

TOWN COUNCIL MEETING MINUTES
MARCH 11, 2026

Council Members' Present:

Michael Perkins, Chairman	Dana Wrigley, Vice Chairman
Robert Nutting	Susan Leigh
Kelly Roderick	

Budget & Advisory Members' Present:

Michael Rossingol, Chairman	Tina Boag, Co-Chairman
Phyllis Capanna, Secretary	Richard MacKenzie
Glen Adams	Donna Griffin
Jeremy Lizzotte	Michelle Fontaine
Janet Lund	Anita Chadderton
John Irwin	

Others Present:

Kelly Pinney-Michaud, Town Manager	Kathleen Paradis, Town Clerk
Rick Stubbert, Chief, Oakland Police	Adam Sirois, LT. Oakland Police
Sheila Thorne Rogers, Head Librarian	David Savage
Antonia Smith	Stephen Seaton
Rhonda West	Caroline Clark
Anita Poulin	Shelby McFadden
George L. Bailey, Sr.	Tracy Constable
Charlie Stratton	Pauline Boynington
Nicole Goodheart	Linda Bemis
William Cochran	Donald Borman
Dale Fegel, Sr.	Shohanna McLellan
Mosher Spencer	Mark Rancourt
John A. Burns, Jr	Cindy Logas Flagg
Larry Flagg	Madelyn Morgan
Lorrie Nandreau, Maine Labor Committee	

The meeting was called to order at 6:00pm by Council Chair Michael Perkins and let those present in the reciting of the Pledge of Allegiance.

- 1. Roll Call:** Council Chair Michael Perkins took roll call. All five council members were present.
- 2. To Approve the minutes of the February 25, 2026, meeting and sign the warrant:** It was moved by Dana Wrigley, seconded by Susan Leigh, and voted 5-0 to accept the minutes of the February 25, 2025, meeting. The weekly warrant was also signed.

BUSINESS AGENDA:

The Council Members and Budget & Advisory Committee voted on the Fiscal Year 2027 warrant articles. All twenty-two articles were approved by both the Council and the Budget & Advisory Committee.

After taking the votes on all articles Council Chairman Michael Perkins, called a 3-minute break so those that wanted to be excused could leave at this time.

NEW BUSINESS:

Accept Library Donation: Sheila Thorne Rogers Head Librarian informed the council that the Wrigley Family has graciously donated the sales of their Christmas Trees in the amount of \$3500.00, to the library. The money will be put towards the building fund. Dana Wrigley made a motion to accept the donation. Kelly Roderick seconded and it was voted 5-0 to accept the funds. The council then asked Sheila to share with the citizens present some information regarding the Carnegie Grant of \$10,000 that she has also received. Sheila informed the crowd of the grant and how the money will be used.

OLD BUSINESS:

Continued discussion on the Mobile Home Park Lot Rent 180-day Moratorium:

Antonia Smith of South Greenridge Heights spoke to the council and those present about CrossRoads TV. Her husband has been working at this station for 30 years and has put together an informative talk show, Talk to Me. One most recent topic of interest was LD1765 regarding lot rent increases and assisting those renting mobile homes in parks with the issues of increasing rental costs. Antonia also stated that her rent has gone up \$50.00 per month and is now \$650.00 per month. Councilor Susan Leigh did inform those that had interest in watching this documentary to please use caution and check with the Maine State Department of Housing for more accurate information.

Stephen Seaton of 36 Heath Street stated that the rent has gone from \$420 a month to \$560 per month. He called the owners of the mobile home park, and he stated that this was because of the anticipated law that could pass by the legislator. He also stated that his neighbor is paying \$900-\$1100 a month for the lot fee. This is way too excessive. This would be a 30% increase.

Madeline Morgan of 54 Fairfield Street also stated that her rent increased from \$440 a month to \$600 a month, which is a \$150 increase. She stated that her vehicle went to the mechanic, and they found mice underneath the hood. She stated that she cannot keep having these issues as she is on a fixed income. She stated that she had moved out of Oakland and lived in Clinton and now is back in the trailer park. She stated that she keeps her area well maintained but could not say the same for others in the park. Councilor Robert Nutting inquired her rent amount she stated \$600. He then asked how much it would cost if she were to move and relocate her mobile home. Madeline stated that she was lucky enough to know someone and was able to have her home moved at no cost. Councilor Nutting then asked if you were to pay how much would it be to move your home? She stated that it would be around \$10,000.

George Bailey Sr. Then spoke and stated that this would be a bad situation for the Town of Oakland. The tenants of the parks should go to Civil Court. He also stated that the moratorium that the CDC had been working on was struck down. He also stated that this is more of a landlord/tenant issue

not the town's issue. Jeremy Lizzotte then stated that a landlord tenant issue for apartment buildings is quite different than those for a mobile home park tenant.

Michelle Fontaine then inquired if someone owns a home in the mobile home park and there are issues with infestations who should they contact? Michael Perkins Council Chair then stated that would be Nathan Smart the town's code Enforcement Officer.

Larry Flagg of Kennebec Trail Park on the Webb Road then spoke. He then stated that he is paying \$600 a month for rent and has a tree that is ready to fall in his neighbors' yard. If the falls and harms someone he was also told that it would be an Act of God. He also stated that he is on a fixed income and it would cost \$20,000 to move his home to a different location. Mr. Flagg also stated that he had respect for Mr. Bailey, and understands where is coming from as a landlord, but those living in the parks are all living on little income.

