

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in the Council Chambers on Monday, September 21, 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

Absent: 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 Elder Sanders led the prayer.

Approval of August 24, 2026 Work Session Minutes

Motion made by Council Member Downing to approval work session minutes from August 24, 2026. Seconded by Council Member Hall. Hall- aye, Marshall – aye, Tull – aye, Downing – aye.

Approval of September 8, 2026 Regular Session Minutes

Motion made by Council Member Marshall to approve regular session minutes from September 8, 2026. Seconded by Council Member Hall. Hall- aye, Marshall – aye, Tull – aye, Downing – 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 Marshall. Mayor Nock called for any unreadiness or discussion. Council Member Hall raised concerns regarding the City's ongoing payments associated with the solar panel project. Mr. Hall stated that the City was paying approximately \$250,000 annually in connection with the solar panels and expressed concern that the arrangement was not producing the anticipated financial benefit. Mr. Hall stated that the City should stop continuing to make the payments without further information and suggested that the City mail the company a letter regarding the City's concerns and its desire to determine whether the City could exit or otherwise address the existing contract. Mr. Hall also stated that attempts had already been made to contact the company, including calls to an office in Baltimore, but that the City had not received a response. Following the discussion, the motion was amended to include Council Member Hall's comments concerning the solar panel payments. The amended motion was seconded by Council Member Marshall. Mayor Nock then provided a summary for the public concerning the solar panel matter. He stated that the City was paying approximately \$250,000 and that the original expectation was that the solar panels would generate a financial benefit for the City. He also stated that the City had reportedly realized a profit during the first two years, but that the financial performance subsequently changed and the City had continued making payments. Mayor Nock further stated that the company associated with the arrangement had changed hands multiple times. He stated that the City would halt further payments pending contact with the company and review of a copy of the contract. Mayor Nock indicated that the City wanted to determine the City's obligations under the agreement with the new company before proceeding with additional payments.

Swearing in of Beautification Commission

Mayor Nock introduced the swearing-in of Benjamin Jelly as a member of the Pocomoke City Beautification Commission. Mr. Jelly was invited to come forward and was given the opportunity to be sworn in using a Bible. Mr. Jelly repeated the oath of office, affirming his support for the Constitution of the United States and the State of Maryland and agreeing to faithfully, diligently, and impartially perform the duties of the office of Beautification Commissioner in accordance with the Constitution and laws applicable to the City. Following completion of the oath, Mr. Jelly signed the required documentation. Mayor Nock congratulated Mr. Jelly and

welcomed him to the Beautification Commission. Applause was given in recognition of his appointment and swearing-in.

Proclamation for Youth Bowling Day

Mayor Nock introduced the proclamation recognizing Youth Bowling Day. Members of the youth bowling program were invited forward. The proclamation recognized approximately 40 years of youth bowling at Eastern Shore Lanes and acknowledged the efforts of parents, coaches, owners, and participants in supporting youth bowling in the community. The proclamation recognized the program as providing opportunities for youth ages approximately 3 through 18 from the surrounding area to participate in a safe and friendly environment. The program was recognized for providing competitive Saturday bowling opportunities and for helping young bowlers develop their skills and advance in the sport. The proclamation further recognized the longstanding contribution of Eastern Shore Lanes and the youth bowling program to the community. Mayor Nock proclaimed September 26, 2026, as Pocomoke City Bowling Day in celebration and recognition of the 40-year positive impact of youth bowling on the City's youth and community. The proclamation was signed on September 21, 2026. Members of the youth bowling program were recognized and congratulated by the Mayor and Council. During the recognition, it was noted that a 40th-anniversary alumni event was scheduled for the following Saturday. The event was described as an opportunity to recognize those who had participated in the youth bowling program over the years. The Council and attendees also recognized youth bowlers who had recently qualified for national competition. Nathan Long was specifically recognized, along with another participant in the Saturday youth program, for qualifying for nationals. The Mayor and Council congratulated the youth bowlers and thanked the bowling program for its continued contribution to the community. Applause was given.

