

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in Council Chambers on Monday, September 2, 2025. The meeting was called to order at 6:43 pm.

Present:

Mayor: Todd Nock
Council Members: R. Scott Holland, S. Tull,
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

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

Authorization for the Mayor to Sign MOU for Mutual Aid Agreement

The Mayor interjects by stating that this got on his desk about a month ago and he did not feel comfortable signing it without Council looking over it and reviewing it. He asked, "Why we would need an MOU with the other municipalities in the county when we all work in good faith right now."

Chief Hancock's conversation with State's Attorney Heiser is that this was put together with the state's attorney with input from each agency for each municipality or city government's attorney. And basically, how the mutual aid has worked here in Worcester County for years is anytime another agency has needed help from another agency, it's had to go through pretty much the sheriff's office. What this does is cut the middleman out. The only exception to it really is Ocean Pines. They're not into this, this MOU. Chief has read it and signed it. City attorney Andrew Illuminati states that this is more about a technical matter. So, Pocomoke jurisdiction ends at Pocomoke city boundaries unless they otherwise get invited to come in. This is that legal agreement that allows them to do calls for service outside of boundaries or in the opposite for Berlin's officer to act within Pocomoke City on an emergency basis. This isn't speaking about Chief or anyone's performance specifically, but is it general federal document. It's authorized by state law and just looking for approval. As Mayor Nock mentioned and Chief mentioned, all the municipal attorneys worked in coordination. Motion: To authorize the Mayor to sign the mutual aid agreement, Made by: Councilman Holland, Seconded by: Councilwoman Cottman. Motion passes. Holland – aye Cottman – aye, Downing – aye, Tull – aye

Proclamation for Junior Woman's Club International Day of Service

The Mayor read a proclamation designating September 27, 2025 as GFWC Junior Women's Club of Pocomoke City International Day of Service to End Domestic and Sexual Violence. He thanks them for all that is done for the community.

Mayor Nock asks for a 5-minute recess to allow residents to see the city's livestream after technical difficulties.

Second Reading of Resolution 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 of Pocomoke City

The Mayor reads Resolution 2026-R-02, placing a temporary moratorium on certain Planning and Zoning Commission and Board of Zoning Appeals matters until November 3, 2025 due to the vacant Planning and Zoning Director position. A public hearing on this resolution will be held at the next meeting in September.

Second Reading of Resolution 2026-R-03: Resolution Approving Community Legacy Grant

The Mayor read Resolution 2026-R03, approving application for up to \$100,000 in grant funding through the Community Legacy Program. A public hearing on this resolution will be held at the next meeting in September.

Resolution 2026-R-04: Resolution Approving Maryland Facade Improvement Program

The Mayor read Resolution 2026-R04, approving application for up to \$60,000 in grant funding through the Maryland Facade Improvement Program. A public hearing on this resolution will be held at the next meeting in September.

Comments

a. Comments from the City Council Members

1. Councilman Holland – Just wish all the kids had a good first day, teachers had a good first day at school and have a good, good year.
2. Councilwoman Tull – hopefully going into this new year, this school year, hopefully we do good. Our kids are great and just continue what we do for our community and continue to watch out for each other.
3. Councilwoman Downing – Same thing. Hope everyone has a great school year since it is her birthday
4. Councilwoman Cottman – wish everyone the same successful school year and thank you all for coming out today.

b. Comments from the Mayor

There have been a lot of questions about our City Manager selection. As you all know, we started this process many months ago and we did a full national search. But sometimes the best candidate sits among you. Sometimes you don't have to go far to find the best person for the job. Sometimes they're right under your nose and sometimes they're the people that are helping you through the process. Because the reality is the mayor and council, meet when need be. They kind of know what's going on, but don't know everything. We have amazing staff here in Pocomoke City that sometimes stay on the phone with me until 10 and 11 o' clock at night trying to figure things out and trying to make Pocomoke a better place for all of its residents, me included. A lot of our employees actually don't live here in Pocomoke, but they just love city. So, we have decided on a city manager. We have decided on a city manager. We are pleased to announce that Ms. Bandy Matthews has graciously accepted the position as City Manager for the city of Pocomoke City.

