

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in the Council Chambers on Monday, July 20, 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 at 6:30pm, the Pledge of Allegiance was recited by all in attendance, and Council Member Tull led the prayer.

Reading of Closed Session Summary

Mayor Nock read the closed session summary in full. On June 22, 2026 at 6:59 p.m., the Pocomoke City Mayor and Council entered into Closed Session following the Open Session meeting at City Hall. The motion to enter into Closed Session was made by Councilmember Marshall and seconded by Councilmember Hall. Councilmembers Hall, Marshall, Tull, Downing, and Cottman all voted in favor of entering into Closed Session. The statutory authority for entering into Closed Session was Maryland General Provisions Article § 3-305(b)(3), "To consider the acquisition of real property for a public purpose and matters directly related thereto." There were two topics of discussion considered under this statutory authority during the Closed Session. A consensus was reached.

Approval of June 22, 2026 Closed Session Minutes

Motion made by Council Member Cottman to approval closed session minutes from June 22, 2026. Seconded by Council Member Marshall. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Approval of June 22, 2026 Open Session Minutes

Motion made by Council Member Hall to approve open session minutes from June 22, 2026. Seconded by Council Member Downing. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Approval of May 28, 2026 Work Session Minutes

Motion made by Council Member Hall to approve work session minutes from May 28, 2026. Seconded by Council Member Cottman. Hall- aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Approval of Bill List

Council Member Hall requested clarification regarding a line item in the amount of \$928.00. Mrs. Matthews approached the podium and explained that the expenditure was for heavy-duty coated outdoor furniture to be used at the outdoor seating area for the EMS Department. No further discussion. Motion to approve the bill list as presented made by Council Member Downing. Seconded by Council Member Cottman.

Second 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" — Public Hearing and Vote

The ordinance was presented for the Second reading, Public Hearing and Vote. 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).

Mayor Nock opened the public hearing for Ordinance 2026-O-12 and invited public comment. Mayor Nock reminded those present of the City's three-minute speaking limit. As no comments were received, Mayor Nock closed the public hearing. Motion was made to approve Ordinance 2026-O-12 by Council Member Cottman. Seconded by Council Member Hall.

Mayor Nock opened the discussion by expressing his concern that he places his trash cans out before he leaves for work when public work may not collect it for another two hours some four hours, any individuals walking by could place items into the containers without his knowledge. Mayor Nock stated that it would be inappropriate to automatically presume the homeowner was responsible in every circumstance, while acknowledging that illegal dumping remains a significant issue requiring action. Mayor Nock asked Mr. Wyatt to approach the podium and provide the council with his comment. Mr. Wyatt expressed concerns regarding the ability to automatically assign responsibility to a property owner when prohibited materials are discovered in a trash container. He referenced a similar issue previously encountered at ECI involving vehicle inspections, where questions arose regarding responsibility for items found in open areas of vehicles. Mr. Wyatt explained that, without direct observation or evidence identifying who placed the item in the container, enforcement could become difficult because it may not be possible to establish who was actually responsible for the violation. Mr. Wyatt stated that while the City's concerns regarding improper disposal are valid, enforcement could present challenges if cases were challenged in court. He noted that a judge could question whether the City actually observed the individual placing the prohibited item into the container. Mr. Wyatt further expressed concern that, because trash containers are often located in open areas accessible to the public, property owners could potentially be held responsible for actions taken by individuals without their knowledge or permission. Mayor Nock echoed these concerns, stating that residents could unknowingly become responsible for materials placed in their containers by others. Mayor Nock provided an example of a trash container located in an unfenced area where someone could dispose of items without the property owner's awareness. Mayor Nock expressed concern that imposing significant fines or suspending waste collection services in such situations could unfairly penalize responsible property owners. Discussion continued regarding possible methods for establishing violations and determining when enforcement action would be appropriate. Mr. Wyatt suggested additional fact-finding efforts, including reviewing available information from other City departments, such as utility records, water service status, and other relevant data, to determine whether circumstances indicate improper disposal practices. He stated that gathering additional information could provide greater support when evaluating potential enforcement actions. Mr. Illuminati, City Attorney, explained that the proposed ordinance includes a rebuttable presumption provision. He stated that this provision would allow the City to presume responsibility under certain circumstances while still providing the property owner an opportunity to present evidence demonstrating that they were not responsible for the violation. Mr. Wyatt clarified that enforcement decisions would remain at the City's discretion and that not every reported violation would automatically result in prosecution or penalties. Mr. Illuminati further explained that enforcement cases could be strengthened through additional evidence, such as surveillance footage. He noted that City-owned camera footage may be available in areas monitored by the City; however, footage from private sources, such as residential doorbell cameras, would generally require voluntary cooperation from the property owner or additional legal procedures to obtain. Council members further discussed concerns regarding potential consequences of enforcement actions, particularly the suspension of waste collection services. Members expressed concern that suspending services could create additional issues for residents, including potential impacts on property conditions and habitability.