Proclamation for Pocomoke Police Retiree

Mayor Nock introduced the proclamation honoring Chief Arthur R. Hancock upon his retirement from the Pocomoke City Police Department. The proclamation recognized Chief Hancock's 13 years of service to Pocomoke City, including five years as Chief of Police. The proclamation recognized Chief Hancock's service to the City, his commitment to public safety, leadership of the Police Department, and service to the citizens of Pocomoke City. The proclamation noted that Chief Hancock's final day of service with the Pocomoke City Police Department was August 31, 2026, with his retirement becoming effective September 1, 2026. The proclamation further recognized his leadership, professionalism, dedication, and commitment to public service throughout his career. The Mayor and Council formally recognized and honored Chief Hancock upon his retirement and expressed appreciation for his contributions to the City and community. The proclamation was adopted and proclaimed on September 21, 2026. Following the reading of the proclamation, Chief Hancock addressed the Mayor and Council and thanked everyone for their support throughout his years of service. Chief Hancock expressed appreciation for the people with whom he had worked and indicated that he would miss the City and those he had served. The Mayor and Council thanked Chief Hancock for his service and wished him well in retirement. Applause was given in recognition of Chief Hancock's retirement and service to Pocomoke City.

Petition for Zoning Map Amendment to PRD District of Property Tax ID 01-031643, 01030604, & 01-030590, Parcel 315,316 & 317, Owner Larry Dean Guy & Deborah N

Mayor Nock introduced the petition requesting a zoning map amendment to a Planned Redevelopment District (PRD) for the identified properties and parcels. Jonathan Guy, of 1909 Unionville Road, addressed the Mayor and Council on behalf of the property owners. Mr. Guy explained that his family owns several residential rental properties within Pocomoke City and that the proposed project, known as Furling Way, was intended to address a need for additional affordable and accessible housing in the community. Mr. Guy described the proposal as a 17-unit, one-bedroom development, with each unit consisting of approximately 625 square feet. He described the project as a "simple living" adult community. Mr. Guy stated that there is a shortage of suitable housing options for adults and older residents seeking smaller, more manageable housing. He explained that some residents currently have to leave Pocomoke City and travel to communities such as Salisbury, Berlin, or Dover to find appropriate housing. The proposed property is located at approximately 1719 and 1721 East Sixth Street and is currently zoned B-2. Mr. Guy explained that the PRD designation would be necessary to accommodate the proposed setbacks and density associated with the project. The Mayor and Council discussed the proposed development with Mr. Guy. Mr. Guy explained that the units would be rental units rather than individually sold units. He stated that the financing structure had not yet been finalized and that possible financing could include Low-Income Housing Tax Credits or a subsidized housing program. Mr. Guy identified

approximately 60 percent of area median income as a general target for the proposed residents. He further explained that the development was intended to provide a simplified living arrangement. The concept would include one electric bill for the development, with the water bill covered by the project. The development would also include a community center, central laundry facilities, and an outdoor community area. Mr. Guy stated that the intent was to provide regular activities for residents. Mayor Nock expressed support for the concept and discussed the importance of providing housing options for older residents who wish to remain in Pocomoke City. Mayor Nock stated that housing costs have become increasingly difficult for residents on fixed incomes and that smaller, affordable housing options could provide an opportunity for older residents to remain in the community rather than being forced to relocate. Mayor also recognized the importance of allowing residents who have lived in Pocomoke City for many years to remain in the community where they raised their families and established their lives. Mayor Nock clarified that the action being requested from the Mayor and Council was a recommendation allowing the project to proceed through the City's planning process, including review by the Planning and Zoning Commission. Mayor Nock stated that Mr. Guy had identified a community need and presented a project intended to address that need. Motion was made to approve the petition by Council Member Hall. Seconded by Council Member Downing. Mayor Nock called for any unreadiness or discussion. During the discussion, Council Member Marshall raised a question regarding the anticipated construction schedule and the projected timeline for commencement and completion of the project. Mr. Guy explained that the project would still have to proceed through several additional steps and meetings before construction could begin. He stated that he hoped to begin construction the following year but acknowledged that the timing would depend upon completion of the required process. There being no further discussion, the motion was brought to a vote. Hall- aye, Marshall – aye, Tull – aye, Downing – aye.

