Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in the Council Chambers on Monday, October 19, 2026. The meeting was called to order at 6:30pm.

Present:

Mayor: Todd J. Nock
Council Members: M. Hall, C.L. Marshall, S. Tull, B. Cottman, D. Downing
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 at 6:30pm, the Pledge of Allegiance was recited by all in attendance, and Ms. Kim Jones led the prayer.

Approval of October 5, 2026 Regular Session Minutes

Motion made by Council Member Hall to approval regular session minutes from October 5, 2026. Seconded by Council Member Downing. Mayor Nock called for any unreadiness or discussion. Mayor Nock called for a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Approval of Bill List

The bill list was presented for payment. Motion to approve the bill list as presented made by Council Member Downing. Seconded by Council Member Cottman. Mayor Nock called for any unreadiness or discussion. Mayor Nock called for a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Approval, Discussion, and Vote on Mural Application Located at 120 Market Street, Tax Map 401, Parcel 625, Beach to Bay Heritage Area, Inc. Eugene Lusby, Owner

Mayor Nock introduced the agenda item concerning the proposed mural at 120 Market Street, located on the side of the Lusby building owned by Eugene H. Lusby. Mayor Nock referenced a memorandum from Planning Director Kristen Tremblay, dated September 30, 2026, regarding the application. The Planning Commission had reviewed the proposal at its August 27, 2026, meeting. Ms. Lisa Challenger, Executive Director of Beach to Bay Heritage Area, Inc., presented the proposal and provided background on the project. She explained that the organization received funding from the Maryland State Arts Council in 2025 to begin the mural planning process. That funding allowed the organization to conduct community meetings and commission three artists to develop design proposals. Ms. Challenger emphasized that the project involved collaboration with the Pocomoke Indian Nation to help ensure the mural respectfully and accurately recognizes the Indigenous heritage associated with the name and history of Pocomoke City. Ms. Challenger explained that the selected design had been developed through an extensive community engagement process lasting approximately one to one-and-a-half years. She noted that Beach to Bay Heritage Area had worked to incorporate community feedback and consultation with the Pocomoke Indian Nation throughout the planning process. She further stated that the organization had submitted an application to the Maryland State Arts Council for the funding needed to complete the mural. A final funding decision was expected in December 2026; however, the funding had not yet been confirmed. Ms. Challenger advised that the project would not proceed if the requested funding was not awarded. In response to a question regarding the anticipated project schedule, Ms. Challenger stated that, if funding were approved, work would begin in the spring of 2027 when weather conditions were more favorable. She also discussed the possibility of involving community members and local schools in a community painting day. The organization anticipated completing the mural in June 2027, with a possible ribbon-cutting ceremony at that time. Council member Marshall discussed the existing trees and vegetation near the proposed mural location and whether they could obstruct visibility of the finished artwork. Ms. Challenger acknowledged that evergreens and other growth were present near the building and stated that the organization would like to see the vegetation trimmed to improve visibility. She explained that the question of tree trimming or removal had not yet been fully addressed because the project was still awaiting its funding decision. Ms. Challenger referenced the Charles Tindley mural as a previous

example in which the town of Berlin had elected to remove pear trees to improve visibility from Main Street. Following the discussion and questions, Mayor Nock called for a motion on the mural application. Motion was made by Council Member Marshall to approve the mural as presented by Ms. Challenger. Seconded by Council Member Hall. Mayor Nock called for any unreadiness or discussion. Mayor Nock called for a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Ms. Challenger thanked the Mayor and Council for their consideration and stated that Beach to Bay Heritage Area would provide updates regarding the funding decision. The approval was granted with the understanding that the project remained contingent upon receiving the necessary funding from the Maryland State Arts Council.

Second Reading of Resolution 2027-R-3; A Resolution of the Mayor and Council of Pocomoke City, Maryland Approving the Sustainable Communities Plan and Application for a Community Legacy Project

The resolution was presented for the first reading. Mayor Nock reads Resolution 2027-R-3 in full. A resolution approving the Sustainable Communities Plan and an application for financial assistance through the Maryland Department of Housing and Community Development's Community Legacy Program or other applicable State programs. The resolution recognizes the need for reinvestment and revitalization within Pocomoke City and Worcester County and supports a proposed project intended to contribute to those efforts. The resolution states that the project is located within a designated priority funding area, will conform to the City's zoning requirements, and requires municipal approval for the application and associated financing.