Council Member Marshall commented that the matter may have been better suited for discussion during a work session to allow additional time for review and consideration of possible solutions. Council Member Downing asked Mr. Wyatt how many residents or properties had experienced this type of issue. Mr. Wyatt responded that he has been employed with the City for approximately five years and estimated that he has observed three to four occurrences during that time. Mr. Wyatt explained that the intent of the provision is to address recurring improper disposal issues involving a limited number of individuals. Mr. Wyatt stated that the goal is to encourage compliance, prevent repeated violations, and provide a mechanism for addressing ongoing problems. Mr. Wyatt further noted that enforcement decisions would be based on the totality of the circumstances and the available evidence rather than automatic penalties being issued in every instance. Council requested additional review of the issue, including consideration of enforcement procedures and possible alternatives that would allow the City to address repeated violations while protecting property owners from being held responsible for actions outside of their control. Mayor Nock reminded the Council the original motion to approve the ordinance remained on the floor. Mayor Nock requested a vote. Council Members Hall, Marshall, Tull, Downing, & Cottman – nay.

A subsequent motion was made by Council Member Marshall to move Ordinance 2026-O-12 to a work session. Seconded by Council Member Hall. Hall – aye, Marshall – aye, Tull – aye, Downing – aye, Cottman – aye.

Mayor Nock requested we setting a date for the for the work session, Monday July 27, 2026 was chosen for the next Mayor and Council work session.

Discussion of the Board of Zoning Appeals Dispensary Distance Waiver Approval

Mayor Nock requested that Planning Director Kristen Tremblay provide an update and comment on this item. Mrs. Tremblay explained that the information contained in her staff report was intended only to update Council on the action taken by the Board of Zoning Appeals at its July 1 meeting. She clarified that the Board's approval pertained solely to the conditional use separation distance waiver and did not constitute approval of the proposed cannabis dispensary itself. She explained that the waiver addressed only the required separation distance measured from the church property line to the property line of the proposed dispensary. Mrs. Tremblay further advised that the applicant is currently preparing revised site plans and architectural drawings for the project. She noted that the applicant is also considering the addition of a drive-through, which would result in changes to the overall site layout and building footprint. She stated that the revised plans must be completed before the application can be scheduled for review by the Planning Commission. Mrs. Tremblay explained that once the site plans are finalized, the Planning Commission will review the proposal for compliance with all applicable code requirements and make a recommendation to the Mayor and Council. Following the Planning Commission's review, the application will return to the Mayor and Council for final consideration and approval. Mayor Nock advised members of the public that any questions regarding the proposed dispensary could be addressed during the Public Comments portion of the meeting.