Mayor Nock thanked Mr. Guy and the Guy family for presenting the proposal.

First Reading of Resolution 2027-R-2; Surplus Vehicles and Equipment

The resolution was presented for the first reading. Mayor Nock introduced the first reading of Resolution 2027-R-2, concerning the declaration of certain City vehicles and equipment as surplus property.

The resolution provides that certain property owned by Pocomoke City has been determined to be no longer needed for public use and may therefore be disposed of in accordance with applicable City requirements.

The resolution identifies surplus vehicles and equipment associated with the City's EMS Department, including:

- 2019 Ford F-550 PL Custom
- 2016 Ford F-550 PL Custom

The resolution provides that the identified vehicles and equipment are no longer needed for public use and are therefore declared surplus property.

Second Reading of Resolution 2027-R-1: A Resolution of the Mayor and City Council of Pocomoke City, Maryland Establishing a Temporary Moratorium on Data Centers Public Hearing and Vote

The resolution was presented for the second reading, public hearing, and vote. Mayor Nock reads Resolution 2027-R-1 in full. The resolution proposes:

1. A data center means a building or group of buildings:
 - (i) Used to house computer systems, computer storage equipment, and associated infrastructure that businesses or other organizations use to organize, process, store, and disseminate large amounts of data; and
 - (ii) is not a server room.
2. A server room is defined as an on-premise room which houses computer systems, computer storage equipment, and associated infrastructure that a single business, school or organization uses to organize, process, store, and disseminate large amounts of data in furtherance of the entity's purpose.
3. There is a temporary pause on the acceptance, processing, review, and approval of applications for preliminary plans of subdivision and detailed site plans that include a data center use until the earlier of one (1) year after the date of adoption of this resolution or the effective date of comprehensive legislation enacted by the City Council to address the placement,

construction, and operation of data center uses.

4. That during the temporary moratorium established by this resolution, the Pocomoke City Planning Department shall not accept, process, review, or approve applications for preliminary plans of subdivision and applications for detailed site plans which propose a data center.

5. That during the temporary moratorium established by this resolution, the Pocomoke City Planning Department shall not accept or process an application, which proposes a data center, for a determination by the Board of Appeals in accordance with Pocomoke City Code, § 230-107 or for a zoning text amendment, initiated by an entity other than Pocomoke City, in accordance with § 230-110 and § 230-211.

6. That this temporary moratorium shall take effect immediately upon adoption of this resolution.

7. That the City Council reserves the right to extend or modify this temporary pause for such additional period(s) and upon such terms and conditions as it deems necessary to protect the public health, safety, and welfare.

Mayor Nock opened the public hearing on Resolution 2027-R-1 and invited members of the public to speak. Benjamin Jelly, of 12th Street, addressed the Mayor and Council. Mr. Jelly raised a question regarding the distinction between a data center and a server room. He stated that, as he understood the definition, an individual hobbyist could potentially have equipment in a home that might resemble a server room. Mr. Jelly explained that a resident could have servers in a basement and potentially generate significant amounts of data without intending to operate a commercial data center. He requested clarification to ensure that ordinary residential or hobbyist uses would not inadvertently violate the moratorium. Mayor Nock clarified that the resolution specifically distinguishes a data center from a server room. It was explained that the City's intent was to pause commercial data-center development rather than prevent residents, businesses, schools, or organizations from maintaining ordinary server rooms. Mayor Nock noted that City Hall itself has a server room and stated that residents would still be permitted to maintain server rooms in their homes. It was further explained that a server room does not require the same permitting treatment as a proposed commercial data center. There being no additional public comments, the public hearing was closed. Motion was made to approve Resolution 2027-R-1 establishing a temporary moratorium on data centers by Council Member Marshall. Seconded by Council Member Hall. Mayor Nock called for any unreadiness or discussion. Before the vote, the Mayor stated for the record that no one had approached the City regarding a proposed data center and that Pocomoke City had not been approached concerning a data-center project. Mayor Nock called for a vote. Hall – aye, Marshall – aye, Tull – aye, Downing – aye.