The resolution would endorse the project and authorize the City to request grant assistance in an amount not to exceed $50,000. It also authorizes the Mayor to endorse the resolution and directs that copies be forwarded to Kari Snyder, Assistant Secretary of Neighborhood Revitalization, Maryland Department of Housing and Community Development. Mayor Nock opened the public hearing and invited members of the public to provide comments, requesting that speakers state their names and the streets on which they reside. No public comments were offered. Motion was made by Council Member Downing to approve Resolution 2027-R-3. Seconded by Council Member Marshall. Mayor Nock called for any unreadiness or discussion. Council Member Hall inquired whether the City would be providing matching funds. Mayor Nock responded that the City would not be matching the funds. Mayor Nock called for a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Second Reading of Resolution 2027-R-4; A Resolution of the Mayor and Council of Pocomoke City, Maryland Approving the Sustainable Communities Plan and Application for a Maryland Façade Improvement Project– Public Hearing and Vote

The resolution was presented for the second reading, public hearing, and vote. Mayor Nock reads Resolution 2027-R-4 in full. A resolution approving the Sustainable Communities Plan and an application for financial assistance for a Maryland Façade Improvement Project in Pocomoke City. The resolution recognizes the need for continued community reinvestment and revitalization and supports a proposed project intended to improve the City's community and commercial areas. The resolution provides for the City to seek financial assistance through the Maryland Department of Housing and Community Development's Maryland Façade Improvement Program or another applicable State program. The project is to be located within a designated priority funding area and must comply with applicable local zoning requirements. The resolution would endorse the project and authorize the City to request grant assistance in an amount not to exceed $300,000. It further authorizes the Mayor to endorse the resolution and directs that copies be forwarded to Kari Snyder, Assistant Secretary of Neighborhood Revitalization, Maryland Department of Housing and Community Development. Mayor Nock opened the public hearing and invited members of the public to provide comments, requesting that speakers state their names and the streets on which they reside. No public comments were offered. Motion was made by Council Member Hall to approve Resolution 2027-R-4. Seconded by Council member Marshall. Mayor Nock called for any unreadiness or discussion. Council Member Hall inquired whether the City would be providing matching funds. Mayor Nock responded that the City would not be matching the funds. Mayor Nock called for a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Second Reading of Resolution 2027-R-5; A Resolution of the Mayor and Council of Pocomoke City, Maryland Approving the Sustainable Communities Plan and Application for a Strategic Demolition Fund – Statewide Project– Public Hearing and Vote

The resolution was presented for the second reading, public hearing, and vote. Mayor Nock reads Resolution 2027-R-5 in full. A resolution approving the Sustainable Communities Plan and an application for financial assistance through the Strategic Demolition Fund Statewide Program administered by the Maryland Department of Housing and Community Development. The resolution recognizes the need for reinvestment and revitalization in Pocomoke City and Worcester County and supports a proposed project intended to advance those objectives. The resolution provides for the City to seek financial assistance through the Strategic Demolition Fund Statewide Program or another applicable State program. It further states that the project is located within a designated priority funding area and will comply with local zoning requirements. The resolution would endorse the project and authorize the City to request grant assistance in an amount not to exceed $3,765,000. It also authorizes the Mayor to endorse the resolution and directs that a copy be forwarded to Kari Snyder, Assistant Secretary of Neighborhood Revitalization, Maryland Department of Housing and Community Development. Mayor Nock opened the public hearing and invited members of the public to provide comments, requesting that speakers state their names and the streets on which they reside. No public comments were offered. Motion was made by Council Member Tull to approve Resolution 2027-R-5. Seconded by Council Member Cottman. Mayor Nock called for any unreadiness or discussion. Council Member Hall inquired whether the City would be providing matching funds. Mayor Nock responded that the City would not be matching the funds. Mayor Nock called for a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Comments