Discussion of the Satisfaction of Resettlement of Case Number C-23-CV-25-000269

Andrew Illuminati the City Attorney provided an update regarding the litigation involving James Reese and the City in the Circuit Court for Worcester County under the referenced case number. Mr. Illuminati explained that Mr. Reese had filed claims against the City alleging breach of contract and negligent restructuring solution related to three parcels of property located along the Pocomoke Beltway that he purchased approximately three years ago. The dispute centered around whether the property contained wetlands. Mr. Illuminati advised that the case was dismissed the previous Friday after the City reached a settlement agreement with Mr. Reese. As part of the settlement, the City repurchased the property for \$116,000, resulting in a net neutral financial position for the City. He explained that the next agenda item involved consideration of reselling the property to a new owner for \$100,000. Additionally, the City received approximately \$16,000 in property taxes during the three years Mr. Reese owned the parcels. Mr. Illuminati stated that, rather than continue with costly litigation that could have resulted in significant attorney fees and additional expenses, the

City chose to resolve the matter in a manner that allowed all parties to move forward and transferred ownership of the property to a new owner who has a significant intended use for the land. Mayor Nock expressed appreciation for the City Attorney's explanation and discussed concerns regarding the process that led to the original transaction. He emphasized the importance of ensuring that discussions involving City-owned property, City projects, and similar matters are properly handled through transparent communication and appropriate channels. Mayor Nock stated that, based on the information available, there was limited documentation regarding discussions surrounding the original agreement other than the contract itself. He noted that the contract had been provided to the Mayor and Council by email while he was serving in the District 4 seat. He explained that he and Councilmember Downing did not feel comfortable with the agreement at the time and responded by email expressing their concerns. He further stated that Councilmember Holland, who was serving at the time, did not provide input or participate in the decision-making process. He advised that the agreement was not formally approved by the Mayor and Council but was instead executed by an individual who had the authority to do so. He expressed concern that the matter resulted in significant costs to the City and emphasized the need for stronger communication and documentation practices moving forward. Mayor Nock further discussed concerns regarding the wetlands determination and the requirements associated with the property, including the interpretation that a large percentage of the land needed to remain covered in grass. He questioned the practicality of such requirements and stated that improved communication and transparency could help prevent similar situations in the future. He reiterated the importance of City staff maintaining clear communication, documenting discussions, and ensuring that appropriate approvals are obtained when dealing with City property and significant projects. He noted that only a small number of current Council members were serving at the time of the original transaction and expressed hope that future matters would be handled with greater coordination and oversight. Mayor Nock asked if there was any additional discussion from Council. Council Member Marshall thanked Mr. Illuminati for his work on this item.

Approval of the Sale of Property Tax IDs 01-033220, 01-033239, and 01-040871 to Hardwire, Inc.

City Attorney Andrew Illuminati introduced the item regarding the approval of the sale of property identified by Tax IDs 01-033220, 01-033239, and 01-040871 to Hardwire, Inc. He explained that these properties were recently repurchased by the City as part of the settlement negotiations in the prior litigation matter. Mr. Illuminati advised that the City has been working in coordination with Hardwire, Inc., and that having a ready and willing buyer was a significant factor in the City's settlement discussions. He stated that Hardwire is eager to acquire the property, as the site is needed for the company's mitigation requirements, and the company is prepared to proceed with settlement immediately. He noted that a purchase agreement has been provided to Council, which has been reviewed and negotiated over the past several months. Mr. Illuminati further advised that there will be a relocation of forest conservation requirements associated with the property. He stated that he has been coordinating with Planning Director Kristen Tremblay, who will assist with execution of the necessary documents, which have already been prepared by Hardwire. Mr. Illuminati stated that the City looks forward to the County's assistance and final approval of the related forest conservation relocation documents. He informed the Mayor and Council they would need to vote to approve the sale of the properties and designate a signer to execute the necessary agreements and documents. He recommended that Council designate Mayor Nock as the primary authorized signer, with the City Manager serving as a backup, to prevent delays in completing the transaction due to scheduling conflicts or availability concerns. Motion to approve the sale of the identified properties to Hardwire, Inc., and to authorize Mayor Nock to execute the necessary documents, with the City Manager designated as the backup authorized signer made by Council

Member Marshall. Seconded by Council Member Hall. Mayor Nock called for the vote. 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 — 08/14/26

