

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in Council Chambers on Monday, May 18, 2026 meeting was called to order at 6:30pm.

Present

Mayor: Todd J. Nock
Council Members: C.L. Marshall, M. Hall, S. Tull,
D. Downing, B. Cottman
City Manager: Brandy Matthews
Attorney: Andrew Illuminati
City Clerk: Melinda Stafford

Pledge of Allegiance, Prayer, Call to Order
Council Member Cottman and Mayor Nock

Reading of May 4th, 2026 Closed Session Summary

Approval of May 4th, 2026 Closed Session Minutes

Motion made by Council Member Downing to approve the closed session minutes from May 4, 2026. Seconded by Council Member Cottman. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Approval of May 4, 2026 Open Session Minutes

Motion made by Council Member Cottman to approve the open session minutes from May 4, 2026. Seconded by Council Member Downing. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Approval of May 7, 2026 Work Session Minutes

Council Member Marshall states that in reviewing there is no increase in the budget for parts moving forward for next year. Mayor Nock comments that this is just to approve the minutes and this can be brought up later. Marshall agrees to circle back.

Motion made by Council Member Cottman to approve the work session minutes from May 7, 2026. Seconded by Council Member Downing. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Approval of Bill List

The bill list was presented for payment. Motion to approve by Council Member Hall, seconded by Council Member Cottman. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

First Reading of Resolution 2026-R-12; A Resolution Establishing the Fee Schedule for City Services for Fiscal Year 2026-2027

The Mayor reads the resolution in full. The resolution establishes the fees and charges for City Services for the Fiscal Year 2026-2027 to take effect July 1, 2026. The fees are listed on the City website. A copy of the resolution is available at City Hall.

First Reading of Resolution 2026-R-13; A Resolution Declaring Certain Property as Surplus and to be Sold Through Private Sale

The Mayor reads the resolution in full. The resolution declares the property known as 114 Market Street and 2 Market Street as surplus to be sold by the city through a private sale. A copy of the resolution is available at City Hall.

Second Reading of Resolution 2026-R-11; A Resolution for an Annexation of A 2.494 Acre Parcel of Land Contiguous to and Building Upon the Corporate Limits of Pocomoke City Reflected as "Proposed Parcel A" in the Minor Subdivision of the Land of Brittingham Wayne T. Sr. & Brittingham Flora S., and Recorded in the Land Records for Worcester County, Maryland SRB Liber 257, folio 64- Public Hearing and Vote.

The Mayor presented a summation of the resolution rather than reading it in full. The resolution provides for annexation under Section 4-401 of the Local Government Article of the Maryland Annotated Code, which provides Maryland municipalities the power to enlarge municipal boundaries by annexation. The resolution includes exhibits consisting of the petition with signatures, the annexation plan, and the annexation agreement. A copy of the resolution is available at City Hall.

Comments: Mark Cropper, Esq., 6200 Coastal Hwy (attorney for Brittingham's) Mr. Cropper reviewed the petition and agreement, and the State of Maryland concurs that the petition and agreement comply with all state and local laws, is consistent with the Comprehensive Plans, zoning is compatible as requested. Motion made by Council Member Marshall to approve Resolution 2026-R-11 for annexation and bring the property into the City with the understanding that the Annexation Agreement may be amended. Seconded by Council Member Hall. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Motion made by Council Member Cottman to go into five-minute recess, seconded by Council Member Marshall. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Second Reading of Ordinance 2026-O-9; An Ordinance of the Mayor and City Council of Pocomoke City, Maryland to Amend Chapter 230, Article IV, General Regulations, § 230-15 Non-conforming Uses- Public Hearing and Vote.

The Mayor presented a summation of the ordinance rather than reading it in full. The ordinance shall amend Chapter 230, Article IV, General Regulations, § 230-15 Non-conforming uses to extend the period for a non-conforming use from 6 months to 12 months to be consistent with the surrounding jurisdictions. A copy of the ordinance is available at City Hall.

Andrew Illuminati briefly explains a non-conforming use.

Comments: Ed Popchock, 1100 Cedar Street, Has questions about renovations of multi-family home and goes unfinished or someone operating a landscaping business out of their home. Mayor Nock explains this is a grace period extension of the time a person has to maintain the non-conforming use before the zoning

reverts to current zoning. Andrew Illuminati explains options for people needing and/or attempting to rezone.

