

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in Council Chambers on Monday, August 4, 2025. The meeting was called to order at 6:30 pm.

Present:

Mayor: Todd Nock

Council Members: R. Scott Holland, S. Tull,
C.L. Marshall, Diane Downing, Brooke Cottman

Deputy City Manager: Brandy Matthews

City Clerk: Melinda Stafford

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

Approval of Minutes from Meetings

Mayor Nock reads the closed session statement from July 7, 2025. Motion to approve the minutes by Councilwoman Downing and seconded by Councilwoman Cottman. 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 Councilman Marshall, seconded by Councilwoman Cottman. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

Louis H. Taylor Proclamation

Mayor Nock presented a proclamation honoring Louis H. Taylor for his 40+ years of service to Worcester County Public Schools and community involvement. Mr. Taylor thanks the Council for the proclamation and their support. He also points out several members of the audience that are from Pocomoke working within the school system. Councilman Marshall asks what his plans are for retirement. The response from Mr. Taylor is that he is 99% sure that he's running for county commissioner in 2026. But right now, he's on summer vacation, so he has no plans for the next day.

Authorization for New Wastewater Purchases

Brandy Matthews approaches the podium and begins to talk about the wastewater plant and some of the city's pump stations. She begins with the replacement of the current air compressor, which is about 15 years old. The time frame to replace it and to get all the parts in is about 16 weeks. Cummings includes the installation, a warranty, and an increase service, whereas the other ones don't include delivery, doesn't include installation at all. The request is for permission to replace those compressors. Motion to approve Cummings made by Councilman Marshall, seconded by Councilwoman Cottman. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

Ms. Matthews reviews the hydromatic pump for Woodhorn Manor Pump station. Mayor Nock asks what is the most sound and common sense having to take with this? Whether we do a new or rebuild, that's what we want to hear. The answer is to replace; there is a need to strategically start replacing some of these pumps. The motion to purchase new by Councilman Holland, seconded by Councilman Marshall. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

Ms. Matthews reviews the Ebeara pump for Jenkins Orchard at \$6,774. 77 projected. Motion made to purchase the new pump as stated for Jenkins Orchard made by Councilman Marshall, seconded by Councilwoman Cottman. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull – aye

Ms. Matthews reviews the low flow pump for main pump station payment. This is a payment. This is a payment request over \$5,000. This is a pump that went up an emergency situation and it was repaired and we just got it got it back. They're asking mayor council permission to make that payment of \$6,794.77. The motion to approve the payment made by Councilwoman Cottman and seconded by Councilwoman Downing. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull – aye

Hunting Permits

Mayor Nock reads the requests of Robert Telford, Major East, and Mark Steda asking permission to hunt on city properties located on Old Virginia Rd, Industrial Park, and Dun Swamp Road during the 2025-2026 hunting season. Motion to approve made by Councilman Holland and seconded by Councilman Marshall. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull – aye

There was another permit from Aaron Bew asking to hunt the property on Sheephouse road. Motion to approve made by Councilman Holland, seconded by Councilman Marshall. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull – aye

One-Day Alcohol Permits

Mayor Nock read the requests for the special alcohol permits. The are for the Reed wedding on 9/6/2025. The Anderson birthday party on 9/7/2025. The Fleming wedding and reception on 9/13/2025. The Price wedding and reception on 10/11/2025. The Galindez wedding and reception on 11/29/2025. Tara Ward introduces herself to the Mayor and Council. Motion to approve all permits made by Councilman Marshall, seconded by Councilwoman Cottman. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull – aye

Mayor Nock does not like the way the ordinances are listed on the agenda. He asks Council to amend the agenda for each ordinance to have their own item number. Motion to amend the agenda and give each ordinance its own item number made by Councilwoman Cottman, seconded by Councilman Marshall.

First Reading of Ordinance No. 2026-O-1; Ordinance Amending the City Zoning Map for 74.17 Acres along Old Virginia Road

Mayor Nock introduces Ordinance 2026-O-1 to the public.