Tommy Gladding representing the Mar-Va Theater Performing Arts Center, Inc. approached the podium and presented their event the Performance by Lure and Old State Line on August 14, 2026. Mr. Gladding gave an over view of the event stating the doors open at 6pm the show will start at 7pm, they are expecting 300 people to 350 max to attend, everyone will be out by 11pm. They will have 3 TIPS-certified bartenders, 3 security personnel, 4 concession workers, and 1 manager. They will be serving beer and wine; wristbands will be provided at an ID station to identify people who re of age at the event. No beer or wine leaves the doors and security will be at the doors for the event. Mayor Nock requested a motion to approve. Motion to approve made by Council member Cottman. 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 Great Pocomoke Fair, Inc. Event — 8/1/26 — 8/8/26, Approval of Dark Royalty Bike Show Event — 8/29/26, Approval of Demolition Derby Event — 9/19/26

Mayor Nock requested to hear all events being presented the Great Pocomoke Fair, Inc.. Mrs. Gloria Smith, representing the Great Pocomoke Fair, Inc. approached the podium, presented an overview of the upcoming events. First event is the Great Pocomoke Fair she stated that the application package included a detailed fair schedule and noted that numerous activities are planned throughout the event. Mrs. Smith informed Council that the Fair Committee is coordinating with the Police Department to host National Night Out at the fairgrounds on Tuesday evening during the fair. Second, she gave an overview of the Dark World Motorcycle Show event, explaining that it is a motorcycle show and she had limited information regarding that event because it is being organized independently. Mayor Nock raised concerns regarding the promotion of the Dark World Motorcycle Show. He explained that a flyer advertising the event had been distributed before the request had been presented to the Mayor and Council for approval. Mayor Nock noted that Council members and City staff are frequently approached by residents with questions about local events, and premature advertising can create confusion when official approval has not yet been granted. Mayor Nock requested that future promotional materials not be distributed until the event has first been reviewed by City Hall and the appropriate approvals have been received. He emphasized that while the city appreciates the Fair Committee's hard work and dedication, improved communication between the Fair Committee and City staff is necessary to avoid misunderstandings. Ms. Smith explained that the event organizer had been informed the requested date was available and likely assumed that was sufficient authorization to begin advertising the event. She acknowledged the concern and provided clarification regarding how the misunderstanding occurred. Ms. Smith then presented the Demolition Derby event. She stated that the event is expected to proceed in the same manner as previous years without significant changes. Mayor Nock discussed last year's scheduling challenges, noting that the demolition derby coincided with several other community events, including Boat Docking, the Costen House Cream Social, and the Skate Park event. It was noted that the overlap created an unusually busy day for the community. Ms. Smith stated that she was not involved in last year's scheduling decisions but explained that the demolition derby is traditionally held on the third Saturday in September. Mayor Nock requested a motion to approve these events. Motion to approve these events as stated made by Council Member Marshall. 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 Book Bag Fest Event — 8/1/26

Council reviewed an application for the Book Bag Fest Event scheduled for August 1, 2026 from 10am to 4pm. During review of the application, Mayor Nock noted that no representative of the organization was present to answer questions regarding the event. Staff explained that the application had been submitted by Temple of God House of Deliverance Outreach, the same organization that conducted the event the previous year. Council discussed the importance of applicants attending meetings when requesting event approval, particularly when City services, such as police assistance, are requested. Members expressed concern that the applicant's absence prevented Council from asking questions regarding the event and emphasized that future applicants should be advised that attendance at the meeting is expected as part of the approval process. Council also discussed adding a notice to the event application informing applicants that a representative may be required to appear before the Mayor and Council. Council Member Cottman noted she didn't want the students receiving the book bags to be hindered for the applicant not showing for the meeting. Motion to approve the made by Council Member Cottman. 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 Pocomoke Boat Docking Event — 8/15/26

