

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held Council Chambers on Monday, July 7, 2025. The meeting was called to order at 6:30 pm.

Present:

Mayor: Todd Nock

Council Members: S. Tull, S. Holland,
Brooke Cottman, C.L. Marshall, D. Downing

Deputy City Manager: Brandy Matthews

City Clerk: Melinda Stafford

Pledge of Allegiance, Prayer by Councilmember Downing

Approval of Minutes

Motion to approve minutes made by Councilman Marshall, seconded by Councilwoman Downing. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

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 Downing, seconded by Councilwoman Cottman. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

First Reading of Resolution No. 2026-R-01: Declaring Certain Property as Surplus and Sold Through Private Sale

Mayor Nock stated that this is the first reading. He then reads the resolution aloud.

Swearing in of the Beautification Commission

Particia Miller, Miriam Cane, Laurie Kamps, Esther Troast, Samantha Musgrave approach the Council and are sworn in as members of the Beautification Commission. Barbara Lord and Lendora Bonneville were not in attendance to be sworn in.

Boat Docking Event for 8/16/2025 Approval

Mike Shannon and Caitlin Evans approach the podium seeking approval to have the annual boat docking event. This is their 12th year on Saturday, August the 16th. Mayor Nock explains that there is a potential that the event could be extended the event to the 15th and the 17th. The permit for Pocomoke city is reviewed and questions are asked concerning alcohol and credit card sales. Motion to approve the alcohol permit for the 15th through the 17th made by Councilman Holland, seconded by Councilman Marshall. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

Petition for Zoning Amendment – Parcel 1606 Old Virginia Road

Keith Iott, owner of Iott Architecture Engineering, comes to the podium. He explains that he has been working with the principles in Miles and Maine Property Group. They approached him about a development and to create a redevelopment scheme for the property. The property that was the former Sharp Energy utility scale propane battery on Old Virginia Road. The owners of the property group want to obtain what's called a planned residential development PRD or planned residential community. Right now, the property is zoned business. It had considered rezoning to residential, but the setbacks are zoning ordinances are written around much larger parcels than this. They developed

a responsible concept for this site that will have 15 dwelling units. The building would be three stories high, a variety of three-bedroom and two-bedroom units, at market rate. It would be appealing and they can discuss what their target market is. The property is located 150 yards from the high school and there's a lot of foot traffic. They are also proposing a sidewalk along Old Virginia which is going to be important and very likely that sidewalk that would then be contiguous with the property that they already have. There is a large common area, storm water management facility for Cedar Run Development that is at the northwest corner of this parcel. They are proposing an active recreation area of approximately 1500 square ft. The engineers and owners have met with the Planning and Zoning board. The engineers asked what comes next in the approval process. The Mayor responded that before we would move forward step by step it would have to go to Planning and Zoning Commission, it would have to go the Board of Zoning Appeals because we would be trying to change it from business to multi-family then it would come back to the Mayor and Council. So roughly if it were proactive about all of this roughly it would be about three to four months which were in June or July so August, September, October, November. They were asked to keep Ms. Matthews in the loop on progress.

Opening of Bid – Sludge Removal

Ms. Matthews approached the podium and informs all that an RFP had been placed for the sludge removal down at our wastewater treatment plant. Only received one bid, one seal bid. It was asked by Council when's the last time that was done? Last year was her response recalling the amount paid was \$39,000. The scope of the work was to remove up to 15 truckloads of grit from the main pond, approximately 20 tons per load. Material will be piled onsite and allowed to dry for three days, loaded and hauled to the Worcester County land field. Five truckloads of number 57 stone will be delivered, spread on drying area, upper road and driveway and the price includes long reach excavator loader trucking lane filling tipping fees. This bidder did supply their certificate of liability insurance, their MHIC license, their W9, and the only bidder that we had was Miller's Land Services Incorporated with a price of \$45,200. It was asked if Ms. Matthews remembered who the successful bidder was last year? It was Harry White. Motion to approve the bid by Councilman Marshall seconded by Councilwoman Downing. Motion passes. Councilman Holland abstained because of his relationship with members. Holland – abstained Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