Comments

a. Comments from the Audience

1. Stephanie Dubrel, 32451 West Post Office Road, Princess Anne, identified herself as a member of the Fair Board/Fair Committee and the chairperson of the harness horse activities. Ms. Dubrel addressed the Mayor and Council regarding the status and reopening of the fairgrounds. She stated that she appreciated the City's public notice indicating that fairground governance was being reopened but expressed concern about how the fairgrounds and Fair Committee had been portrayed publicly. Ms. Dubrel stated that, in her view, the Fair Committee had attempted to follow the rules and requirements that had been communicated to it. She stated that the committee had completed the necessary paperwork, asked questions, and complied with instructions, including not using the arena after being instructed not to do so. She stated that the fairgrounds had nevertheless been shut down and that two significant financial supporters and revenue-

generating activities had been lost. Ms. Dubrel stated that some event organizers and vendors were now hesitant to work with the Fair Committee because of uncertainty regarding whether similar circumstances could occur in the future. She acknowledged that the mud bog activity could be stopped if necessary but questioned why other outdoor activities, including church activities and the demolition derby, were also affected. Ms. Dubrel stated that she had taken measurements concerning the fairgrounds and believed that the harness track was approximately 50 feet from the mud bog and the grandstand approximately 450 feet away. She expressed concern about the impact on the harness horse activities and stated that she felt the Fair Committee had been treated unfairly in public discussion. Ms. Dubrel asked how the Fair Committee could rebuild public trust following public criticism. She stated that the Fair Committee had repeatedly requested meetings, sit-down discussions, rules, and clarification regarding the respective responsibilities of the City and the Fair Committee. She referenced an earlier Fair Board meeting at which the committee had requested a clear delineation of responsibilities and stated that those questions had not been answered. Ms. Dubrel also referenced a formal request for a meeting between the Fair Committee and City Council and requested that an actual date be established for such a meeting. Mayor Nock responded that the City had attempted to address the matter and noted that the Fair Board had recently held a meeting at which City representation was invited. Mayor Nock discussed the distinction between the City's responsibilities and the Fair Committee's responsibilities and stated that prior arrangements had involved substantial City financial support. Mayor Nock stated that the City's awareness of an activity did not constitute approval of the activity. Discussion then turned to the Maryland Department of the Environment and the violation that had prompted the City's concerns. Mayor Nock stated that the matter involving the MDE violation had to be addressed and that the City could not simply disregard the situation. Mayor Nock stated that MDE could continue to inspect or address the fairgrounds and that the City needed to ensure that applicable requirements were followed. Mayor Nock also clarified that the City had not intended to permanently cancel all fairground events. Regarding an event scheduled for September 26, the Mayor stated that the City had not cancelled the event and that the Fair Committee had cancelled it. Ms. Dubrel explained that, given the uncertainty concerning whether the fairgrounds would be open and the short amount of time remaining before the event, the Fair Committee did not believe it could reconstruct the event in only a few days. Mayor Nock stated that the City had been waiting for information from MDE and did not want the Fair Committee to proceed with events that could potentially result in additional violations or financial exposure. Discussion followed concerning whether any fines had been issued. Mayor Nock clarified that the City had discussed potential financial consequences and mitigation costs but disputed the characterization that the City had stated that a fine had already been issued. Mayor Nock stated that the City had spent approximately \$40,000 to \$50,000 on mitigation associated with the earlier matter. Ms. Dubrel asked whether the matter had been fully resolved. Mayor Nock clarified that MDE had not formally closed the matter but stated that the City had completed its work on its end and that the matter was being addressed with the City's engineers, who would continue working with MDE toward resolution. Ms. Dubrel stated that she believed the Fairgrounds and City could work together to improve the facility and increase its

