TOWN COUNCIL MEETING MINUTES
July 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
Chief Rick Stubbert
LT. Adam Sirois, Oakland Police
Sheila Thorne-Oakland Public Library
Kristine Logan-Executive Director, KRDA
Nathan Smart, CEO
Jon Cox
George Bailey
Linda Bemis
William Cochran
Kelly Harvell
Abigail Pritchard
Angela Jurdak
Kevin Quirion
Janet Lund
Anita Chadderton
Patty Mushero
Harold Buzzell
Paul Stevens
John Gardiner
Barbara Baldwin
Nichole Goodheart
Francie Reese
Cynthia Reese

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 June 24, 2026, meeting.** Dana Wrigley made a motion that we accept the minutes of June 24, 2026, and was seconded by Robert Nutting. It was voted 5-0 to accept the minutes as written.
3. **Sign the Weekly Payables Warrant:** The Warrant in the amount of $152,408.98 was signed by all five councilors.

NEW BUSINESS:

1. **Kristine Logan-First Park:** Town Manager Kelly Pinney-Michaud introduced Kristine Logan Executive Director of First Park to those present. Ms. Logan then gave a brief introduction to her background and spoke about further development that they would be hoping to bring into the area. She stated that they would like to develop the area and possibly add manufacturing, housing, daycare and an eatery within First Park. Ms. Logan also stated that she would like to see a new First Park TIF be created to include unfilled properties in the First Park area. She stated that the Oakland area is thriving and hopes to continue to bring in businesses to the area.

2. **Sign the April-June 2026 Sewer Commitment:** The Council signed the sewer commitment for the April-June 2026 billing cycle.

3. **Accept Library Donation:** Sheila Thorne Head Librarian ask the council if the library could accept a donation of $1000.00 from the Waterville Area Women's Club. This donation would

be used for the Summer Reading Program. It was moved by Susan Leigh seconded by Dana Wrigley and voted 5-0 to accept the donation.

4. **TAN Motion from Legal:** Town Manager Kelly Pinney-Michaud asked the council if they would approve Tax Anticipated Note in the amount of $3,000,000. It was moved by Dana Wrigley and seconded by Susan Leigh and voted 5-0 to move forward with the TAN.

OLD BUSINESS:

2nd Reading Mobile Home Park Ordinance: The Town Manager informed the council that Page 4 Section 5 - New was added and in Section C New with existing parks being grandfathered. Also, the minimum lot size 15 acres and comply with the State of Maine Guidelines depends on the wastewater. Robert Nutting then inquired in regard to #4 says 20,000 square feet? The Town Manager stated she is going by what was discussed at the last council meeting. Code Enforcement Officer Nathan Smart then stated that 15 acres was put in to comply with the State Guidelines. Dana Wrigley inquired that in Section 4-inspections that we may want to change the date from January as there may be some snow, and it would be hard to look at the system. Town Manager explained that this was discussed with Mr. Smart no inspections December through May. Nathan Smart stated that would be ok with him. Susan Leigh then inquired if we could we look at Section 4 and have a discussion as it stated privately owned and was contradicting in they way it was written and could possibly be a risk. Ms. Leigh then stated after a second thought we might be ok and just wants to be sure that we are ok with the language. The Town Manager then asked for a vote on the new changes and Dana Wrigley made a motion to insert the new verbiage and hold a 3rd Reading at the August 12, 2026, meeting. It was seconded by Susan Leigh and voted 5-0 to make the changes and conduct a third reading.

MANAGERS REPORT:

1. **Guard Rail Installation:** The Town Manager informed the council that the new guardrail was installed successfully in the Oakland Fire Department Parking Lot. We had three individuals that had previously fallen, so we installed the rail to the corner and painted the curbing yellow.

2. **ATV Trail Work/Wrigley Field:** Town Manager informed the council that $63,000 grant awarded and accepted in June was used to do some major work from Pleasant Street to Ten Lots Road. She also thanked several volunteers who donated 209 hours of work on the trails to get them ready to ride. There are now some Adirondack chairs and Bigfoot in place on the trails.

3. **Waterfront Park Boat Ramp:** The Town Manager informed the council that they have made great progress on the work at the boat launch and may be ahead of schedule. She also stated that Public Works will be pulling pavement in the coming week with paving to follow.

4. **Citizens' Initiative Petition:** The Town Manager informed the council that the petitions were verified by three staff members, and they needed 375 voters to sign and they received 380, so the question will be on the November Ballot for the Oakland voters to vote on whether or not to pass a Mobile Home Park Rent Stabilization Ordinance.