First Reading of Ordinance No. 2026-O-2; Ordinance Amending Chapter 101 Building Construction and Chapter 230 Zoning Code

Mayor Nock introduces Ordinance 2026-O-2 to the public. He then asks another member of the Council to read the next ordinance.

First Reading of Ordinance No. 2026-O-4; Ordinance Creating Chapter 206 Adopting Critical Area Zoning Regulations

Councilwoman Tull introduces Ordinance 2026-O-4.

First Reading of Ordinance No. 2026-O-5; Ordinance Adopting Urban Design Standards and Minium Design Requirements

Councilwoman Tull introduces Ordinance No. 2026-O-5

First Reading of Ordinance No. 2026-O-6; Ordinance to Amend Chapter 230 and Adopt 230.83 Urban Guidelines and Murals and Signage Standards

Mayor Nock introduces Ordinance 2026-O-6.

First Reading of Resolution No. 2026-R-02; Resolution Placing a Temporary Moratorium on Certain Matters to be Decided by the Planning and Zoning Commission and the Board of Zoning Appeals
Mayor Nock introduces Resolution 2026-R-02.

First Reading of Resolution No. 2026-R-03; Resolution Approving Community Legacy Grant
Mayor Nock held the first reading of Resolution 2026-R-03.

First Reading of Resolution No. 2026-R-04; Resolution Approving Maryland Façade Improvement Program
Mayor Nock held the first reading of Resolution 2026-R-04.

Second Reading of Resolution 2026-R-01; Declaring Certain Property as Surplus and Sold Through Private Sale

Mayor Nock reads the resolution for the second time. Afterwards, he opens the floor for and enters into the public hearing. Hearing no comments from the public and none from the Council, Mayor Nock makes this statement, "We're declaring this property surplus. But we have to be mindful that no one has put in an effective bid on this property. But besides what we received before and the council has already, you know, determined that it was going void. There is nothing, there is no bid out for this property. I just want that to be safe." Motion to approve the resolution made by Councilman Holland, seconded by Councilwoman Downing. Motion passes. Holland – aye Cottman – aye, Downing – aye, Marshall – aye, Tull - aye

Comments

a. Comments from the City Council Members

1. Councilman Holland – Be mindful that the Pocomoke Fair is run by volunteers. If there are issues, share it with them. question about street repairs and work
2. Councilwoman Tull – Need to have the community needs to be active in local events to continue to have local events, proud to be from Pocomoke
3. Councilman Marshall – Same as Councilman Holland, go see the mural at the Discovery Center, Activities at the Pocomoke Fair has been a wonderful event, Progress on Riverfest event, Not Council's job to interfere with the normal day to day business of City businesses because the clearer definitions our businesses have and our proprietors have, then we can all move forward in a cohesive manner.
4. Councilwoman Downing – None
5. Councilwoman Cottman – acknowledge all who help put on the Pocomoke Fair and thank everyone who came out tonight

b. Comments from the Mayor

Start off with the mayor's business round table on his Facebook page, but there was a recap of some of the things that we talked about at the mayor's business roundtable. The one thing that he loves about our city staff and the working relationship that we have with them is we had that meeting right on a Monday night and by that Wednesday night our staff is already. One of the cries from our businesses as a whole was that we do not have an authentic welcome center here in Pocomoke City. Brandy got right to work. She found a grant. She sent it over to him and said hey, what can we use this for and he said welcome center. He had a great time at the Great Pocomoke Fair on Saturday. He looks forward to joining them for the rest of the week. He's excited about the endless possibilities. If you haven't been there, please go out and check it out and what you'll see is, you'll see the future of our town, where we'll come, but how long we've. How we're making it happen and it takes everybody

to do it. They used to say, the old people used to say it takes all kinds to make the world go round. Well, it takes all kinds to make Pocomoke go around. These ordinances need to come before the Mayor and Council in a work session before they came to the body, simply because they are extremely wordy. Once we sign it, once he signs it, it's law. We don't want to be caught up not knowing the law. We do a good job of knowing what we're talking about and we don't want to be in a situation where we don't.