Caitlin Evans representing the Pocomoke Boat Docking approached the podium requesting approval for the 13th annual Pocomoke boat docking event on August the 15th, 2026. Mrs. Evans advised Council that the event would be held on Saturday, August 15, 2026 from 11am to 7pm. They will be utilizing the City docks behind Dockside Restaurant and an adjacent private property with the owner's written permission. Mrs. Evans also stated that the event would operate in substantially the same manner as previous years and anticipated a similar level of attendance. There being no discussion, Motion to approve the Boat Docking Event made by Council Member Cottman. 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 Special One Day Alcohol Permit — Pocomoke Boat Docking Event — 8/15/26

Caitlin Evans representing the Pocomoke Boat Docking approached the podium requesting approval for Special One Day Alcohol Permit. Mrs. Evans advised that alcohol service would remain within the fenced event area, entry points would be monitored, wristbands would identify patrons over the legal drinking age, bartenders are TIPS-certified and event staff are crowd control certified also. Motion was made to approve the alcohol permit as presented by Council Member Marshall. 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 of Special One Day Alcohol Permit — Cox Birthday Party — 8/29/26, Approval of Special One Day Alcohol Permit — Dickerson Wedding & Reception — 9/12/26, Approval of Special One Day Alcohol Permit — Mills 50th Birthday Party — 09/19/26, Approval of Special One Day Alcohol Permit — Harmon Wedding & Reception — 9/26/26

Michael Dean representing the Pocomoke Community Center approached the podium and requested approval for Special One Day Alcohol Permits for Cox Birthday Party on August 29, 2026 from 4pm to 9pm, Dickerson Wedding & Reception on September 12, 2026 from 3pm to 9pm, Mills 50th Birthday Party on September 19, 2026 from 5pm to 11pm, Harmon Wedding & Reception on September 26, 2026 from 4pm to 10pm. Mr. Dean advised that, consistent with the City's normal protocol for Community Center rentals, security measures would be in place, including security personnel, TIPS trained bartenders, monitoring of event activity and entry/exit points, and the use of security cameras. Staff further noted that, to their knowledge, there had been no issues associated with these types of events that would prevent the City from continuing its established procedures. Motion to approve all events made by Council Member Cottman.

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.

Comments

a. Comments from the Audience

1. Robert Smith addressed the Mayor and Council on behalf of Stephanie DuBrel, who was unable to attend due to work obligations. Mr. Smith stated that Ms. DuBrel wished to advocate for both the horses housed at the City's horse barn and the individuals responsible for their care. He indicated that she had prepared a detailed written statement outlining numerous concerns regarding the facility and requested that it be distributed to the Mayor and Council for review. Mr. Smith noted that the letter contained information regarding existing conditions at the barn and asked that Council consider the issues presented. Mayor Nock thanked Mr. Smith for providing the information.

b. Comments from the City Manager

1. Mrs. Matthews provided an update on the Mayor's Safe Path Initiative. Ms. Matthews reported that roadway improvements continued to progress throughout the City. Completed work includes Bonneville Avenue, Bishop Isaac Jenkins Street, Fifth Street, Moore Street and a portion of Sixth Street. She advised that Beech Street paving and sidewalks were completed as well and paving operations had begun on Winter Quarters Drive. Within the Heights neighborhood, crews had completed milling operations and concrete removal on 14th Street, 15th Street, Princess Anne Lane. Final paving had been temporarily delayed due to several damaged gas lines that required repair before paving operations could continue early next week.
2. Mrs. Matthews also gave an update on the House Barn Improvements. Ms. Matthews reported that several improvements had recently been completed at the City's horse barn, including upgrades to the electrical service panels, installation of new electrical breakers, and the addition of new ventilation fans. She advised that subsequent electrical inspections identified an additional issue involving the lighting fixtures installed above the horse stalls. Ms. Matthews explained that the existing fixtures did not meet current electrical code requirements because they were not sealed against dust accumulation, creating a potential fire hazard. Facilities Manager Mike Shannon provided additional details regarding the inspection findings. Mr. Shannon explained that following installation of the new 200-amp electrical service, the electrical inspector determined that the existing lighting fixtures were not suitable for use in the horse stalls due to the significant amount of dust generated within the facility. He advised that sealed fixtures are required to comply with code and reduce the risk of fire. Mr. Shannon reported that staff had obtained pricing for replacement fixtures and received estimates to replace the lighting in all twenty-one horse stalls. Council discussed the newly identified issue and inquired whether the condition presented an immediate safety concern. Ms. Matthews advised that although the lighting fixtures require replacement, inspections confirmed that the electrical wiring remained in satisfactory condition. She further noted that previously approved electrical improvements, including the installation of additional outlets and upgraded switches, would proceed as planned. Council emphasized the importance of prioritizing the necessary electrical improvements while continuing to address the remaining long-term maintenance needs throughout the horse barn.