Now, of course, we still have a lot to work through because Brandy was our finance director. So now that Brandy has accepted and it's public, the mayor and council will have to come meet again to

decide what we're going to do about the finance director position. We do have people in City Hall who are capable of stepping up and doing the job, but it requires us to have a conversation. So right now, Brandy will still be working with the finance department, but she will also be doing the city manager's job, which she's been doing the whole time that we've been in search for a city manager. Also, Ms. Melinda will be stepping up and helping Brandy and one of the things that was recommended, instead of hiring a deputy manager, which was a job that Brandy was doing, that we think about bringing in a deputy clerk, someone that can tie together all of the loose ends and all of the loose strings. I'm also pleased with Ms. Matthews approach to filling some of our holes in our departments. One of the things that we're focusing on now is while the city is still hiring full time employees, also hire part time employees, some of our retired citizens and our retired neighbors to come in on a part time basis and execute jobs. So happy to see people like Mr. Kenny and Mr. Al back with public works. I believe both of them were fixtures with public works. Pocomoke is a place for everybody. There is no age cap. People look at the mayor and council and this is probably the youngest mayor and council that we've ever had. Everybody lives here, everybody works here, everybody pays taxes. So, we definitely want to continue to grow not just our workforce, but grow our relationships with each other.

He is gravely disappointed that the budget was passed on July and he has not seen a single street or sidewalk worked on. It is unacceptable. People continue to ask, when are the streets and sidewalks getting fixed? The last time he inquired about it, he was told that we had nobody on staff that knew how to do masonry work. On Friday, he found out that there's four gentlemen on Pocomoke staff that knew how to do masonry work. So why hasn't it happened? Why hasn't the stormwater management situation been handled in White Oaks? Why do we have to continue to beg for certain things to get done around in this town? He believes that everybody is more than capable of doing what they're supposed to do. But everybody has got to do their job. The Mayor and Council are not going to wait until the end of the fiscal year to start working on roads and sidewalks or pick and choose what we're going to spend that money on. That money is specifically for the Safe Space initiative and revitalizing the roads and sidewalks in this town.

He appreciates everyone's support in the letter writing for our community center. This is not going to be an overnight process. This is going to be something that takes time.

He's also excited about the CIPP line project. He wants to thank Ms. Matthews for getting those notices out today. That's something else that's unacceptable. We ride down the street, see all of this construction stuff go up with no explanation about what's about to happen. He said something.

She immediately made sure that everything went out for them and it is truly appreciated. He's not saying these things to be hard on anybody. He's just saying things that need to be said. There are things that need to be done in town like right on fourth street. You go down fourth street; you can see pieces of the sidewalk sitting right in the middle of the street. Unacceptable. When we talk about the roads, we have to figure out where the pipes need to be replaced. The sidewalks are a different story. We also need the State of Maryland to step up and do their part when it comes to Market Street.

He's tired of the city begging and asking and asking and asking. "If things don't change with the State of Maryland, I'm going to do an open letter. Because they can maintain things in Annapolis. They can maintain things in Pocomoke. They can maintain things in Baltimore. They can maintain things in Baltimore. The city does not own Market Street. The city will take care of Market Street, but we don't own it. So, it is the state's responsibility. There are some things going on Market Street underneath the road that they need to fix." "How many times have we asked for this bridge to be paid? Brooke Lierman comes and she's got the simple solution for it, and we appreciate her for that. But we've been asking for years. Did I miss anything, Ms. Matthews? No, that is all my comments tonight.

Moving on to comments from our deputy city manager. Oh, yes, I did. Council, do I have your permission to. To bounce back to comments?" The nature trail. We have gotten some great

volunteers that are willing to step up. Mr. Andy Clark, Dr. Shoemaker and a couple other gentlemen have stepped up and they are going to repair the nature trail. Dr. Shoemaker is going to pay for the repairs free of charge to the city. Grab groups of guys and gals and head to the nature trail and get to work so we can restore it to its glory. Everybody saw that he was on the nature trail on that Saturday. That's what he was doing. Someone said, "oh, well, you're walking it. What is it to assess?" Well, what needed to be assessed was the wood, the composite boards and different things like that. So, we knew exactly what needed to be fixed. So, on October 10th, please watch the city website for more details. We want to send a special thank you to Dr. Shoemaker and his guys. "Council, I think we would be remiss if we did not name the nature trail after Dr. Shoemaker. But of course, we can talk about that. Talk about that a little later."

c. Comments from the Interim City Manager

She would just like just to say thank you, everyone, just for having faith in her. While she does not live in Pocomoke, Pocomoke is her second home. She has family that lives here. I love Pocomoke. One of the reasons why she came to Pocomoke was to make a change. She's hoping that she is making that change.