activity. Mayor Nock responded that the Mayor and Council were not opposed to the fairgrounds and stated that the City wanted the fairgrounds to succeed. Mayor Nock also discussed the City's prior efforts to assist the Fair Committee, including financial assistance related to fair rides. Mayor Nock noted that the City had provided funding when the Fair Committee did not have sufficient funds for the rides. Discussion also addressed the length of the annual fair and the City's previous recommendation that the Fair Committee consider reducing the number of days. Mayor Nock stated that the City had offered assistance and that it was not the City's intention to take over operation of the fairgrounds. Mayor Nock also addressed public discussion concerning whether a data center was being proposed for the fairgrounds and referred to the City's first reading of the data-center moratorium. Ms. Dubrel stated that some of the City's previous discussions had been difficult to interpret because several matters were discussed at the same time. Discussion returned to upcoming events and the fact that some organizations had already moved events to other locations because they were uncertain whether the fairgrounds would be available. Council Member Marshall acknowledged the loss of those events and stated that the City also regretted losing activities that were valuable to the community. Council Member Marshall further stated that the City had been waiting for a response from MDE and that, because the City had not received a timely response, there was uncertainty concerning whether events could proceed without potentially creating additional compliance issues and asked what she wants from the city. Ms. Dubrel stated a strong wording that the fairground is open from the city. Council Member Marshall then stated that the fairgrounds were open and expressed a desire for the Fair Committee to continue operating the fairgrounds in the future. Council Member Marshall also stated that, if possible, the City would like to structure the fairgrounds so that responsibility for operation, maintenance, grass cutting, insurance, and related expenses could eventually be transferred to the Fair organization through an appropriate arrangement. Council Member Marshall stated that the City would be willing to work toward such an arrangement and expressed a desire to see the fairgrounds continue to operate successfully. Ms. Dubrel thanked the Mayor and Council.

2. Dale Krantz, 337 Winter Quarters, addressed the Mayor and Council concerning several neighborhood matters. The resident stated that there had been increased traffic late at night traveling toward the area of the old maintenance shed behind his residence. He asked whether the City could address access to the area and whether police patrols or other measures could be used to discourage unnecessary traffic. Discussion indicated that the area had experienced increased traffic and that the City would look into restricting access around the old maintenance shed. The resident also raised a concern regarding the water system in the Winter Quarters area. He stated that the water quality in his area had been problematic and discussed the use of a recirculator. He stated that another nearby area had a continuously operating recirculator and appeared to have better water quality. He expressed concern regarding rust in the water and stated that water filters at his residence became discolored and required frequent replacement. Mayor Nock requested that the resident provide his contact information to the City Clerk so that the City could follow up with the issue. The resident was advised that City personnel would be contacted to investigate the matter. The resident also raised concerns regarding the dock and parking area near Winter Quarters. He stated that portions of the dock appeared to be

deteriorating and expressed concern about the safety of children using the dock. Mayor Nock stated that the dock was scheduled to be repaired and that City officials had previously inspected it. The resident also discussed parking near the boat ramp and stated that vehicles had repeatedly parked in front of the ramp, preventing residents from launching or retrieving boats. He requested that the City consider clearly marking the no-parking area around the boat ramp. The resident also expressed appreciation for the City's work and stated that the log cabin and surrounding area were valuable community resources that were receiving increased use. The resident thanked the Mayor and Council for their attention to the concerns.

