TOWN COUNCIL MEETING MINUTES
August 12, 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
LT Chris Cowan, Oakland Police Dept
Peter Tibbetts, SRO
Tim Locke,SRO
Nichole Stenberg, Tax Assessor
Paul Roy
Jon Cox
George Bailey
Edward Roderick
Lisa Loisel
Paul Stevens
Laurie Brann
Janet Lund
Anita Chadderton
K Barry
Nichole Goodheart
Angela Jurak

The meeting was called to order at 6:00pm by Council Chair Michael Perkins and led 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 July 22, 2026, meeting.** Dana Wrigley made a motion that we accept the minutes of July 22, 2026, and was seconded by Susan Leigh. 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. **Community Dog/RSU1 8:** School Resource Officer Tim Locke spoke to the council regarding a community comfort dog to be a gap between the school, students, and Police. This would help build a relationship with the students and help those who have faced tragic situations. Lt. Chris Cowan also explained that the dog would be a good deescalating tool. The cost of the dog would be paid for by RSU 18 through a grant with no taxpayer monies. There will also be training for Officer Locke which will be covered by the Mason Lodge donation of $2500. Officer Locke's time would be used as comp time. It was moved by Kelly Roderick, seconded by Susan Leigh, and voted 5-0 to move ahead with the program.

2. **Nichole Stenberg, Tax Assessor:** The Town Assessor provided an update to the council regarding the new tax revaluations. She stated that there would be large increases in the revaluations. KRT sent letters to homeowners with their new proposed assessment. Appointments for an informal hearing will take place over the next 2 weeks. Once the informal hearings have taken place then the final data and the commitment of taxes can be done. Councilor Susan Leigh asked if it would be the end of August. Nichole then stated yes.

3. **2025-2026 Carry Over Requests:** The Town Manager then asked the council if they would approve the 2025-2026 carry-over requests to the 2026-2027 fiscal year in the amount of 111,352.52. It was motioned by Dana Wrigley, seconded by Kelly Roderick, and voted 5-0 to carry over the fund balances. The Town Manager also informed the council that there was an over budget amount of $211,229 with an estimated fund balance of $299,629. It was moved by Dana Wrigley, seconded by Robert Nutting and voted 5-0 to accept the amount. The Town Manager also stated that there was a Sewer Capital in the amount of $21,289 for a carryover. It was moved by Dana Wrigley, seconded by Susan Leigh, and voted 5-0 to carry over the sewer balance.

4. **RSU 18 Board Member Elections:** Town Manager Kelly Pinney-Michaud stated that Town Clerk Kathy Paradis and herself did some research regarding the newly voted in School Members starting date. Councilor Kelly Roderick asked why our school board members started in July, when the other towns start right after the elections or the first of the year. In their research it was found that a warrant article at the Annual Town Meeting, May 12, 2012, it was voted to have our representative start as of July 1st. After a brief discussion Councilor Michael Perkins made a motion that the issue be tabled until the September 9, 2026, council meeting. It was seconded by Dana Wrigley and voted 4-0 with Councilor Kelly Roderick opposed to table until the next council meeting.

5. **First Park TIF:** The Town Manager stated that there is 30-year TIF currently in place. The TIF will be expiring in 2031. KRDA would like to amend the current TIF for the undeveloped areas and create another 30-year TIF for the undeveloped lots. There are currently thirteen undeveloped lots. The new director of First Park is very anxious to get new business into the park and to have a new 30-year TIF is a great recruitment tool. Also, any new development under the new TIF will be sheltered from state, county and school assessments. It was moved by Dana Wrigley, seconded by Robert Nutting and voted 5-0 to move forward with amending the current TIF and create a new 30-year TIF for the undeveloped lots.

OLD BUSINESS:

3rd Reading Mobile Home Park Ordinance: The Town Manager informed the council that Section 4 the month was changed to November instead of January. On Page 4 Section 5 #1 was written according to the state regulations. It was moved by Dana Wrigley, seconded by Susan Leigh, and voted 5-0 to accept the ordinance as written.

MANAGERS REPORT:

1. **Language on the Ballot:** The Town Manager informed the council that the Town Clerk and herself were working on the language regarding the Transfer Station on the November Ballot and they would seek legal advice about the wording.

2. **Holiday Schedule:** Town Manager asked the council if all non-essential offices could close early on Wednesday November 25th, 2026, as they had last year. She also asked if December 24th Christmas Eve Day could be taken as a Holiday since Christmas falls on a Friday this year and the Office is closed on Friday's. The council then asked that we do some advertising of the holiday hours to let our residents know. It was moved by Susan Leigh, seconded by Dana Wrigley, and voted 5-0 to adjust the hours of operation for the holidays.

3. **Waterfront Park Boat Ramp:** The Town Manager informed the council that they have made great progress with 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. **Council Dates:** The Town Manager asked the council what dates we should have meetings during November. Councilor Kelly Roderick stated that there was a lot to be done and we should have two meetings. The dates will be November 4th and the 18th. It was moved by Michael Perkins, seconded by Dana Wrigley, and voted 5-0 for the meeting dates in November. The Town Manager then stated that the December meeting date would be December 9th and the 23rd. It was moved by Susan Leigh, seconded by Dana Wrigley, and voted 5-0 for the 9th and 23rd of December.

OTHER BUSINESS:
Councilor Michael Perkins stated that a resident had contacted him about a neighbor who is living in a motorhome and was genuinely concerned. The Code Enforcement Officer has checked on this and will recheck again.

ADJOURNMENT:
It was moved by Dana Wrigley, seconded by Robert Nutting and voted 5-0 to end the regular meeting and enter Executive Session at 6:59pm

EXECUTIVE SESSION: It was moved by Michael Perkins and seconded by Dana Wrigley to enter Executive Session at 6:59pm. It was moved by Michael Perkins and seconded by Dana Wrigley to exit Executive Session at 7:18pm.