So, talking about the sidewalks, she did find out with mayor on Friday that we do have some gentlemen in our public works department who are capable of repairing the sidewalks. She did speak to our assistant superintendent today, and he believes, especially with the grass season going down, that they probably can do about a half a dozen set aside two days a week to do a half a dozen a day. With that being said, we do have some bigger portions that we will probably have to contract out because of the size of them. But the majority of the sidewalks should be completed before the winter season starts. One of the bigger ones that we really want to have done is off of Old Virginia Road down by the high school. We will have to strategically work out to a time frame where school is either out because kids are walking that as far as the sit line. It was originally said that they were supposed to start front to seven. It's actually going to go seven to front because they want to make sure we get through fall festival and the last four Fridays. She did explain to them that they must be done and out of here. Everything picked up before the Christmas parade. That's not an option. There is a rule of three days before, three days after the highway, where they can't do anything because it's the highway. They are supposed to start next week. You'll see them finishing the mobilization now, but physically starting. It should not start until the next week, December 1st. They're slated November 30th. They said the date of substantial completion should be done October 30th. That is when substantial completion is supposed to be done. She also spoke to them about being cold because that type of work should not be done in the cold. She spoke to GMB and they said that if in any case they are required to put blankets and everything down, but they were supposed to be done before the cold.

We have some issues with White Oaks and then the flooding. We did have a representative here who did go out and look at White Oaks and there needs to be a settlement. There are some issues we can do as far as the laterals to try to. That's just a short-term case. But mayor council, we have got to start looking into flood mitigation, shoreline restoration. The Mayor interjects, "So here's my issue with study. We already know that White Oaks was abandoned and we already know that. So, more management was not put into White Oaks. This is what we come. We don't need a study to tell us. What we need is for someone to tell us where the Stormwater management stuff needs to go in the area. People should not be living like that. No, people shouldn't have to keep on getting. What is it? Marinade or whatever it's called to come into their houses when their houses flood on their first floor. You know, a study is nice, but we already know what they're going to tell us. And shame on this town for not requiring it. And that is the other thing that I wanted to say. I'm glad you said it. Moving

forward, when any development comes to Pocomoke City number one, most of Pocomoke is wetlands. When any development comes to Pocomoke City, they need to be required by the city code to put in storm water management."

"Let's just be mindful about Cypress Park, that if we don't do something about the mitigation and restore the shoreline, we're not going to have a safe spark. We're not going to have a pickleball court. We're not going to have playground. We're not even going to have an H trail. I know there's been years where it's, well, we'll do it next year. Well, we'll do it next year. We can't keep saying we're going to do it next year. He said that if we don't fix Cypress Park, we're not going to have a Cypress Park. There's no need to fix the dock until we fix the shoreline. Not only that, we're going to have to get very strategic about how we rebuild it. So, we may end up having to rebuild up Cypress Park in order to. Because right now there's 30 years' worth of shoreline completely gone. If we have a tornado, a spout, the nor'easter come through here, we are in no position. Pocomoke is in no position at all. Cyprus park is going to be gone. It's going to be gone completely. One of the things that I have been doing and one of the things that I did, we had a project open space grant. I did apply for a DNR for shoreline restoration. One of the things I was hoping was that we could do the actual docks. But the docks have been repaired within the last 20 years. You can't use it for something that's been repaired or replaced for less. For less than 20 years. Because it has to last at least 20 years. And this one is not even for the skate park. It's been less than 20 years. The playground has been less than 20 years. So, we have to be very strategic. In what we are applying for the grants for. So, I just want everyone to be mindful of. That's our next project."

The Mayor comments, "The issues that we have in Pocomoke are because things were yeah, maintenance, was maintained. So, what are we going to do about it? And I know I ask you that question a lot. What are you going to do about it? What are y' all going to do?" Brandy responds, "You tell me what you want to see." "We're going to hold feet to the fire. We want to get moving. I've already seen some other things and other developments about why there's flooding and why there's an issue in a street maintenance issue. There are some serious weakness issues that are not being done, which is why they're spreading. And we shouldn't have to have an outside person come in to tell us that we got maintenance issues that should be addressed in house. Ms. Matthews says, "Now, I know a lot of people see me walking around and they'll see me just, you know, in the truck and they're probably like, well, why is she walking around? If I don't go out day to day, I don't know. And if people don't show me, I don't know. So, I have to be out there. And this is the only way I can report to you guys is if I physically see myself."

d. Comments from the Audience

1. Chief Hancock and Corporal Laverty - reintroduced the app for Pocomoke citizens. the primary function of the application that I was looking to create was to create instant alerts and notifications that we can send out to the public in case of emergency situations. The way I've created it is push notifications. When you drag your phone down, you can see who's texted you & you'll have an instant notification of a very brief description of what is going on in of terms town, what emergency situation. And its use extends beyond just that of policing. If the city would like the public to know something we can utilize the application to push forward any notes from the city as well. The secondary function of it that I want to create is a lot of people can't remember our phone number. It's very common. I just created a call police button on the app. So, you push it and it calls us.