He gets nervous when he goes to things that they talk about resilience because resilience in Pocomoke and resilience in Baltimore mean two different things. Oftentimes small towns on the Eastern Shore, when they talk about resilience, they're not talking about where transportation and the lack thereof kind of be community resilience, we have fun driving behind combines down here. You know, we have vehicles because of our, because of the geographics. But they were talking about flood mitigation and they wrote out some things. He asked the question what new innovations have you all seen that we can scale in a small town like Pocomoke? They gave me a two word answer he took it and ran with it. He doesn't want to say it just yet because he definitely doesn't want to put the cart before the horse, but we got some work to do and he thinks that we can, we can get it done.

c. Comments from the Interim City Manager

Mrs. Matthews approached the podium. "I'm trying to make this fast so Mainlining which is responsible for doing our sit replacement will begin setting up it where they begin setting up for public works this week. It's the replacement of the CIPP line. Remember that tomorrow, August 5th, from 5 to 7, National Night Out, Pocomoke Police Department from 5 to 7 in Cypress Park. Also, as everybody has stated, the Great Pocomoke fair still going on till August 9th. Two concerts being held August 8th. Montgomery Gentry gates open at 6 and then August 9th. Our next Riverfest committee meeting will be held one all August 12th at 6pm Virtual. The Monster truck show will be held at the fairgrounds August 15th and 16th.

The 15th show starts at 7pm and the August 16 show starts at 12:30. There's a lot going on that Saturday. The 16th. Pocomoke Boat Docking Township will be held on the 16th at 1. There's also a free skate clinic that will be held at 1pm at Cypress Park. Parents or children are asked that their parents are out there. In order to participate, they will have to sign a waiver. Also on August 25th at 6pm will be our next Pocomoke City Faith Community Coalition meeting. It will be held at the Greater New Macedonian Church on 518 Young street here in Pocomoke. We're asking that all pastors and all leaders to come out and let's just all come out and actually contribute.

There's a lot that's going on in that meeting and I think with all of us coming together as a community, it's something that we just need to do in order to move forward in the city. And I'm going to kind of defer this one to. To the mayor. Is it still the high school everybody's class reunion in September? September 13th in Cypress Park.

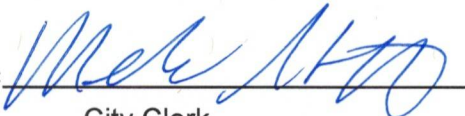
Is everybody that graduated from then. Also, the Pocomoke City Bay Community Coalition will be holding a citywide revival in Cypress Park September 26th and the 27th at 6:00pm and the blood drive for sickle cell will be held September the 28th. From 8 to 2pm at the Fire Hall.

Mike Wyatt- So on Thursday we were out at the school at Pocomoke High School and we met with a representative from Worcester county regarding the sidewalk and we also met with police chief Hancock as well as public works director. It'll be ADA compliant to the high school so somebody can actually utilize that. There's a, there's a, there's a space there that should have been done on construction which wasn't. That should be the first segment of that. And I did talk to Dr. Wallace tonight a little bit too following up on that and we'll be getting together very shortly to nail that in some details.

d. Comments from the Audience

1. Jo Ellen here. I don't live in town. I live on Bowling Road. And I just want to say to the president's wife, thank you all. Thank you for going out. Thank you for participating. My husband is exhausted and I knew being exhausted. And I have seen comments on Facebook about people volunteering at the fair. Don't just offer advice. Bring your muscles, bring your energy. If you can sit behind a keyboard and you have all these great ideas, get out there to the meetings. Get out there. They need help.

Motion to adjourn at 7:30 pm by Councilman Holland, seconded by Councilwoman Downing

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.