

TOWN COUNCIL MEETING MINUTES
APRIL 22, 2026

Council Members' Present:

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

Others Present:

Kelly Pinney-Michaud, Town Manager Kathleen Paradis, Town Clerk
David Savage-Oakland Fire Department Robin Harvell

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 councilors were present/
2. **To Approve the minutes of the March 25, 2026, meeting and sign the warrant:** Town Manager Kelly Pinney-Michaud informed the council that there were a couple of changes made to the minutes from the prior meeting. It was moved by Dana Wrigley, seconded by Susan Leigh, and voted 4-1 to accept the minutes with changes. Councilor Kelly Roderick abstained from voting as she was not present at the prior meeting.

NEW BUSINESS:

1. **Sign the January/March Sewer Commitment:** Town Manager Kelly Pinney Michaud asked the council to approve the commitment for the January-March sewer bills in the amount of \$157,925.81. It was voted 5-0 to commitment the sewer for January and March.
2. **Safety Training:** The Town Manager explained that LT. Adam Sirois was investigating a rollover accident on Route 11 and would not be able to hold the meeting this evening. She then handed the council the written policy and asked them to please review and let her know if they would like a roundtable discussion or more hands-on training. She also stated that we could talk about the policy ideas. Councilor Susan Leigh asked if there had been a situation before she became a councilor. The Town Manager explained that it was councilor Kelly Roderick who was the one who had requested we do some training and have a policy. Councilor Susan Leigh then stated that it was not a bad idea to buddy up when you go to your vehicles. Councilor Michael Perkins stated that we could put the item on the agenda for the next council meeting. Councilor Robert Nutting then stated that at the State House in Augusta they had a Capitol Police Officer that spoke to them to explain what to do in case of a gun man incident. The Town Manager then stated that the School Resource Officers conduct training in the schools with the staff and teachers. She will advise LT Sirois we will do a round table discussion. Councilor Kelly Roderick then stated that she had not seen this policy before this evening, and it was written last September. She then stated that since the gentleman came in at one of the meetings we previously had and everyone on the other side of the room was texted for law enforcement. They then came in and sat with him. When I left

the building, I was told not to get cornered by this individual and she then asked what she was supposed to do. This item will be addressed at the next scheduled council meeting.

OLD BUSINESS:

- 1. Mobile Home Park:** Town Manager Kelly Pinney Michaud informed the council that LD2231 was written and signed by legislature will go into effect at the end of July 2026. It states that manufactured homes, mobile home parks, tiny homes owners can only increase the rent once a year. Councilor Robert Nutting then stated that yes LD2231 was signed on 4/13/26 and will become law on 7/28/26. It states manufactured homes, mobile home parks and tiny homeowners cannot increase lot rent more than once a year. The amount will be CPI plus 1 percent. Which means if the rent is \$500 then the amount equal to the increase would be \$523. New lot rent is no more about money it is strictly a percentage. The Town Manager then inquired, "are they going to keep the same month? Councilor Nutting then stated yes, unless 51 percent or of the same housing community produce a written request, get mediation, and have 90 days. Then they inform the landlord and he has a 15-day period to respond. If the tenant/landlord mediation does not produce a common ground, the landlord cannot ask the people to a nondisclosure and is acting in bad faith. Also, there would be no cap on the increase once parties have gone through mediation. Town Manager then stated that the tenants should accept the CPI plus 1 percent. Councilor Nutting then stated that this starts 7/28/26 and the Town Manager should supply a copy of the new law to the Mobile Home Park Committee members at the meeting on Monday April 27th, 2026.
- 2. Maine Veterans Excise Tax:** The Town Manager informed the council that Christine Nutting along with herself have produced a policy regarding excise tax exemptions for veterans. She stated that they will have 30 days from the time of registration to get reimbursed(refunded) the excise tax on their vehicle. She also stated that the gentleman who had requested the refund has now received his full refund for the excise tax. The Town Manager stated that she will have the written policy available for discussion at the next council meeting. Councilor Nutting then inquired if it was all town funds? The Town Manager stated yes, and we would refund the amount due within 30 days. Councilor Nutting then stated that the new Veterans Exemption Law does go into effect on 7/1/26.

OTHER BUSINESS: Councilor Kelly Roderick asked about the DOT sign that was down on Swan Hill. The Town Manager stated that she has contacted DOT and they will pick up the sign.

ADJOURNMENT:

Council Chairman Michael Perkins then ended the public meeting at 6:16pm.

EXECUTIVE SESSION:

It was moved by Michael Perkins and seconded by Dana Wrigley and voted 5-0 to begin Executive Session at 6:17pm

It was moved by Michael Perkins and seconded by Dana Wrigley and voted 5-0 to exit the Executive Session at 6:39pm