Comments

a. Comments from the City Council Members

1. Councilman Cottman – Thank all the members of our beautification committee. Thank you all for coming out tonight. Appreciates all of your contributions to our city
2. Councilwoman Downing – Thank everybody for coming out.
3. Councilwoman Tull – echoing what everyone else said, it's good to be seen. Good to see everyone.
4. Councilman Marshall - Glad to see Mr. Shannon back up and running. Look forward to successful talking about event.
5. Councilman Holland - hope everybody had a good July 4th holiday weekend. be on the lookout for some events coming up in the summer and the fair is coming up at the fairgrounds and different events throughout the summer

b. Comments from the Mayor

Council, you kind of heard my discussion with Mr. and Miss Evans to kind of extend

our boat docking weekend to a more family friendly and family fun event. So, he's asking for your permission to create an ad-hoc committee which is a temporary committee to work with Mr. Shannon and Miss Evans to plan out that weekend aside from everything that is set in stone for that Saturday. What are we what are we looking at? What are we thinking about? He's throwing out there, and hoping that you would, you know, offer some ideas. This is on the 18th, 17th, and 15th. Any ideas can be put them to good use. Riverfest weekend. Something like the old Cypress Fest. Is that where your head is? Yeah. So just so just just for a point of clarification, he knows everyone has seen the comments on Facebook about the Cypress Festival. The first thing he wants to say is the city was never in charge of the Cypress Festival. It was the Pocomoke City Area Chamber of Commerce that did the Cypress Festival. The Cypress Festival did not go away when he became Mayor. The Cypress Festival has been gone for nine years. This will be the ninth year that we have not had the Cypress Festival. He was kind of surprised when people were complaining about it online because, you know, I posed the question, where have y'all been for the last nine years? There is plenty plenty of work to do in this city. There's plenty of things that we can be involved in. He appreciates the ladies that have stepped up to join our beautification commission. Something that we started um back in 2019. I appreciate people like Miss Evans, Mr. Shannon. Honestly, I appreciate everybody in this room because when I look across this room and I look over here to this side, these are people that are actively engaged and volunteering and you all, while none of you have ever probably been on an official city committee besides Councilwoman Troast, you all have been very active in this community. Mr. Harold, anytime we need anything, he knows that you're just a phone call away and you're involved in in trying to help and make things happen. This room is a representation of the work that goes into Pocomoke City. Everyone understand the logic of the mayor and city council being making legislative decisions for the town, but sometimes we also have to make decisions that promote the quality of life as well. That's what this is. Are we done talking about? Councilwoman Tull shares that on the August 15th and 16th and 17th there are events happening. On the 15th, there is an open mic at the public library at 6 p.m. She is willing and I am the host of that. She is not willing to move it, but tie in with whatever you guys are doing just to make it, you know, family affair. People want to come to that. No problem. The mayor wanted to announce that our project funding for phase two of our CIPP line was approved um on July the 2nd. The city will be receiving funding which is going towards of course the improvement of our water pipes in this town. So, Miss Matthews, thank you for your hard work. I know I didn't I haven't said anything to you about it. He did get the email from the state that we were approved. Thank you for your hard work and council, thank you all for your hard work and making sure that these types of things happen. It seems that things are becoming a little effortless for the city of Pocomoke now. We have a great staff that is willing and that's ready. I have the deepest respect for Mr. Wyatt and Lacy out there to code enforcement, but I rode through the town on Saturday. It makes no sense. This town does not look welcoming. There were freezers out on people's porches. That's crazy. It is time for us to get serious. I don't know. It could be a case where we do need to hire another code enforcement office or at least hire somebody part-time that is going to be able to really hone in on it. Rental registrations, the program, the project is booming. So where does that leave us? If we only have two people working in an apartment and their focus is the rental registration, something is being neglected. So council, I'm telling you all tonight that we need to talk about hiring someone else to work in our code enforcement department because there is a lot of code violations out there. He can ride through the town and he can see them, he knows people are riding through the town. It's not just vegetation violations. We want people to paint their house. Nobody's house should have exposed wood. Nobody's shutter should be faded. It doesn't make any sense. He's not complaining about code enforcement. He's really complaining about the residents of this town. You get online and you post about how things could be this and how should be