c. Comments from the City Council Members

1. Council Member Hall – Council Member Hall first thanks all the new faces attending the meeting tonight. Council Member Hall secondly questioned the City's event approval process, noting that applications appeared to have already been reviewed and approved by the appropriate City departments and agencies before reaching the Mayor and Council. He asked why those applications were still required to come before Council for approval. Mayor Nock explained that the process ensures events held on City-owned property receive final authorization from the Mayor and Council, allows coordination among City departments, including Police, EMS, Public Works, and the Fire Marshal, and provides an opportunity for applicants to answer any questions before approval is granted. Councilmember Hall also referenced recent newspaper articles regarding proposed solar energy projects near Pocomoke City. He expressed concern that the articles could be interpreted as indicating that the City opposed solar development and sought clarification regarding the City's position. In response, Mayor Nock explained that the City had not adopted an official position opposing solar projects. He stated that he had submitted correspondence in his individual capacity requesting Worcester County conduct a comprehensive study evaluating the potential long-term impacts of large-scale solar facilities near the City's growth areas before approving additional projects.
2. Council Member Marshall – Council Member Marshall provided an update on the Veterans Memorial project. He reported that a location, materials, and inscription had been finalized and that approximately one-half of the project funding had already been secured through private donations. He expressed appreciation to the community members who contributed to the project and stated that the remaining funds were expected soon and advised that a dedication ceremony would be scheduled once the bronze inscription had been completed and delivered, with the anticipated date dependent upon the fabrication timeline.
3. Council Member Tull – No comment
4. Council Member Downing – No comment
5. Council Member Cottman – Council Member Cottman advised that she recently met with representatives of the Fair Committee to review the concerns outlined in a letter submitted regarding conditions at the City horse barn. She stated that she toured the facility with Fair Committee representatives and subsequently met with City Manager Brandy Matthews and Facilities Manager Mike Shannon to review each item identified in the letter. She advised that staff had already addressed several of the concerns and provided updates on the remaining items. She further stated that City staff were developing a comprehensive list of maintenance and repair needs to share with the Fair Board to ensure all parties have a common understanding of the work completed, items currently in progress, and future improvements planned for the facility.

d. Comments from the Mayor

1. Mayor Nock thanked City staff, including City Manager Brandy Matthews, Facilities Manager Mike Shannon, and Mike Wyatt for their continued efforts in addressing long-standing maintenance issues at the City's horse barn. He noted that many of the facility's maintenance concerns had existed for years and emphasized the importance of developing a comprehensive list of repairs to address deficiencies systematically rather than addressing issues individually as they arise. Mayor Nock also discussed concerns

regarding the recent increase in horse stall rental fees, explaining that while some individuals had expressed concerns about the higher rates, the additional revenue is necessary to help offset the significant costs associated with operating and maintaining the City's horse barn facilities. He emphasized that decisions concerning the horse barn should continue to be made collaboratively by the Mayor, Council, and City staff to ensure all parties remain informed and involved throughout the decision-making process. Mayor Nock further reported that he had recently attended a Worcester County Mitigation and Emergency Management meeting and advised that additional information would be shared with the public as it becomes available.

Motion to Adjourn to Closed Session at 7:44pm 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.

***Motion to Adjourn Open Session made by Council Member Tull. Seconded by Council Member Downing.

Approved:



City Clerk