



P.O. Box 187, Oakland, Maine 04963 • Ph. 207-465-7357 • Fax 207-465-9118

OAKLAND TOWN COUNCIL AGENDA
10/8/2025 6:00 pm
OAKLAND FIRE STATION

- I. Call to order
- II. Pledge of Allegiance

Roll Call
- III. To consider approving the minutes of September 24, 2025, Council Meeting, and sign the weekly payables warrants.
- IV. Business Agenda:

New Business:

1. Order 19-2526 - Public Hearing – GA Maximum – Ordinance, Appendices & Adoption Forms
2. Order 20-2526 - 1st Reading of the GA Maximum
3. Order 21-2526 - Sign Municipal Warrant for the November 4 election

Old Business:

- Memorial Hall -update

Manager Updates (if any)

- Cascade Property update
- ATV Trail update
- 219 High Street update

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

Adjournment

Upcoming Meetings

October 8, 2025 – Town Council Meeting – Fire Station 6:00 p.m.

October 14, 2025 – ATV Committee Meeting – Bus Garage Upper Parking Lot -4:00 p.m.

October 22, 2025 – Town Council Meeting – Fire Station 6:00 p.m.

October 27, 2025 - Memorial Hall Committee – Police Station 6:00 p.m.

TOWN COUNCIL MEETING MINUTES

September 24th, 2025

Council Members Present:

Michael Perkins, Chairman
Dana Wrigley, Vice Chairman
Kelly Roderick

Dave Groder
Robert Nutting

Others Present:

Kelly Pinney-Michaud, Town Manager
LT. Adam Sirois OPD
Raymond Brickett
Anita Chadderton
Su Leigh
Ray Gruber
Jay Boulette
Melinda McKenna
Edward Roderick

Kathleen Paradis, Town Clerk
Nathan Smart, Code Enforcement Officer
Deb Lamontagne
Janet Lund
Michelle Fontaine
Jox Cox
Randy McKenna
George Bailey
Donald Decker ACO

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

1. **Roll Call:** Roll call was taken, all five council members present.
2. **To consider approving the minutes of September 10, 2025, meeting and sign the warrant.** The motion was made by Dana Wrigley, seconded by David Groder, and voted 5-0 to accept the minutes and sign the warrant.

NEW BUSINESS:

1. **Junkyard Renewals 2025:** Nathan Smart informed the council of the seven local junkyards/automobile graveyards in Oakland that are up for renewal. He stated that there were two junkyards that are currently not operating, those being Davis on Smithfield Road and Higgins on High Street. These two yards would like to keep up the licensing for future use. Mr. Smart also advised the council that there is only one junkyard that we had a complaint about which was Raymond Brickett on Oak Street. His neighbor Derek Rivard stated that there are vehicles in the property line of his residence. Mr. Smart went on to say there is a violation of the junkyard ordinance. He then asked the council if we would give Mr. Brickett time to clean it up and bring this back to the agenda for his junkyard at the next council meeting on October 8th, with all other junkyards being approved. It was moved by Bob Nutting

and seconded by David Groder to approve the other junkyards and hold on Mr. Brickett's until the next meeting. 5-0

2. **Memorial Hall Tenant:** Town Manager Kelly Pinney-Michaud informed the council that she received an email from the Structural Engineer on the sub-basement building structure, and it was fine and he say no reason why we could not have a tenant occupy the 2 spaces on the first floor. Michelle Fontaine suggested that the council and memorial hall committee get together and do a walk through. She also asked about the tenant's use of the restroom. The tenant would use the restroom on the second floor. Jon Cox would like the town to find out what business the renter has done and get references. He also asked what if this business fails? The Town Manager stated that we would have a contract drawn up before any tenant would rent. George Bailey questioned the amount of money we are putting into Memorial Hall. The Town Manager stated that it was approximately \$15,000 a year and with Studio One paying rent and we receive about \$20,000. Michael Perkins made a motion that the Town Manager set up an agreement contract for the new tenant. It was seconded by Dana Wrigley and voted 4-1 to have a contract initiated.
3. **Rodent Issue:** Randall and Melinda McKenna of 15 Turtle Drive spoke to the council regarding a rat problem coming from 219 High Street. Mr. McKenna explained that when the Fletchers remodeled their residence and neighbors were cleaning outside of their residences there have been sightings of rats for the past 10 years. The residences affected would be at 200, 206 225 and 244 High Street, 3 and 15 Turtle Drive and 9 Starlight Drive. Randy would like someone to speak to the Fletchers regarding this problem. Deb Lamontagne, who resides at 225 High Street, has had a rat problem twice with ten dead rats on her property between the trailer, rocks, and her residence. Nathan Smart, CEO, explained that he, along with Animal Control Officer Donald Decker, did go and speak to Mr. Fletcher. They have lost both parents in short amount of time and are on a fixed income. They are willing to work to get the residence pick up. He explained where the mattresses are, and with winter approaching the rats are looking for a place to live and when you move the mattresses the rats will look for other housing. ACO Decker stated that they would not allow the town to poison the rats but suggested that they put bait stations out. It was asked if the town could assist in this situation. Kelly Roderick stated that this is a health issue, and we should be setting a policy and helping these people out. The Town Manager and Code Enforcement Officer will work on this issue. Dana Wrigley stated that we need to take care of this problem soon before they habitat away. Maybe a Pest Control business could bait the area. David Groder motioned to clean up the property with the help of the town. It was seconded by Robert Nutting and voted 5-0.