that, but you won't take care of your properties. It's up to us as the residents of this town. We own these houses. Then if you don't own, you rent. That's self-invested capital. It has no business looking like this. You got living room furniture outside of people's houses. That's illegal. That's against the code. We keep talking about economic development. Economic development. Who the is going to come here with a town that looks like that? Nobody. No one's going to come here. On a positive note, I hope that everyone had a beautiful Fourth of July weekend. We are looking forward to the events that are going to be happening at the fairgrounds. The fairs decided that they are going to throw the mayor's race back into their schedule. He's going to be trotting on the back of a wooden horse. Hobby horse. He's excited about the events, excited about the development, excited about where our town is going. It's just going to take us to pull together and continue to communicate. We look forward to neighborhood blocks coming together this week. I will be scheduling the meeting with our youth task force which is a combination of teachers from all of the schools and even some of our retired teachers. Council Member Tull is actively working with our arts commission. So, we're moving in the right direction. I'm excited about we're going. But please, y'all, let's clean up this town. Comment from our deputy city manager.

c. Comments from the Deputy City Manager

To elaborate, GMB, MDE, and Main Lining were here on July 1st and we had our kickoff meeting. we received our notice to proceed. So, they're supposed to start the CIPP project July 14th with a substantial completion of November the 10th, but instead of starting from Seventh Street down to Front Street, they're going to start Front Street and go to Seventh Street first. It was explained to them about four Fridays and the fall festival and they are aware that they will have to stop at a certain time um in order to complete that project. Now, there could possibly be some issues with parking on the side. They may have to park in the municipal parking lot to complete the project. If you have not been down to the community gardens, it is completed. It is beautiful down there. It's very accessible. We also have on this weekend they completed the 25 uh foot buffer setback. So if you go down to the fairgrounds you'll see that it's been leveled off. Within the next week they will hydro seed. I've decided not to do any seeding this week considering the rain and the possible storm that's coming in. Also, if everyone did not know that the softball Maryland softball is here from the 7th through the 11th, is that correct? At New Town Park. Mayor Nock added, "I do have another comment. So, council, Miss Matthews approached me. I thought it was going to be maybe on the agenda tonight. Miss Matthews approached me about the city possibly running sports leagues. She took a look at the financials and realize that it wasn't going to be much of an overhead cause, be on the lookout for more details from Miss Matthews concerning um the sports leagues. In my talks with Miss Becker, she basically said, "Hey, listen. How you really want to start it is you kind of want to start it at a drop in. You want kind of want to grab the kids interest." I still stand by my statement that I made at our our emergency community meeting, it is not our job to raise people's children. However, it is our job to reestablish the respect of this community. And this is a way for us to reestablish respect among the youth in our community. I got one other thing. I'm sorry. I did start around Thursday. I believe it was Thursday. Walnut Street. These were just some of the ones that I that have been addressed or sidewalk. Within the next couple weeks, we will be going through going through the streets and looking at the sidewalks, specifically the ones where we had the meter pit projects with replacing the water meters and we will be assessing those sidewalks and they will be corrected." It was also added by Councilman Holland that homeowners who have had their sidewalks um dug up, they will be corrected. Just give us a couple weeks and we'll go from there. Thank you. And just to just to piggyback off of what you said, Miss the Future Warriors program, they started with some programs this week and they some will go they'll start on 11th. They're different dates if you look them up on

their website. It's \$5 per child and it's a drop in style type and it's a they got coaches from the high school teaching each sport at the camp. So, it's a good avenue for kids also.

d. Comments from the audience

1. Mike Shannon -907 Laurel Street,

Was involved with Cypress Festival for over 35 years. I was in charge for 33 years. This would be a great thing to bring back some of the events we used to have back then if we can incorporate them into the boat docking weekend. Another of the other things you touched on, we talked about beautification in Pocomoke and how you rode around and look, I ride around a lot too and I look, could we possibly think about doing a vault pickup more than once a month? I've had stuff sitting on my street since like the third week of June and it's still there and it won't disappear until next Wednesday. So maybe you can consider doing it twice a month instead of once a month, especially the brush because people are cutting stuff down, especially during the summer. Yeah, when it's warm out or whatever. That's definitely when it needs to be done at least twice a month in my opinion. That's just an opinion of mine. Well, I don't know what Wednesday it is. You forget I missed a week of life. I don't know how far back it was in the minutes years ago, but the city was supposed to set aside \$10,000 a year to start repairing the dock boards. And I don't think that ever materialized because I walked down there where boat docking is going to be held and them dock boards are in rough shape. They need to be power washed. A lot of them need to be replaced. They're just in bad shape. So, I don't know how far back in the minutes it goes. I can't remember when it was done, whether it was when Bruce was here or when Susan was here. I can't remember. Mayor's response: I don't remember that. So, it had to be It could have been Bruce, but like pre-me Scott Bruce. So, yeah. So, I don't know. But I do know I brought up the same problem we were having during boat docking and about getting the boards cleaned and everything and I guess they voted for like \$10,000 a year. So, it was pre205 because Esther just looked at me and said she don't remember. It was I can't remember but so was pre you got you came on the board in 2015.