2. Lynn Duffy - We need to do better prevention. But when White Oaks has problems, it backs all the way up Homewood Drive. That's one issue.

You want to do a survey? Probably lot of folks out there would be glad to talk with him. Number two question. Do you know and this is your homework assignment. Do you know what the properties on the Homewood all the way back to White Oaks is built on if you don't research it? The Mayor responded, "Wetlands". Ms. Duffy said, 'More than that.' So, we need to do something about prevention with further developments being considered in the future. I started to ask a question, a planning and zoning meeting, and never got an answer. So, we really need to think about the developer's agreement, background checks right now. If you check out some of the proposed ones, you may be surprised. So, I encourage you, develop an agreement, know who Pocomoke is doing business with, know who the backgrounds, know when they've been successful, know when they've not or they've been investigated. So, please, I say this for the citizens and I ask you, sitting here today, how many of you live or own property in Pocomoke property in your name? Thank you. If you imagine for a second, close your eyes, if you walk out your front door, what do you see? What did you see 50 years ago? What do you see today? Most importantly, what do you hope to see in the next 25, 50 years? And if you ask Pocomoke, probably most of the folks would say the friendly family community. So, I ask that you keep that in mind and as you proceed forward, seriously consider contractors agreement, developer's agreements. She also checked on the mailing of the business licenses. Brandy Matthews stated they had been mailed out. Ms. Duffy stated she would follow up.

3. Amanda Krantz - 337 Winter Quarters Drive - love Pocomoke and I want the best for Pocomoke, and I really honestly just want answers. The water situation. I live at the end of winter quarters The water was turning her blonde highlights, copper, brass. A lot of her white laundry has stains all over it. She didn't know if you knew that these were, you know, issues happening on winter quarters. The mayor's response is for the past year and a half people have to get their pipes assessed going into their houses. It doesn't matter how much the city changes our pipes and we get rid of the old corroded pipes. If your pipes are still on with the rust and everything like that or potentially your pipes are old, you're going to still have the same issues. And I think that's been probably one of these problems in the heights that people didn't go and get their pipes changed even though the city changed the, you know, their pipes. So even with the sip mining and everything like that, everybody needs to get their pipes assessed.

Ms. Duffy added she's replaced pipes and used bottled water and buy white clothing over and over. Ms. Duffy then asked about what happened to the Planning and Zoning Director. The response is he decided to leave.

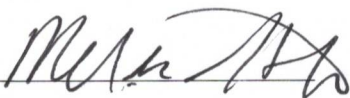
Mayor Nock addresses something and he hopes that it is received in a manner of which he says in kindness and love. Are there people own their own, they make their name so they live with their family. It doesn't make them any less. We all live here together and we all play here together. Somebody's paying the taxes. So, whether you own or you rent, it doesn't make you any less of a citizen. Everybody has a responsibility and that also goes with our, you know, our code enforcement and things like that. People say the renters don't but they still have a responsibility on both facets.

Brandy Matthews adds If you have an issue and you feel like you're having an issue with your water. We are with 120 Water where it will not cost the homeowner a thing for them to have the water tested. They just need to let us know. Here at city hall, people do not feel like your water is safe and that you're having an issue. You don't feel like it's safe to drink or you don't know if it's safe. We do have a program that doesn't call the city any money. They will test the water.

4. Amber Hall - 1409 Cedar Run - She just wanted to thank the mayor and city council for issuing the proclamation. This year is International Day of Service to end domestic and sexual violence. On September 27, they will be hosting a community carnival from 1 to 3. We don't have a location yet. So, when we do, we will publish a flyer. I'd like to welcome the mayor and city council members and the public to come out and enjoy it. All the donations that we collect will be donated to the Worcester County Child Advocacy Center. So, we are looking for donations like clothes, packing plates and cheese, diapers, wipes, and of course, gift cards to certain places like Walmart and Galley. Saturday. September 27th.

The 27th is the community revival at six o' clock ours is from one to three it's one to three. Councilwoman Tull would like to invite and announce she will be at the Discovery center on Saturday the 6th from 11 to 1:30 they have I think it's what like a special read along day and they have asked her to read a couple times during the day to the kids that come out so please bring your kids out and see the otters and see me as well. It is from 11 to 1:30 and I think they may have other guest readers as well.

Motion to adjourn at 7:40 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.