

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in Council Chambers on Monday, June 22, 2026. The meeting was called to order at 6:30pm.

Present:

Mayor: Todd J. Nock

Council Members: M. Hall, C.L. Marshall, S. Tull, D. Downing, B. Cottman

City Manager: Brandy Matthews

Attorney: Andrew Illuminati

City Clerk: Lacey Merritt

Pledge of Allegiance, Prayer, Call to Order

Mayor Nock called the meeting to order, the Pledge of Allegiance was recited by all in attendance, and Council Member Marshall led the prayer.

Approval of June 18, 2026 Minutes

Motion made by Council Member Downing to approve the minutes from June 18, 2026. Seconded by Council Member Hall. Hall - aye, Marshall - aye, Tull - aye, Downing - aye, Cottman - aye.

Approval of Bill List

The bill list was presented for payment. No discussion. Motion to approve by Council Member Hall, seconded by Council Member Cottman. Hall - aye, Marshall - aye, Tull - aye, Downing - aye, Cottman - aye.

Approval of Mar-Va Theater Performing Arts Center, Inc. Event — Performance by Lure and Old State Line — 8/14/2026

Council discussed the absence of the event representatives. Mayor Nock left the meeting and walked to the applicants store front on Market Street to find a representative. Mayor Nock returned stating no one answered. Members noted the established expectation that applicants attend meetings when requesting approvals. Motion to table the request made by Council Member Hall. Seconded by Council Member Marshall. Hall - aye, Marshall - aye, Tull - aye, Downing - aye, Cottman - aye.

Approval of Special One Day Alcohol Permit — Mar-Va Theater Performing Arts Center Inc. — Lure and Old State Line Concert — 08/14/2026

Councils' discussion centered on the applicant's absence and the timing requirements for permit approval. Staff confirmed all required signatures and documentation had been received. Motion to approve contingent on the applicant appearing at the next meeting made by Council Member Downing. Seconded by Council Member Marshall. Hall - aye, Marshall - aye, Tull - aye, Downing - aye, Cottman - aye.

Vote on Resolution 2026- R-14: A Resolution of the Mayor and City Council of Pocomoke City, Maryland Adopting the Budget for Fiscal Year 2027

Resolution adopting the FY2027 budget was presented. Council recognized City Manager Brandy Matthews for her work preparing the budget. Motion to approve Resolution 2026-R-14 made by Council Member Downing. Seconded by Council Member Cottman. No discussion. Hall - aye, Marshall - aye, Tull - aye, Downing - aye, Cottman - aye.

Reading of Ordinance 2026-O-12: An Ordinance of the Mayor and City Council of Pocomoke City, Maryland Amending the Pocomoke City Code, Chapter 160, Entitled "Littering" and Chapter 195, Entitled "Solid Waste"

The ordinance was presented for first reading. Mayor Nock reads the summation of ordinance 2026-O-12 in full. The ordinance proposes:

- §160-2 adding a definition of hazardous waste.
- §160-3 renumbering the current paragraph as paragraph A and adding paragraph B which makes it unlawful for any person to dump, deposit, throw or leave hazardous waste on any public or private property.
- §160-5 amending paragraph A, subparagraph 3, to make it a \$5,000 fine to dump hazardous waste, vehicle parts or tires and deleting the remaining language.
- §195-1 adding a definition of hazardous waste.
- §195-4 adding paragraph E, which makes it illegal to dispose of hazardous waste in a waste container and adding paragraph F which adds rebuttable presumption that if hazardous waste is found in a container, it was placed there by the owner of the waste container.
- §195-8 deleting the reference to former Article 23 of the Annotated Code of Maryland and a penalty of \$5,000 and a 60 day suspension of waste collection services for violation of §195-4(E).

Discussion of Solar Panel Farm Agreement

The Council discusses concerns regarding the City's solar farm agreement, specifically the drastic decline in rebate checks compared to previous years. They resolve to investigate the contract and reach out to the original installers, Standard Solar, to understand the underperformance.

Discussion of Demolition Permit Approval Prior to Issuance

The Council discusses transitioning to a more formal process for issuing demolition permits. Currently, permits are issued with minimal oversight, and they aim to implement a system requiring official approval from the Planning and Zoning Commission and official Mayor and Council approval for demolitions to ensure safety and regulatory compliance. Considerations for nuisance properties and potential historic preservation concerns.

Planning Director Kristen Tremblay shared practices used in Worcester County, including:

- Site plan review.
- Environmental compliance verification.
- Well and septic abandonment documentation.
- Final site inspections ensuring safe and stable conditions.
- Considerations for nuisance properties and potential historic preservation concerns.

Comments

a. Comments from the Audience

1. No Comments

b. Comments from the City Manager

1. Mrs. Matthews provided a brief regarding the Mayor's Safe Path Initiative. She reminded residents that the initiative is ongoing and has started in the Winters Quarters and Beech area. She advised residents to be mindful of the work over the next few days, weather permitting. Residents are requested to ensure their vehicles are off the street between the hours of 7:00am and 5:00pm in the affected areas.

c. Comments from the City Council Members

1. Council Member Hall - Thanked Brandy for her hard work on the \$8 million budget, noting the complexity of the task.

2. Council Member Marshall - Discussed the ordinance regarding hazardous waste and the legal limitations on fines.
3. Council Member Tull - Reported that the Juneteenth weekend celebration at the Sturgis One Room Schoolhouse was successful and well-attended.
4. Council Member Downing – No comment
5. Council Member Cottman - Acknowledged new team members Kristen Tremblay (Planning Director) and Lacey Merritt (City Clerk), and thanked City Manager Brandy Matthews for her work on the budget.

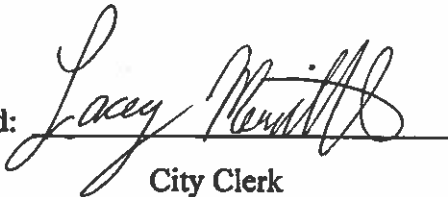
d. Comments from the Mayor

1. The Mayor welcomed home the council members and announced his intention to reinstitute the three-minute rule for public comments to ensure citizens remain within reasonable time limits. Additionally, the Mayor introduced the new Planning Director, Kristen Tremblay, who expressed her enthusiasm for joining the city team and noted the positive momentum currently building in Pocomoke City.

Motion to Adjourn to Closed Session at 6:59pm made by Council Member Marshall, Seconded by Council Member Hall. Hall - aye, Marshall - aye, Tull - aye, Downing - aye, Cottman - aye.

***Motion to Adjourn to Open Session made by Council Member Downing, Seconded by Council Member Cottman. Hall - aye, Marshall - aye, Tull - aye, Downing - aye, Cottman - aye. ***

Approved:


City Clerk