b. Comments from the City Manager

1. City Manager Brandy Matthews provided several administrative and community updates. Ms. Matthews reported that the anticipated bridge closure had been moved to Monday, September 28, 2026. She stated that the current projected completion date remained November 8, although the construction was expected to last approximately 60 days. She noted that the timing could affect the City's Christmas parade because the bridge would need to be in the down position to accommodate parade traffic. Ms. Matthews stated that she would follow up to obtain a more definitive completion date. She reported that repairs at 2 Riverside Drive were scheduled to begin September 28. The work would include replacement of the floor and related improvements. Ms. Matthews also reported that the second phase of the Mayor's Safe Path Initiative was scheduled to begin in November, weather permitting. The second phase would continue work on Snow Hill Lane, Payne Avenue, Dorchester Avenue, and Somerset Avenue. Regarding upcoming meetings, Ms. Matthews reported that the Planning and Zoning Commission meeting had been moved to Wednesday, September 23, 2026, at 6:30 p.m. She also reported that a special Mayor and Council meeting would be held on September 28, 2026, at 6:30 p.m. for the public hearing and vote on Ordinance 2027-O-1, concerning regulations for accessory dwelling units. A regular work session would follow immediately afterward. Ms. Matthews stated that the next regular Mayor and Council meeting was scheduled for Monday, October 5, 2026, at 6:30 p.m. She also stated that the next Board of Zoning Appeals meeting was scheduled for Wednesday, October 7, 2026, at 6:30 p.m., pending applications. Ms. Matthews then provided information concerning the City's upcoming Hometown Throwdown events. She stated that the two-day event would take place Thursday, September 24, and Friday, September 25. The Thursday event would begin at 6:00 p.m., and the Friday event would begin at 5:00 p.m. The event would include musical entertainment, vendors, and a Touch-a-Truck component on Willow Street on Friday. Ms. Matthews stated that the event would be held rain or shine and that concerts would be moved into the Mar-Va Theater, if necessary, due to weather.

c. Comments from the City Council Members

1. Council Member Hall – Council Member Hall stated that, following a previous presentation concerning a video project, he did not understand that the City had already committed approximately \$17,000 to the project. He stated that he learned of the expenditure through Facebook approximately two days later and expressed concern that Council Members should be kept informed of significant City expenditures and decisions. He acknowledged that formal quotes might not be required in every instance

but stated that he wanted to be kept informed of matters of this nature. Mayor Nock responded that there had been no intention to exclude or withhold information from Council Members. Mayor Nock explained that, while the agenda was being developed, the Mayor had specifically indicated that matters requiring Council consideration needed to be placed on the agenda. Mayor Nock stated that a conversation with the individual involved had been preliminary and was intended to gather information and determine what was being proposed. Mayor Nock reiterated that the intent was not to keep Council Members out of the process or create a situation in which a Council Member would be unaware of City business. Council Member Hall acknowledged the explanation.

2. Council Member Marshall – Council Member Marshall thanked the members of the public for attending the meeting and encouraged residents to continue attending Mayor and Council meetings so that they could remain informed about City activities. Council Member Marshall also recognized the Guy family and the Furling Way project. He stated that projects addressing identified community needs were valuable and expressed support for efforts that provide needed housing and services to residents. He congratulated the Guy family on the proposed project.
3. Council Member Tull – Council Member Tull thanked the members of the public for attending the meeting. She announced that she would be hosting an open mic event at the Pocomoke Public Library on Friday evening at 6:30 p.m. She encouraged residents to attend even if they did not intend to participate in the open mic portion and stated that the community had numerous activities from which residents could choose during the weekend. She thanked everyone for attending.
4. Council Member Downing – Council Member Downing thanked the public for attending and stated that it was good to see everyone out at the meeting.

d. Comments from the Mayor

1. Mayor began by informing the public that interviews for the position of Chief of Police would be conducted on Wednesday. Mayor Nock stated that three qualified candidates would be interviewed and that the interviews would be conducted via Zoom. Mayor Nock explained that, at the same time, the Planning and Zoning Commission would be meeting in the Council Chambers, resulting in multiple City activities occurring simultaneously. Mayor Nock stated that the Council looked forward to reporting back to the community following the interviews.
2. Mayor Nock reported attending a recent meeting of the Downtown Pocomoke Association. Mayor Nock stated that the organization had discussed plans for the Christmas season, including creating a North Pole-themed Christmas display. The proposal included placing Christmas trees throughout the downtown area and utilizing two vacant lots for seasonal activities. Mayor Nock encouraged organizations, churches, families, businesses, and other community groups to participate by decorating Christmas trees. Mayor Nock stated that the goal was to bring the community together and create a festive downtown environment during the holiday season.
3. Mayor Nock also discussed preliminary ideas for a possible community festival in April. Mayor Nock stated that the event was still in the conceptual stage and that the anticipated cost would require significant sponsorship support. Mayor Nock indicated that Events Coordinator Mike Shannon was working on ideas for the potential event and that additional information would be presented when appropriate.

