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OAKLAND TOWN COUNCIL AGENDA

4/22/2026

6:00 p.m. Oakland Fire Station

- I. Call to order
- II. Pledge of Allegiance
- III. Roll Call
- IV. To consider approving the minutes from April 8, 2026, and signing the weekly payables warrant.

New Business:

1. Order 62-2526 – Oakland American Legion Presentation
2. Order 63-2526 – January – March – Sign Sewer Commitment
3. Order 64-2526 – Safety Training – Lieutenant Adam Sirois

Old Business:

Manager Updates (if any)

Executive Session

1. Executive Session: 1 M.R.S.A. § 405 (6) (F) - Discussion of Confidential Records – YES

Adjournment

Upcoming Meetings:

- Monday, April 27, 2026 – Mobile Home Park Committee Meeting #2 Police Station-6:00 p.m.
Thursday, April 30, 2026 – Building Committee Meeting – Police Station 4:00 p.m.
Monday, May 4, 2026 – Mobile Home Park Committee Meeting - #3 Police Station– 6:00 p.m.
Tuesday, May 5, 2026 – Annual Town Meeting – MHS Performing Arts Center – 6:00 p.m.
Wednesday, May 13, 2026 – Council Meeting – Fire Station – 6:00 p.m.
Monday, May 18, 2026 – Mobile Home Park Committee Meeting - #4 Police Station – 6:00 p.m.
Wednesday, May 27, 2026 – Council Meeting -Fire Station – 6:00 p.m.

TOWN COUNCIL MEETING MINUTES
APRIL 8, 2026

Council Members' Present:

Michael Perkins, Chairman Dana Wrigley, Vice Chairman
Susan Leigh

Absent:

Robert Nutting Kelly Roderick

Others Present:

Kelly Pinney-Michaud, Town Manager Kathleen Paradis, Town Clerk
David Savage, Oakland Fire Dept Adam Sirois, LT. Oakland Police
Jon Cox Linda Bemis
William Cochran Heather Larsen
Sam Clark Angela Jurdak
Shelby McFadden Tony Thibodeau
Shohanna(Hanna)

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. Three councilors were present. Absent was Robert Nutting and Kelly Roderick.
- 2. To Approve the minutes of the March 25, 2026, meeting and sign the warrant:** Susan Leigh asked that the wording in paragraph 5 on the second page of the minutes include adequate information. The minutes will be corrected with the change. Dana Wrigley then made a motion to accept the minutes with the changes and seconded by Susan Leigh and voted 3-0 to accept the minutes with changes. The warrant was also signed.

NEW BUSINESS:

- 1. Nomination of Election Clerks:** Town Manager Kelly Pinney Michaud asked the council to approve the nomination for Ballot Clerks for the June Primary and November Elections. It was moved by Dana Wrigley and seconded by Susan Leigh and voted 3-0 to nominate the clerks for both elections.
- 2. 4th OF July Friday observance for Library and Buildings and Grounds Department:** The Town Manager explained that with the 4th of July on Saturday, Sheila Thorne-Rogers, Library Director has asked if the library could be closed on Friday July 3rd for the observance of the holiday. The Town Manager also said that the only other department effective is the Buildings and Grounds crew. Susan Leigh stated that the holiday is being observed by the Federal Government as well on Friday. A motion was made by Susan Leigh and seconded by Dana Wrigley and voted 3-0 to close both departments on July 3rd.
- 3. Summer Schedule for Council Meetings July & August:** The Town Manager asked the council if during the months of July and August we would be having one meeting a month as

we have done in the past. Those dates would be July 22nd, and August 12th. Michael Perkins stated that we could have one meeting a month unless there was an emergency to set up another meeting in those months as well. It was moved by Michael Perkins, seconded by Dana Wrigley, and voted 3-0 to have one meeting a month during July and August and return to two meetings a month starting on September 9th.

- 4. Archery and Hunting on Town Property:** The Town Manager stated that we had a resident inquire about archery hunting behind the Lewis Cemetery in the wooded lot. There would not be any guns involved, just bow and arrow hunting. Councilor Susan Leigh stated that she did not have a personal issue with it unless the neighbors had an issue. Dana Wrigley inquired about the wooded area as it looked close to the houses in the development. He asked if the neighbors knew about this. Jon Cox then stated that the area is located within the archery hunting guidelines. Susan Leigh also stated if it were private then it would be the property owners' right to have hunters in the area. It was stated yes that is correct. Dana Wrigley then made a motion to ok archery hunting in the area and was seconded by Susan Leigh and voted 3-0 to approve archery hunting

MANAGERS REPORT:

- 1. Mobile Home Park Committee Meeting:** Town Manger Kelly Pinney Michaud informed the council that the first meeting for the mobile home parks was held on Monday April 6, 2026, there were fourteen individuals present. She stated that present at the meeting were representatives from the parks except for the Heath Street park. The C37 owners were also on a zoom call as well. The meeting lasted one hour with the residents expressing the need for property maintenance and rent control. The Town Manager also explained to the committee that the town was more of a mediator and wanted to get both sides talking. She also stated that she has asked for any communication between the residents and park owners as well as the property maintenance personnel. The Code Enforcement Officer along with the planning board will be working on a Mobile Home Park Ordinance, stating that all issues would hold the park owners and the homeowner liable for any maintenance. The Town Manager is also investigating why the homeowner is getting charged sewer monthly when the town bills quarterly. Some of the issues discussed were: Hidden Meadows lot rent pricing and fees, Fairfield Street rat problems because there is no dumpster and trash was piled up on residents backyards. On Webb Road the dumpster is too small for trash there. There are abandoned mobile homes with no doors or windows that need to be addressed and hopefully removed. Shelby McFadden, a resident in the park, stated that C37 and Merle Fisher are in a legal battle for the abandoned homes. Present at tonight's meeting was Sam Clark and when asked about his thoughts for the first meeting held, he stated that "he was skeptical" and will see what happens. Councilor Su Leigh stated that it was a good starting point and more importantly people were heard and people are excited to share the information without people talking over each other and she was grateful for this first step. The Town Manager also stated that during the meeting she used the SWOT Analysis with both the residents and park owners expressing their needs. The Town Manager is going to continue working with both the owners of the parks and the park residences. The next meeting will be held on April 27, 2026. Councilor Dana Wrigley inquired if the Code Enforcement Officer had been out to any of the parks regarding the violations. During the month of May, they will begin working on the roads in the parks to fix any holes, etc.

2. **Scott Kinney:** The Town Manager informed the council that Mr. Kinney had phoned her and inquired about cutting the trees in the back lot of the transfer station. He stated that the prior Town Manager and the council had made arrangements with him that at some point they could go in and log some of the trees. Boyd Snowden had informed the town manager that there is a 10' by twenty' swath where the well is and across the street where public works had initially started but had other jobs to do. It was suggested that there be a walk around the area and then let Mr. Kinney decide if it is worth it.

3. **Veteran's Exemption Excise Tax:** The Town Manager informed the council that we had a resident who registered his vehicle on 4/2/26 and the vehicle was supposed to be registered in April. He had not produced the paperwork for be excise exempt for 100% disability for veterans. The Town Manager stated that this individual had heard from a friend from another town about the program. This individual then reached out to the Town Office asking for a refund on his vehicle for \$783.88. She then read a letter from our Motor Vehicle Agent at the office Christine Nutting who stated that she would need some guidance and how do we proceed from here? Christine also stated that she did not believe that this would be a good idea to refund. The Town Manager then stated that the amount would be prorated for the 3 months, bringing that total refund to \$261.28 Michael Perkins stated that if you are a veteran, you should be providing paperwork to get the exemption. He is already 3 months out from the original date to register his vehicle. In the law it stated that you have 30 days or you can get pulled over by law enforcement. Susan Leigh stated she had a different thought that we should set precedence, 30 days is good and makes sense to provide guidance. She said \$200 if prorated is not much so refund the full amount. Dana Wrigley stated that we put this on an agenda to come up with a plan that the individuals would have to have paperwork. He also stated that they do not even realize how many programs there are out there that people are entitled to, such as the homestead exemption. It was moved by Dana Wrigley to produce a Refund Policy seconded by Michael Perkins and voted 3-0 to refund the \$783.33 and come up with a Refund Policy.

4. **OFFICE CLOSURE:** The Town Manager asked the council if the Town Office could close at 2:00pm on Thursday October 8, 2026, for the new Trio Web Training. The ladies in the office would do cash up at 2:00pm and then training would be held from 3:00pm-5:00pm. Michael Perkins stated to advertise the closing at least 30 days prior. It was moved by Susan Leigh and seconded by Dana Wrigley and voted 3-0 to close the office at 2:00pm on October 8, 2026.

ADJOURNMENT:

It was moved by Susan Leigh seconded by Dana Wrigley and voted 3-0 to end the public meeting at 6:32pm and enter executive session.

EXECUTIVE SESSION:

It was moved by Michael Perkins and seconded by Dana Wrigley and voted 3-0 to begin Executive Session at 6:33pm

It was moved by Susan Leigh and seconded by Dana Wrigley and voted 3-0 to exit the Executive Session at 7:08pm