2. Xavier, Old Virginia Road. So, I appreciate the conversation about the sidewalks. We have a sidewalk in our plan. I think a couple years ago, Mayor Nock remembered me from doing a drainage project and the city had come and replaced a pipe and there was some broken up concrete that was never replaced and I asked for it to replace that was maybe five years ago maybe I think and so Miss Matthews I think we're want to reach out to you about that. So Harold will because once we then complete our project it will give us continual sidewalk from all the way from Main Street and over Junior Road all the way to high school. So, I just wanted to reput my bid in there that we have some sidewalks that still need to be replaced. So, that's all. Thank you. But thank you guys for your time. It was awesome. Appreciate it.

3. Esther Troast. Could have thought to do this, but I um I'm excited about this beautification committee as I was years ago and I'm excited about these people that are sitting here with me tonight that's going to be a part of it. Although, we haven't had a meeting. We haven't actually planned a meeting yet, but um I just wanted to share a couple ideas that I have that I'm hoping the board will agree with and I've shared some of my thoughts with Nola and I've actually shared some of them with some of the public. I'd like to bring curb appeal back to Market Street, not just downtown, the entire street. And by that I mean I would like to see the American flag flown from every pole from downtown to the bowling alley. I've already contacted and looked into having them donated. I don't know if that's going to happen or not, but if we all agree that that would be a project and I know that Lori's on board. My other thoughts are to the so I can put this out in the public to get them hopefully excited about it

so they'll join in on the on the campaign. The banners now that are up with the senior's portraits. I'd like to start a campaign that each or individuals within the city could purchase either their fallen soldier, their active duty soldier, anybody that's been involved in the armed forces. And the cost would run, I'm thinking, somewhere in the \$50 to \$60 range per person, which would be nothing out of the pocketbook of the city, each person would sponsor that individual. So, I'm hoping that you all like those ideas. I hope you get excited about it. And when it all comes to fruition and I hope to get the community excited. So, the American flags, you know, that's been something that I've been talking about for a long time. Randy has the prices for the holders. The flags weren't the expensive part. It was the holders. I think it was like \$120 for one of them for the American flag. Okay. Yeah. Um Lori and I talked about it this morning in length and she's on it to see. Um I have a I don't have any problem asking people for can you help and most of the time they can't turn the sweet face down. But anyway, that's just to get you all smiling. That's just two of my ideas and I feel real creative. And when I saw Miss Peaches and I saw this pretty lady here, I thought, "Yes, we're going to rock it." And then I got Sam who works with me at the flower shop who can outwork everybody in this room and she's super excited about it. Um, we planted flowers in all the big pots downtown a couple weeks ago, Sam and I and Shorty. I asked for Shorty. Um, my only disappointment was is that, and I'm going to say this publicly because it needs to be said, serve what you need to serve. Yeah. I'm not going to call out any individuals on this subject, but how much effort would it take every other day for these store owners to go ahead and order that pot out of all that time and effort? And we saved the city a bunch of money. A bunch of money because I asked and there's only four or five living and I can tell you exactly who ordered them. I mean five seconds out of the day. So I want it known public. If you want to bring beautification, you need to help. You know, they should be ashamed of themselves. And I think if they read the minutes, they'll know exactly who they are. Thank you. Are there any other comments from the

Motion to adjourn to 10-minute recess made by Councilman Holland at 8:20pm seconded by Councilwoman Cottman motion passes.

Motion to open closed session at 8:29pm by Councilman Holland and seconded by Councilwoman Cottman. Motion Passes

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.