confirm the County Executive’s appointment of Daniel Lewis, Stephen Jones, Ira Redman, Larry Miller, Tyler Muntz, and Melanie Thom to the Retirement Plan Committee to terms as described by staff. Council Member M.C. Keegan-Ayer seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council Member Jerry Donald moved to confirm the County Executive’s appointment of Hamid Temourian to the Sustainability Commission to terms as described by staff. Council Member Renee Knapp seconded the motion that passed 7-0.

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Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council Member Steve McKay moved to confirm the County Executive’s appointment of Patrick Pierson, Danny Rodriguez, Susan Fondy, and Robert E. “Bob” Lebron to the Veteran’s Advisory Council to terms as described by staff. Council Member M.C. Keegan-Ayer seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Confirmation of Council Member and Alternate to the Maryland Association of Counties (MACo) 2026 Legislative Committee – Council President Brad Young

Council Member Jerry Donald moved to confirm the appointments of Jessica Fitzwater and M.C. Keegan Ayer as committee members and Victoria Venable and Kavonté Duckett as alternates to the Maryland Association of Counties (MACo) Legislative Committee 2026. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

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Public Hearing - Summer 2025 Cycle Water and Sewer Amendments - Karin Flom, Livable Frederick Principal Planner II, Planning & Permitting Division, Andrew Stine, Livable Frederick Principal Planner II, Planning & Permitting Division, and Kim Gaines, Director of Planning Livable Frederick, Planning & Permitting Division

WS-25-10 Pat & Ty Quynn

Karin Flom and Andrew Stine briefed the Council on WS-25-10 Pat & Ty Quynn.

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Steve McKay moved to reclassify 0.57 acres from Planned Service (sewer) to S-3/Dev. Council Member Mason Carter seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-11 Better World Builders LLC (Dwight R Tousignant Bypass Trust)

Karin Flom and Andrew Stine briefed the Council on WS-25-11 Better World Builders LLC (Dwight R Tousignant Bypass Trust).

Cross Examination was heard from:

- None.

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With no further comments, Council President Brad Young closed Cross Examination.

Mike Murren (contract purchaser) and Mike Swanson (Terra Solutions Engineering) spoke on behalf of applicant.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Steve McKay moved to reclassify 23.47 acres from Planned Service (sewer) to S-4/Dev. Council Vice President Kavonté Duckett seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-12 Brunswick-Natelli LLC (Gary and Kay Cooper)

Karin Flom, Andrew Stine, and Kim Gaines briefed the Council on WS-25-12 Brunswick-Natelli LLC (Gary and Kay Cooper).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Bruce Dell (City of Brunswick Planning Director), Tom Natelli (Natelli Communities), and Phillip Wagner (Rodgers Consulting) spoke on behalf of applicant.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Steve McKay moved to reclassify 150 acres from W-4/Dev, S-4/Dev to

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W-3/Dev, S-3/Dev. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-13 ESC Casey, L.C. (Betty Casey et al Trustees of the Eugene B. Casey Foundation)

Karin Flom, Andrew Stine, and Kim Gaines briefed the Council on WS-25-13 ESC Casey, L.C. (Betty Casey et al Trustees of the Eugene B. Casey Foundation).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Eric Soter (Rodgers Consulting), Ralph Mobley (Elm Street Development), and Timothy Crawford (Rodgers Consulting) spoke on behalf of applicant.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Mason Carter moved to reclassify 634 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev plus the depiction of a water tank symbol on the Water Infrastructure Map. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		

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At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-14 James and Nancy Lilly

Karin Flom, Andrew Stine, and Kim Gaines briefed the Council on WS-25-14 James and Nancy Lilly.

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Steve McKay moved to reclassify 0.51 acres from W-5/Dev to W-3/Dev. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-15 Division of Planning & Permitting (New Design Road)

Karin Flom, Andrew Stine, and Kim Gaines briefed the Council on WS-25-15 Division of Planning & Permitting (New Design Road).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

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With no further comments, Council President Brad Young closed Public Comment.

Council Member Steve McKay moved to reclassify 19.1 acres from W-1, S-1 & S-3/Dev to No Planned Service (water and sewer). Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-16 Division of Planning & Permitting (Main Street, Libertytown)

Karin Flom, Andrew Stine, and Kim Gaines briefed the Council on WS-25-16 Division of Planning & Permitting (Main Street, Libertytown).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Mason Carter moved to reclassify three properties totaling 2.5 acres from W-1 to W-5/Dev. Council Member Steve McKay seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		

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At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-17 Division of Planning & Permitting (Clover Hill)

Karin Flom, Andrew Stine, and Kim Gaines briefed the Council on WS-25-17 Division of Planning & Permitting (Clover Hill).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Steve McKay moved to reclassify 149 properties totaling approximately 92.38 acres from S-1 to S-5/Dev and one property from W-1/Dev, S-1/Dev to W-5/Dev, S-5/Dev. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-25-18 Division of Planning & Permitting (Infrastructure Text)

Karin Flom, Andrew Stine, and Kim Gaines briefed the Council on WS-25-18 Division of Planning & Permitting (Infrastructure Text).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

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- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Steve McKay moved to approve various text amendments to Chapter 3, Water Systems and Chapter 4, Sewerage Systems to reflect changes made to the infrastructure map in Case WS-25-09. Council Member Renee Knapp seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Third Reading Calendar:

- a) **Bill 25-11 - Establish a Local Management Board** – Council President Brad Young

Council Member Renee Knapp moved to approve Bill 25-11 – Establish a Local Management Board. Council Member Mason Carter seconded the motion that passed 7-0.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

- b) **Bill 25-12 - Update the Zoning Ordinance for Cannabis Dispensaries** – Council President Brad Young

Council Vice President Kavonté Duckett moved to approve Bill 25-12 – Update the Zoning Ordinance for Cannabis Dispensaries. Council Member Renee Knapp seconded the motion that passed 4-3, with Council Members Mason Carter, Steve McKay, and

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Brad Young opposed.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay		X	
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter		X	
At Large – Knapp	X		
Presiding Officer – Young		X	

Motion to go into Closed Session

At 7:18 p.m., Council Member M.C. Keegan-Ayer moved to go into closed session under Maryland Annotated Code General Provisions Article §3-305(b)(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.