Lorrie Nandrea, Maine Labor Committee then stated that in Maine Title 10-Chapter 953 State Regulations for Mobile Home Parks, Residents, and owners Section 9995 that the Town can make an Ordinance more restrictive than the State Statutes. Michelle Fontaine then inquired if there is a limited moratorium? Lorrie explained that there are different avenues.

Donald Borman then asked the percentage elsewhere. Lorrie stated that it was CPI plus 1 percent. Phyllis Capanna then inquired if the ordinance would apply to all mobile home parks? The answer was yes.

Steve Seaton stated that when he lived out of state that there was an association and if they formed an association, it would be very risky.

Mark Rancourt, a resident of Olivia Avenue, stated that he had resided at the Hidden Meadows Park on Oak Street then moved to the park on Olivia Avenue. He also stated that his rent has gone up from \$350 a month to \$550 per month and is in the same situation as everyone else.

Pauline Boynington, from Olivia Avenue, stated that she moved here last year. Her rent has increased \$100 in one year. She also stated that most of the tenants that live in parks are on fixed incomes and cannot afford the prices being charged.

George Bailey, Sr. then expressed that he did not believe in a temporary moratorium and this would be an unwise decision for the council.

Councilor Kelly Roderick then stated that the moratorium would be in place to help the individuals living in the mobile home park. They have done such in other communities such as Waterville and some owners of the parks were in favor of the moratorium.

Rhond West, Breen Trailer Park, 54 Fairfield Street, then stated that she gets \$900 a month and over \$600 goes towards the rent. This only leaves her with about \$150 to live on for the month. She also stated that residents will now have to go to the town to get help paying their monthly bills if something is now done.

Councilor Susan Leigh then stated that for mediation under Title 10 there must be 51% of the owners who have signed such a petition before they can move forward. She stated that she would like to have 90-day moratorium, not a 180- day moratorium.

Lorrie Nandreau then stated that mediation is non-binding.

Councilor Susan Leigh then asked why Pine Tree Legal had not taken on the case? Shelby McFadden then explained that this had been going on since before her mother had passed away. Ms. McFadden stated that some residents are scared to sign or come on board with going forward to legal status as they are afraid of what the park owner will do after they find out.

Councilor Robert Nutting then stated that he would be on board for a 90-day moratorium and we could back date it to 2/25/26. He also explained that the park owners were fearful of the law that was in the hopper in Augusta last spring. This law did not pass, but the owners were fearing the worse.

Councilor Kelly Roderick then made a motion for a 180-day moratorium. A vote was taken and was voted 1-4 with Councilor Roderick being the only yes vote. Motion failed.

Councilor Robert Nutting then made a motion for the 90-day moratorium. It was seconded by Susan Leigh and voted 5-0 to post for a public hearing 7 days before the next council meeting and post for a first reading at this time as well. And to retro activate the moratorium to 2/25/26.

It was later amended by Councilor Robert Nutting that the 90-days would start as of the council meeting of 3/25/26. It was seconded by Susan Leigh and voted 5-0 to amend the 90-days.

MANAGERS' UPDATE:

Town Manager Kelly Pinney-Michaud informed the council that Mike Dye has signed a quick claim deed for Cascade Mill. Maine Land Bank visited the site and we are in talks of them helping with the property, liability and ownership to clean up and the Town Manager will be looking for tenants at the Cascade Mill Property. She also met with EPA and KVCOG, they do have some money available, but the money would have to be used towards manufacturing, etc. There is some potential money for cleanup. Councilor Roderick then asked for clarity on which buildings that were being discussed. Town Manager then explained the location of the building. Dana Wrigley suggested that we have a map of the building in question to show where it is located.

OTHER BUSINESS:

Councilor Kelly Roderick stated that the bridge by the Post Office needs some attention. She also stated that there is a refrigerator door in the roadway by Chuck Bridges' home on Fairfield Street. The Town Manager stated that we will have Public Works pick it up. Councilor Roderick also inquired about the safety training for the councilors. Town Manager asked Chief Stubbart who was present if he had made any progress in putting together the program. Chief Stubbart stated that he would put together a program and then present to the council. Town Manager Kelly Pinney-Michaud also stated that she would like to have the office employees attend as well.

ADJOURNMENT:

It was moved by Council Chair Michael Perkins, seconded by Dana Wrigley, and voted 5-0 to end the meeting and go into executive session:

EXECUTIVE SESSION:

Michael Perkins made a motion to enter executive session at 7:33pm and seconded by Dana Wrigley.

Dana Wrigley made a motion seconded by Michael Perkins to come out of executive session at 8:01pm.

Dana Wrigley made a motion to approve Kelly Pinney-Michaud to sign the S.W. Cole contract to allow some test boring sights to be done on a town owned road. Michael Perkins seconded and was voted 5-0.

Dana Wrigley made a motion to go with Scenario 1; Kelly Roderick seconded and was voted 5-0.

Susan Leigh made a motion to adjourn the meeting at 8:07pm. It was seconded by Robert Nutting and voted 5-0.