

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in Council Chambers on Monday, June 16, 2025. The meeting was called to order at 6:30 pm.

Present:

Mayor: Todd Nock

Council Members: R. Scott Holland, S. Tull,

Diane Downing, Brooke Cottman

Interim City Manager: Brandy Matthews

Attorney: Andrew Illuminati

City Clerk: Melinda Stafford

Pledge of Allegiance, Call to Order, Prayer by Councilmember Tull

Approval of Minutes from Meetings of May 20th Work Session, June 2nd Mayor and Council Meeting, June 2nd & 9th Closed Session Statement

Motion to approve the minutes of May 20th by Councilwoman Downing and seconded by Councilwoman Cottman. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull – aye. Motion to approve the minutes of June 2nd Mayor and Council meeting by Councilwoman Downing and seconded by Councilwoman Cottman. Motion Passes. Holland – aye Cottman – aye, Downing – aye, Tull - aye. Closed session statements read by Mayor Nock.

Review and Approval of Current List of Bills for Payment

The bill list was presented for payment. Motion to approve the bills as presented by Councilwoman Cottman, seconded by Councilwoman Downing. Motion passes. Holland – aye Cottman – aye, Downing – aye, Tull - aye

Approval of Police Department Purchase

Chief Hancock Presents his invoice for a new fingerprint machine. The purchase price is \$28,980. The Police Department is having a lot of trouble with theirs. The good news is it doesn't come to any additional cost to the taxpayers. The Chief has spoken with Ms. Matthews quite a few times and they have a decent amount of money left in our salaries where we've been short staffed throughout the year. He is respectfully requesting to move any funds from there into our capital outlay so we can purchase this at no extra cost to the city or citizens. Motion to approve by Councilwoman Cottman and seconded by Councilwoman Downing. Motion passes Holland – aye Cottman – aye, Downing – aye, Tull - aye

Neighborhood Camera Upgrades

There is an explanation about the past conversations on cameras from Mayor Nock. Chief Hancock then narrows it up. We're looking to upgrade and install four quad cameras. I welcome any of you at any point in time. We just got two quad cameras that's been installed and hooked up. As far as LPRs are license plate readers and license plate readers have a live camera on them as well. They bundle together a shop detector and for LPRs that will have live cameras on them and they'll strategically place throughout the city in the north side, Southeast West Manor. \$29,800. That's an annual cost, but it's only a one-year commitment. The total cost of the project for the cameras and the LPRs and the shop detectors, \$59,800. We take in \$25,000 annually on Redspeed. Police Department was granted into our capital outlay \$23,000 for upgrading new patrol rifles and \$11,000 in our capital outlay for painting the inside of the police department. Motion to approve made by Councilman Holland and seconded by Councilwoman Cottman. Motion passes Holland – aye Cottman – aye, Downing – aye, Tull - aye

Second Reading of Resolution No. 2025-R-14: Approval of FY2026 Pocomoke City Budget; Hearing and Vote

Mayor Nock holds the second reading of the resolution then opens the floor for public comment. A citizen approaches the podium is informed that he for the next hearing. The public hearing is closed. There is no council discussion. Motion to approve by Councilman Holland, seconded by Councilwoman Downing. Motion passes. Holland – aye Cottman – aye, Downing – aye, Tull – aye Mayor Nock appreciates the hard work of Ms. Matthews for getting the budget balanced on time while listening to the employees and the Mayor and Council.

Second Reading of Ordinance No. 2025-O-5; Ordinance Amending the Pocomoke City Zoning Map 01-015095; Hearing and Vote

Mayor Nock holds the second reading of the resolution. The Chairwoman of the Planning and Zoning Commission, Nola Tullar, states that this is pretty much straightforward. It was brought up within the motion of denying this that the commission is pretty much in consensus that the council will have to address this planning and zoning will also have to address the new ADU law effective January 1st. This property might be falling into that category if its owner occupied and then the other half is. The way that we are interpreting that law is that if half the property is occupied by the owner, then the other half and or accessible dwelling unit could be provided in some fashion and that that's where we're going to get in. We have to get into the guts of this thing now, but we have to do it. There's no getting around it. And that may be a plus to some property owners and it might not be a plus to some others. That is pretty much the consensus of the Planning Zoning Commission at the time.

The floor opens the floor for public comment. Mr. Edwin Flores, the owner of ICHOR, LLC states that the property was initially built as a complex and its layout and design reflect this intention. The existing structure is not conducive to a single-family residence and attempting to convert it would require extensive and costly renovations. By reverting it back to its original use, he can maintain the property integrity and avoid unnecessary alterations. Furthermore, the property's existing infrastructure supports the provisional two-family dwelling designation. The property features two existing driveways that can accommodate two to three cars on each side of the property.