5. **Upcoming Nominations:** The Town Manager informed the council that nomination papers will be available on August 5, 2026, and must be submitted to Town Clerk Kathy Paradis on

September 14, 2026. The seats available are 1 for council, 3 Budget and Advisory and 1 School Board.

6. **Policy Review Committee:** The Town Manager stated that the committee has now started to review policies as some of the policies have not been reviewed for 15 to 20 years. She also stated that they plan on examining 3 policies per quarter. The members include members from the safety committee. She will bring them to the council for review, and all policies will be updated to the website upon completion. The first policies to be reviewed will be the purchasing policy, hearing policy and ethics policy.

7. **Maine Land Bank/Cascade Mill:** The Town Manager met with Maine Bank Land and Trust on July 15, 2026, she will have more information as an agenda item in September or October along with CDS proposal.

8. **2026 Tax Evaluation:** There will be a letter going out at the end of next week to residents explaining their new valuation. Tax bills will be going out in late August with the first installment due September 30, 2026.

9. **Robert Mathiue:** Robert (Bob) Mathieu will be retiring at the end of July after 28 years with the Public Works Department. We have purchased a plaque and a gift card. Public Works Department will also be taking him out to lunch.

10. **Oakland Lions' Club Donation:** The Oakland Lions' Club donated a load of Pea stone which is now placed at the Oakland Waterfront beach area. The Town Manager showed a photograph before and after. She then thanked the Lions' Club for their generous donation.

11. **Reimbursement from Perk's Auto:** The Town Manager read aloud a letter from Perks' Auto Office Manager explaining his ignorance to the Town Policy. He also gave the town a check in the amount of $308.40 for profit made from work done on the Police Vehicle. The Town Manager thanked Mike, for the donation.

OTHER BUSINESS:

Councilor Kelly Roderick just following up on the mobile home park owner on High Street who sent letters to the park residents about an increase in rent. The Town Manager stated that she had spoken to the park owner at length, and he stated that he did not know about the mortarium or the new law. She explained to him that he is in a sticky situation because our Town Moratorium ends 8/1, the state law goes into effect 7/27, which states a increase of no more than CPI +1%. His increase was $100/month beginning 9/1/26. The Town Manger asked if he could please speak to his attorney about this since the timing of everything crosses certain dates.

Councilor Dana Wrigley stated that the state has done a lot of nice work on Belgrade Road and Smithfield Road, but if you go on Pleasant Street by the Korner Store there is a huge hole and I believe it is because of the dirt underneath. Is there a way our crew could somehow rip it up and fix it? The Town Manager stated that she will have Jeff Hall go look at it to see what we can do.

Councilor Michael Perkins stated that the paving job that was done on Belgrade Road and Smithfield Road is great, but he has been getting a lot of calls from residents where it left a five-inch dip at the end of

their driveways. Nathan Smart CEO stated he spoke to DOT today in regard to this and they are going to fix these driveways.

Councilor Perkins also stated that he has received calls regarding the pushing of dirt into the stream from the bridge on Kennedy Memorial Drive. He also stated that he has called Boyd Snowden the Town Engineer as well. Nate Smart, CEO, stated that DEP was there today and we will continue to work with the business.

Town Manager Kelly-Pinney Michaud stated that we had received a sign for Disabled Veteran Parking from Richard Pricipato who works for the Railroad and they would like us to put it up in the parking lot at the Town Office. Councilor Susan Leigh suggested that we put green paint or symbol on the ground where the sign will be put up. It was motioned by Michael Perkins and seconded by Susan Leigh and voted 5-0 to have the sign put up at the parking lot for the Town Office.

Resident Cynthia Reese asked the Town Manager if she could obtain information regarding the Transfer Station. The Town Manager stated that yes, the company Municipal Waste Hub is interested in operating the transfer station and it was an employee of the company that had leaked such information out. She stated that we have had 2 years of discussion and there would be a public meeting to inform the residents of the potential opportunity of Municipal Waste Hub operating the transfer station.

ADJOURNMENT:
It was moved by Kelly Roderick, seconded by Dana Wrigley, and voted 5-0 to end the public meeting at 6:47pm and enter Executive Session.

EXECUTIVE SESSION: It was moved by Michael Perkins and seconded by Dana Wrigley to enter Executive Session at 6:50pm with the meeting ending at 7:08pm. It was moved by Michael Perkins and seconded by Dana Wrigley to enter 2nd Executive Session at 7:09pm and ending at 7:13pm..