Topic: To discuss security updated measures within Winchester Hall relating to Council Members, Council staff, and security personnel.

Council Vice President Kavonté Duckett seconded the motion that passed 6-1, with Council Member Mason Carter opposed.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay	X		
District 3 – Keegan-Ayer	X		
District 4– Duckett	X		
District 5 – Carter		X	
At Large – Knapp	X		
Presiding Officer – Young	X		

Public Comment

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Comments

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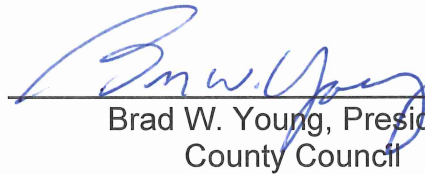
Council Member comments were provided.

Upcoming Meetings

- Tuesday, November 25, 2025 – Workshop
- Tuesday, December 2, 2025 – Legislative Day

Adjourn

The meeting adjourned at 7:34 p.m.



Brad W. Young, President
County Council

Frederick County Council

PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING "CLOSING STATEMENT" (General Provisions Article § 3-305)

Form to be completed before closing the meeting. May be prepared in advance.

1. Recorded vote to close the meeting

Date: 11/18/2025; Time 7:18 p.m.; Location: First Floor Hearing Room Winchester Hall

Motion to close meeting made by: Keegan-Ayer Seconded by Duckett; Members in favor: Donald, Duckett, Keegan-Ayer, Knapp, McKay, Young; Opposed: Carter; Abstaining: _____; Absent: _____.

2. Statutory Authority to close session (check all that apply).

This meeting will be closed under General Provisions Article § 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; or any other personnel matter that affects one or more specific individuals;
- (2) ☐ Protect the privacy or reputation of an individual with respect to a matter that is not related to public business;
- (3) ☐ Consider the acquisition of real property for a public purpose and matters directly related to the acquisition;
- (4) ☐ Consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;
- (5) ☐ Consider the investment of public funds;
- (6) ☐ Consider the marketing of public securities;
- (7) ☐ Consult with counsel to obtain legal advice;
- (8) ☐ Consult with staff, consultants, or other individuals about pending or potential litigation;
- (9) ☐ Conduct collective bargaining negotiations or consider matters that relate to the negotiations;
- (10) ☒ 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) ☐ Prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- (12) ☐ Conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- (13) ☐ Comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- (14) ☐ Discuss, before a contract is awarded or bids are opened, 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; or
- (15) ☐ Discuss cybersecurity, if the public body determined 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.

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

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§ 3-305(b) <u>(10)</u>	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	To discuss security updated measures within Winchester Hall relating to Council Members, Council staff, and security personnel.
§ 3-305(b) ____		
§ 3-305(b) ____		
§ 3-305(b) ____		

4. This statement is made by Brad W. Young, Presiding Officer.

SUMMARY MINUTES OF CLOSED SESSION HELD ON November 18, 2025

1. Statement of the time, place and purpose of the closed session

Time of closed session: 7:37 p.m.

Place (location) of closed session: Winchester Hall, Council Conference Room

Purpose of the closed session: To discuss security updated measures within Winchester Hall relating to Council Members, Council staff, and security personnel.

Record of the vote of each member as to closing the session

Name of members voting aye: Council President Brad Young, Council Vice President Kavonté Duckett, Council Member Jerry Donald, Council Member M.C. Keegan-Ayer, Council Member Renee Knapp

Members Opposed: Council Member Mason Carter

Members Abstaining/Absent:

2. Statutory Authority to close session

This meeting was closed under the following provisions of General Provisions Article § 3-305(b):

Topic - § 3-305(b)(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.

3. Listing of each topic actually discussed, persons present, and each action taken in the session

Topic Descriptions:

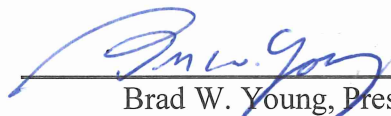
Topic: To discuss security updated measures within Winchester Hall relating to Council Members, Council staff, and security personnel.

Persons present for discussion: Council Members Brad Young, President, Kavonté Duckett, Vice President, Mason Carter, Jerry Donald, Renee Knapp, Steve McKay, Ragen Cherney (Chief of Staff, County Council), Abby Boroughs (Administrative Assistant, County Council), Catherine Keller (Assistant County Attorney), Charles Snyder (Security Manager-Special Police Officer), and John Peterson (Chief Administrative Officer, County Executive).

Action Taken/ Each Recorded Vote:

None.

The meeting adjourned: 7:59 p.m.

A handwritten signature in blue ink, appearing to read "Brad W. Young", is written over a horizontal line.

Brad W. Young, President
County Council