Sara Chapman approaches the podium. She states that her argument is that there was that if we ever had a buyer that she would be allowed to keep it the way that it was. Realizing that the fire, since it had caught fire, it changed hands. The fire is what displaced that and made it half vacant. So if this is true, what she was told is that if a fire destroyed it, she would be able to rebuild. That kind of falls along the same lines for this gentleman. She would think the one side you can occupy it as it is now unless much has changed since we had viewed it. The one side was totally livable; the other side is destroyed by the fire.

Public Comment is closed; Council discussion is open. Councilman Holland states that he can think of just in the past year where it's a multi-family complex and then it's been vacant for too long and then it has to come in and it gets presented to civil agency. It's an ongoing issue that we have in the county. By the way it's worded right now, he would agree with Ms. Tuller that with the findings of planning and zoning, but I don't agree that as what's best for these property owners and they this town. He knows that some people living in single family homes is the best outcome, but some of these, some of these houses just aren't meant to be occupied by single families.

Mayor Nock states that this conversation has been had many times. If Council want this, if you want our planning and zoning department to adjust the building, give the interim city manager direction tonight to have her adjust it, send it to planning and zoning and then it'll come to the mayor & council. This isn't number three, this is number four. There's another person who's going through the same issue on Market Street. You can do a code amendment. The other big part of this is as the comprehensive plan is redone, you're going to do a zoning map change. So, another thing to think

about is if you have a, you know where these houses are, you could create like a floating zone over a certain set of, like, number of blocks or a code change. If you're in that floating zone, because these larger houses aren't throughout the whole city, they're just in some areas, but they go through multiple zoning districts. You could create, like within that zone, a larger time frame than outside that zone. So there are a couple of ways to go about it. Seeing maybe what the planning commission does through the comprehensive map, maybe one. The thing is, when you do a code change, it applies to all the houses in that zoning district. So it's not just that house that may be a certain size. It could be other houses that are smaller, which creates that problem. You might have to set a square footage. You might have to. It may not just be a, let's take it from six months to two years. Square footage is important. It may be a zoning district. I think a lot of these houses aren't in the outer reaches of that historical district. There was a question asking, "Was it taken into account that the drone was damaged by fire?" The response was no, there was no mention of any fire anywhere.

It did appear when Mr. Brandewie went to the property it was livable. That was October of 24 and Mr. Flores purchased it in April of 24. Mr. Brandewie, went for an inspection on October of 24th. It was in livable conditions. There was no sign of any kind of fire perception.

Council can't make a decision on this right now. Councilman Holland makes a motion to approve and there is no second. The motion dies

Great Pocomoke Fair Inc. August Event Permits

Sara Chapman approached the podium and asked Mayor and Council for the liquor license for August events. Council asked if she was going to have liquor at all events Her reply was no. It will be at the fair, horse shows, and monster truck she believes. Motion to approve by Councilman Holland for the Pocomoke Fair, The Monster Truck Show, the Horse Show on 9/6, 10/11, 11/9, and the Mud Bog seconded by Councilwoman Cottman. Motion Passes Holland – aye Cottman – aye, Downing – aye, Tull - aye

Comments

a. Comments from the City Council Members

1. Councilman Holland – all the kids that finish up public school equipment tomorrow had a good summer. Sorry that he missed the public safety meeting. Official request for Brandy to start working on us looking at ordinance regarding some of issues that.
2. Councilwoman Tull - after our public safety meeting this past week she's seen an influx of our police officers on the street. just want to say I appreciate that
3. Councilwoman Downing – Thank you very much for coming. know just we have a beautiful. Community and she'll text all the chiefs and to pastors to other folks that join them.
4. Councilwoman Cottman – acknowledge Scher's for all of their years of service to the community. I know they announced that they are going to be closing regular soon to retire and I also want to thank all comments.

b. Comments from the Mayor

It was great to see so many people who have chosen to be invested in solutions. If the whole town comes together, we can come up with viable solutions and that's what happened. That's what the public safety is for. Then we will be doing a service to the people of this community. Dialogue is healthy. We are not the Pocomoke City mayor and council of the 90s in the early 2000s. We have voices. If we want this community to be propelled, we have to speak up. The biggest issue that Pocomoke City has really had is that there's been so much thrown at the elected body that we've been putting out little fires at the little fire, saying, doesn't it feel good? Now we don't have to put out the little fires. Now the real work can start. Now we can get back to appreciating what Pocomoke

actually means. Ms. Matthews mentioned something to me about the skate park and she couldn't remember at the time why the skate park was closed. It was closed? It was because they were doing work on the bridge. So, the city closed it temporarily and we never opened it back up. So, with that being said Saturday morning, the state parks going to be back open. The appropriate protocol and procedure is that people have to go to the police department and they have to fill out their paper at the police department. "We are the body that is going to change this thing. We are the body that is going to make changes happen. We are the body that is going to restore and make things new. We need the whole entire community to be on board with everything that."