a. Comments from the Audience
    1. Kim Jones, 14 Somerset Avenue, Ms. Jones thanked Karah, Sharnell, and others who assisted with the Sturgis Museum the previous Saturday while she was unable to attend. She also expressed appreciation to Sharnell for providing additional assistance. Ms. Jones then raised a concern regarding a property compliance letter dated September 25, 2026, and postmarked September 25, which she stated she did not receive until approximately October 15 or 16. She noted that the compliance deadline was October 5 and requested that future notices be posted directly on her door, when appropriate, to ensure timely receipt.
    2. Makira Wallop, 207 7th Street, Ms. Makira introduced herself and explained that she had attended a previous meeting with several young women out of curiosity about local government and community affairs. She stated that the experience encouraged her to attend again and learn more about what was happening in the community. Mayor Nock welcomed her attendance and encouraged continued public participation.
b. Comments from the City Manager
    1. City Manager Brandy Matthews provided updates on ongoing projects, transportation concerns, upcoming meetings, and community events. She reported that road repairs were underway on Snow Hill Lane in preparation for the next phase of the Heights project, with Phase II anticipated to begin in November 2026 and complete the Mayor's Safe Pathway Initiative. Regarding the bridge project, the City Manager advised that she had contacted the Maryland Department of Transportation (MDOT) to request an update but had not yet received a response. She expressed concern about the project timeline, the status of the repairs, and the anticipated painting work, noting that additional information was needed to determine when the remaining work would be completed. The City Manager announced several upcoming meetings and events, including the

Beautification Committee meeting on October 21, 2026, at 6:00 p.m., which would include the beginning of the Reimagine Pocomoke initiative to explore improvements to downtown Pocomoke City and other areas throughout the City; the Planning and Zoning Commission work session regarding the Comprehensive Plan on October 22, 2026, at 6:30 p.m.; the Great Pocomoke Pumpkin Showcase on Willow Street on October 23, 2026, from 6:00 p.m. to 9:00 p.m., featuring more than 20 vendors; the Mayor and Council work session on October 26, 2026, at 6:30 p.m.; and the swearing-in ceremony for Chief R. Andrew McGee on October 28, 2026, at 5:30 p.m., at the Pocomoke City Volunteer Fire Department. She also confirmed that the next regular Mayor and Council meeting was scheduled for November 2, 2026, at 6:30 p.m., and that the meeting had already been advertised with an item requiring Council consideration included on the agenda. Following discussion, the Council agreed to proceed with the meeting as scheduled. In response to a Council inquiry regarding the status of curb painting, the City Manager reported that the work had resumed but had been delayed due to completing projects and weather conditions. She explained that additional personnel would be assigned to complete the curb painting once the Snow Hill Lane work was finished. The City Manager also advised that repairs to the docks at Winter Quarters would begin, including the replacement of existing boards. Additionally, Council member Hall reported receiving complaints about vehicles traveling at excessive speeds near the detour area on winter quarters drive and requested additional speed-limit or warning signage to improve safety. Ms. Matthews acknowledged the concern and agreed to investigate the availability of appropriate signage to encourage motorists to reduce their speed while traveling through the affected area.

c. Comments from the City Council Members
    1. Council Member Hall – No comments and thanks those who stayed for the meeting
    2. Council Member Marshall – No comments and thanked everyone in attendance and expressed appreciation to the young adults who attended the meeting to learn more about local government. He encouraged them to continue taking an interest in City affairs and participating in the community.
    3. Council Member Tull – No comments and echoed the appreciation expressed by the other Council Members and stated that it was nice to see everyone in attendance.
    4. Council Member Downing – No comments and thanks everyone for coming out and it was nice seeing everyone.
    5. Council Member Cottman – No comments and thanked everyone for coming out to the meeting.
d. Comments from the Mayor
    1. Mayor Nock – No comments and stated that he was pleased to see everyone in attendance and indicated that he had no further comments. He also reminded those present that a Mayor and Council work session was scheduled for the following Monday evening at City Hall.

Motion to adjourn at 6:59pm made by Council Member Hall. Seconded by Council Member Downing. Mayor Nock called for any unreadiness or discussion. Mayor Nock called for a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Approved: Lacey Meredith

City Clerk