4. Mayor Nock reported visiting the Pocomoke Model Train Club at the train station. Mayor Nock described the display as impressive and encouraged residents who had not visited to do so. Mayor Nock stated that the experience provided an opportunity to appreciate another community asset and recognized the volunteers involved with the model train club.
5. Mayor Nock thanked Benjamin Jelly for joining the Beautification Commission. Mayor Nock stated that the City was looking forward to the Commission's first meeting and noted that Ben Zito would be leading the work associated with the Commission. Mayor Nock expressed enthusiasm about Mr. Jelly's participation and the work the Commission would undertake.
6. Mayor Nock returned to the discussion of the Furling Way proposal and stated that projects such as the proposed development were important considerations for the City's Comprehensive Plan. Mayor Nock emphasized that, while attracting families and new residents is important, the City must also consider residents who have lived in Pocomoke City for many years and who want to remain in the community as they age. Mayor Nock stated that residents who grew up in Pocomoke City, raised their families there, and later retired in the community should have opportunities to remain in Pocomoke City. Mayor Nock described the Furling Way proposal as a potential example of the types of housing considerations that could be incorporated into the City's Comprehensive Plan. Mayor Nock stated that he looked forward to the Guy family working with Planning staff, including Planning Director Kristen Tremblay, as the project continued through the City's planning process.
7. Mayor Nock then addressed the ongoing Fairgrounds matter. Mayor Nock stated that, for several weeks, the Mayor, other elected officials, and City staff had attempted to contact the Maryland Department of the Environment (MDE) concerning a Title 4 violation associated with the fairgrounds. Mayor Nock stated that the violation had been dated August 31 and that the City received notification on September 7. Mayor Nock stated that there had been a delay in receiving a response from MDE and that an email received earlier that morning provided additional information concerning why previous communications had not received responses. Mayor Nock stated that City staff had also attempted to contact MDE but had not received a response. Mayor Nock emphasized the importance of presenting the entire situation accurately. Mayor Nock stated that the violation had been remediated within days of the City's notification and clarified that the remediation did not take the entire two-week period. Mayor Nock recognized several individuals for their efforts in addressing the matter, including Dean Ennis, John Smith, Mike Shannon, and Mike Wyatt. Mayor Nock stated that City personnel had worked to address the violation and that City staff had continued attempting to communicate with MDE. Mayor Nock also referenced communications from City Manager Brandy Matthews concerning unanswered questions surrounding the violation. Mayor Nock stated that the unresolved questions had prevented the City from moving forward on certain matters until clarification could be obtained. Mayor Nock discussed the mud bog pit and the buffer-zone issue and stated that the City had previously been told that the mud bog pit was not located within the applicable buffer area. Mayor Nock stated that the subsequent violation notice created additional questions concerning how the buffer area was being interpreted. Mayor Nock expressed a desire to see the fairgrounds

restored and beautified and stated that necessary repairs should be addressed. Mayor Nock reiterated that the City was willing to assist the fairgrounds and work collaboratively with the Fair Committee. Mayor Nock stated that the goal was not to force any business, organization, church, resident, or other entity out of the community. At the same time, Mayor Nock emphasized that applicable rules and requirements must be followed by the City, residents, and businesses. Mayor Nock referred to the Furling Way project as an example of a project that was following the required process and stated that there are procedures that must be followed before projects can proceed. Mayor Nock concluded by asking everyone involved in the various City issues to work collectively, avoid assumptions, and focus on resolving issues rather than targeting individuals or organizations. Mayor Nock stated that the goal should be to make Pocomoke City an excellent place to live and emphasized the City's history, community, and unique character.

Mayor Nock thanked the public and concluded the Mayor's comments.

Motion to Adjourn to at 7:35pm 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.

Approved: 
City Clerk