Starting July 1st, Ms. Brandy Matthews will become our deputy city manager. There will still be a city manager. There are two candidates for the city manager position, but Ms. Matthews will be stepping into the role of deputy city manager. As time progresses, we will outline the things that she will be handling versus what the city manager will be handling. Brandy has a pulse on almost everything that's going on in the city. The Mayor has had the luxury of coming here every day, almost every day on my lunch break, not because I always wanted to, but because I have a duty to the residents of this town and has watched her talk to business owners. He thinks that's what the City has been missing all along. Councilman Holland stated that when the Rec Committee was active the skate park was closed down for safety hazards because the layout of the skate park. Some of the ramps and rails were not set up properly and he received ideas from a gentleman who helped the Salisbury skate park. It was a great night at the public safety meeting. \$35,000 was raised in pledges for our community center. Neighborhood Watch, reinstated youth Task Force. The email has already gone out about the meeting. Arts Commission. Councilman Holland stated that former Councilwoman Troast suggested that mentioned the idea of opening an account at a bank where people from the town is met it can go and donate money as they please. Once the goal for what we need for community center. It's a way maybe for us to come together pulling funds to make this a realistic option for us.

There was a comment made on Facebook saying that in a meeting he stated that mayor and the council run the town I did not say that. He invites everybody to go listen to the live and as a matter of fact if you want the video of what he said he can air drop it to you but what he said was it he was time for the city to be proactive when we talk about the 81 acres of undeveloped land that the city owns that the city is in the driver's seat and that the city not just the mayor council but he said the planning and zoning Commission I said the board of zoning now this board is only appeals and he even said and maybe even the economic development Commission once it's formed will be in the driver's seat to determine what comes to this town. He didn't say they run the town. However, they are the mayor and council and they do have a voice to use, to speak, to say. He would like to thank the Planning and Zoning Commission for all of their hard work and wants to have things done by the end of the year. First concert in the park on June 19th, Juneteenth activities include open mic. Saturday, right out front here in front of the one room schoolhouse, the Sturgis woman schoolhouse. It will have a festival, free food, bringing kids out. It's not just about Juneteenth; it is about community as well from Councilwoman Tull.

c. Comments from the Interim City Manager

Thank everybody for their prayers, blessings this week. Thank you to EMS for looking out for me. Thank you to the mayor, to council, everyone. Cypress Park Nature Trail. GMB will be come and they will walk the nature trail with Karah and Mike Wyatt. She told them it is imperative you must walk the whole nature trail, not just the piece of it. The whole nature trail has to be walked with the representative from GMB. They're going take pictures and then they're going report back. The

community garden sidewalk project is about two thirds the completed at this point. The hope is that it will be completed before Sunday for the Pocomoke City tour when MML comes through. The fairgrounds wetland did receive one to one mitigation from MDE. They will visit the city again while to do another assessment. That assessment is going to tell the city whether or not it can be mitigated on site and whether or not MDE is going to approve those claims. Right now, based on the one on one mitigation, it looks like you can say where it is. It's still ultimately MDE's decision on what they approve. She sent out a letter to Worcester County asking that the remaining funds be earmarked or encumbered for us to finish renovations. When she actually reread what that grant was restricted for. It was only restricted originally for upgrades of electric and hvac. The Police Chief talked about the camera placements and the public safety, but two of the four poles have been installed and the other two will be installed once Miss utility locates it. Our public works building is slated to start in July weather permitting. The trusses have been ordered and they should. The trustees actually should be here before the end of the end of the month. We finally got our reimbursement back for CIPP Phase One. CIPP Phase Two project is expected to start beginning of July. The contractor is aware of four Friday events and they're also aware that they have to contact Susan and Kara because that would be coming from 7th street down to Front street which it could enter fever at some point during the fourth Friday events. Open Enrollment has begun for the city employees everything is done through the portal.

Mayor states that at the next meeting the City will be doing appointments at the next council meeting.

d. Comments from the Audience

1. Chief Hancock - three old vehicles that we got rid of, put them on dub deals instead of getting a couple hundred bucks a piece for them. Out of the three, we ended up getting just shy of 8,000. So that's money that can be put right into the outfit, the new vehicle. couldn't believe the number of people that come out for that meeting, it was amazing.
1. Corporal Lavery - developing a citywide app. primary objective of the application is for critical incidents that we have inside the city. will be able to quickly and. Efficiently tell anyone who downloaded the application whether they're at large, whether they've been apprehended, areas in which people should avoid due to the critical incidents. Contact police.

Motion to 10 minute recess to Closed Session at 7:58pm by Councilman Holland, seconded by Councilwoman Cottman

Approved: 
City Clerk

Agenda items may or may not be considered in sequence. This agenda is subject to change to include the addition or deletion of items, including executive/closed session.