Managers Updates:

1. **TIF:** The Town Manager explained that a façade grant workshop would be held by Central Maine Growth Council on November 18, 2025, the workshop would be for residences or commercial properties in the TIF District who would like to learn more about the grant program. We would allot \$25,000 to this year's Façade Grant Program, the deadline would be January 31, 2026. Those that apply for the program would be reviewed, scored, and the grants would be awarded on March 31, 2026.

2. **Library Floors:** On Friday October 10, 2025, the library would have to close for floor refinishing. The Children's Reading Program would be at the fire station that day. The Town Manager asked the council for approval for closing the library with prior notification of their closing. It was moved by Dana Wrigley and seconded by Kelly Roderick, voted 5-0 to close the library on Friday, October 10.
3. **November and December Council Meetings:** The Town Manger informed the council that in November and December she would like to have one meeting in each month. In November it would be on the 19th, and in December it would be on the 17th. It was moved by Dana Wrigley that we have one meeting each month with the Town Manager being able to call a meeting if any emergencies arise. It was seconded by Robert Nutting and voted 5-0.
4. **Hannah Recreation Intern:** The Town Manager gave a brief synopsis of our new intern Hannah who is a student at Thomas College. She is doing an excellent job and has been working very hard for us while gaining valuable knowledge.

Other Business:

Resident George Bailey wanted to know if the town could change the process of the town meetings in May. He would like it to be a paper vote and not go by a show of hands at a public meeting. Robert Nutting explained that would take a change in the charter and it is a lengthy process. Dana Wrigley said if you go to a paper vote you would not know information on the dollar amount in the budget. He suggested putting on an agenda to talk more about the charter and the change of the town meeting format. The Town Manager stated that Jan Porter had also had some dates that she had wanted to get changed in the charter and we could study all of this at that time.

Resident Patrick Lineahan asked if he could have the floor to recognize Dana Wrigley for his work on the KVCOG Board of Directors, who serves 18 years representing the Town of Oakland. He also asked those present to please have a round of applause for Dana for his hard work.

Adjournment: It was moved by Kelly Roderick, seconded by David Groder, and voted 5-0 to adjourn meeting at 7:00pm.

TOWN OF OAKLAND
MUNICIPAL ELECTION
NOVEMBER 4, 2025

To Charles Stubbert, a resident of Oakland, in the County of Kennebec, State of Maine.

GREETINGS:
In the name of the State of Maine, you are required to notify and warn the inhabitants of the Town of Oakland in said county and state, qualified by law to vote in town affairs at the Municipal Election being held at:
Oakland Fire Station - 15 Fairfield Street
Polls Open at 7:00 am Polls Close at 8:00 pm
(A person may register to vote and/or enroll on or before Election Day)

Absentee Ballot Processing Dates, Times and Places Listed Below:

Friday, October 31st and Saturday-November 1st - Beginning at 8:00 am– clerks will process absentee ballots throughout the day(s) as needed. Should a party request an inspection of the absentee ballots, the processing will immediately follow.
Location: Oakland Fire Station
15 Fairfield Street
and on Election Day, as needed, throughout the day.

ARTICLE 1. To elect a moderator by written ballot to preside at said election.

ARTICLE 2. To elect by secret ballot the following: two (2) Town Councilors, one (1) School Board member and four (4) Budget and Advisory Committee members.

FOR TOWN COUNCIL
VOTE FOR TWO (2)

Leigh, Susan
Perkins, Michael
Roderick, Edward
Williams, Rodney, SR

RSU# 18 SCHOOL BOARD
VOTE FOR ONE (1)

Barnes, Alicia
Stubbert, Charles

BUDGET & ADVISORY COMMITTEE
VOTE FOR THREE (4)

Chadderton, Anita
Gruber, Raymond, JR
Irwin, John, III
Lund, Janet
Mackenzie, Richard
Morrissette, Arthur
Rossignol, Michael
Ryder, Marcus

Dated: October 8, 2025

MUNICIPAL OFFICERS
TOWN OF OAKLAND

A true copy of said warrant.
Attest:

Kathleen A Paradis
Town Clerk