Unnamed Resident, Questions how this applies to Airbnb's. Andrew Illuminati explains that short-term rentals are separate from this issue. City staff can meet with residents who have any questions about what they can do with their property.

Motion made by Council Member Cottman to approve Ordinance 2026-O-9, seconded by Council Member Downing. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Second Reading Ordinance 2026-O-10; An Ordinance of the Mayor and City Council of Pocomoke City, Maryland Amending the Pocomoke City Code to Authorize the Placement of Unpaid Code Enforcement Fines on Municipal Utility Bills After Sixty (60) Days- Public Hearing and Vote.

The Mayor reads the ordinance in full. The ordinance amends the City Code to allow for unpaid code enforcement fines to be assessed to utility bills. A copy of the ordinance is available at City Hall.

Comments: No members of the public came forward to make comments during the public comment period.

Motion made by Council Member Tull to approve Ordinance 2026-O-10, seconded by Council Member Hall. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Second Reading of Ordinance 2026-O-11; An Ordinance of the Mayor and City Council of Pocomoke City, Maryland to Amend Chapter 206 of the Pocomoke City Code "Critical Area Program"- Public Hearing and Vote.

The Mayor provides a summation of the ordinance rather than reading in full. The ordinance amends Chapter 206 of the City Code in accordance with comments provided by the Critical Area Commission at the State level. A copy of the ordinance is available at City Hall.

Comments: No members of the public came forward to make comments during the public comment period.

Motion made by Council Member Tull to approve Ordinance 2026-O-11, seconded by Council Member Cottman. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Discussion Regarding Formation of a Sesquicentennial Committee for Pocomoke City

The Mayor explains that the City was incorporated in 1878 and would like to begin planning a celebration for the 150th anniversary for the City's incorporation. Mayor would like to have a separate committee to work with the economic development office. Mayor would really like to have a 150th celebration logo contest. Council Members in agreement with the celebration.

Comments

a. Comments from the Audience

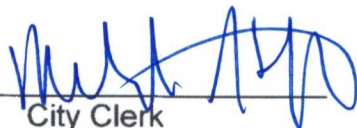
1. Ed Popchock Question regarding involving the schools in the celebration. Mayor Nock says that we have 2 years and the school will be involved. There are things around town that need

to be improved and celebration gives the City benchmarks to improve before the celebration. The clock tower is one project which is suggested to be a fundraiser for local organization to have the clock tower updated and repaired.

2. Lisa Pavich, would like to attend the council meetings and support council. She applied to use the skate park at Cypress Park on June 14th submitted to Karah and it was given to Amanda Russell for approval. The park is available to use and her son was just selected to be on Tony Hawk's skateboarding team. They will have a small celebration/ promotion for her son and the team at the skate park.
- b. Comments from the City Manager
 1. No comments from Ms. Matthews
 - c. Comments from the City Council Members
 1. Council Member Hall- None
 2. Council Member Marshall- None
 3. Council Member Tull- None
 4. Council Member Downing- potholes leaving 8th Street towards Walnut or Cedar.
 5. Council Member Cottman- Thanks for everyone's attendance.
 - d. Comments from the Mayor
 1. Repairs to the docks needed. A few years back the City received a grant for a study to be done on the docks, but it was never done. City Staff researched grant and the deadline does not expire until June 2027. We are now preparing for the full feasibility study to repair the docks. The RFP will go out this week.
 2. New sign on the highway. An accident destroyed the old sign and new sign will be up Friday.
 3. No parking on sidewalks as of May 1st. Municipal citations will be written for violations.
 4. Excess trash needs to be cleaned up. Bulk pick up was last week.
 5. 4th Friday starts at 5pm May 22nd.
 6. City Hall will be closed on May 25th and trash services will follow holiday schedule.
 7. Flood Resilience Work Session will be May 26th, at 5:30 pm.
 8. Pocomoke High School graduation is May 26th, at 7:00 pm.
 9. Planning and Zoning Meeting is scheduled for May 28th, at 6:30 pm.

Motion to adjourn at 7:40pm by Council Member Downing, seconded by Council Member Cottman. Motion passes. Hall – aye, Marshall – aye, Downing – aye, Tull – aye, Cottman – aye.

Approved: _____


City Clerk