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OAKLAND TOWN COUNCIL AGENDA

1/14/2026

6:00 pm

OAKLAND FIRE STATION

- I. Call to order – By Town Clerk – Kathleen Paradis
- II. Pledge of Allegiance
- III. Swear in Michael Perkins and Su Leigh as Council Members
- IV. Council vote to elect Chair and Vice Chair by secret ballot
- V. Roll Call
- VI. To consider approving the minutes from December 17, 2025, and signing the weekly payables warrant.
- VII. Business Agenda:

New Business:

1. Order 38-2526 - Sign Municipal Resolution to become a Community Resilience Partnership Member
2. Order 39-2526 - New Road off Oak Street – Pink Skies Drive – N. Smart, Code Enforcement
3. Order 40-2526 - 2026-27 Fuel Bids

Old Business:

1. Order 41-2526 - Charter Suggestions

Manager Updates (if any)

- Mission Square 457 Roth Option
- Transfer Station Scale
- Oakfest 2026

Executive Session

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

Adjournment

Upcoming Meetings:

January 15, 2026 – Building Committee Meeting, Police Station 4:15 p.m.

January 20, 2026 – Downtown TIF Committee Meeting, Police Station 3:00 p.m.

January 22, 2026 – Oakfest Committee Meeting – Police Station 4:00 p.m.

January 28, 2026 – Council Meeting, Fire Station, 6 p.m.

OAKLAND TOWN COUNCIL MEETING MINUTES

DECEMBER 17TH, 2025

Council Member Present:

Michael Perkins, Chairman
Robert Nutting
Kelly Roderick

Dana Wrigley, Vice Chairman
David Groder

Others Present:

Kelly Pinney-Michaud, Town Manager
Nathan Smart, Code Enforcement
Nichole Stenberg, Assessor
LT. Adam Sirois, OPD
Todd Chilton, OPD
Donald Decker, ACO
Scott Stewart, MLEAP
Sue Leigh
Michelle Fontaine
Anita Lund

Kathleen Paradis, Town Clerk
Aaron Parker, Recreation Director
Rick Stubbart, Chief OPD
Gene Richard, OPD
Craig Johnson, OPD
Michael Tracy
Laura Tracy
Jon Cox
Janet Lund
George Bailey

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 and all five councilors were present.
2. **To Consider approving the minutes of the November 19th, 2025, meeting and sign the warrant.** The motion was made by Dana Wrigley, seconded by Robert Nutting and voted 5-0 to accept the minutes and sign the warrant.

New Business:

1. **MLEAP Presentation to the Oakland Police Department:** Michael Tracy President of the Maine State Chief's Association and Scott Stewart, Brunswick Police Chief presented Rick Stubbart with a plaque for achieving accreditation with the state standards.
2. **3 Year Appointment for Town Assessor:** It was motioned by Dana Wrigley and seconded by David Gorder and voted 5-0 to appoint Nichole Stenberg as Town Assessor for a three- year term.
3. **Re-evaluation Update:** Town Assessor gave a brief update to the council on the re-evaluation that is currently being done in the Town of Oakland. She stated that KRT is 50% done and they are now doing the more rural areas of town which includes the downtown area. She also stated that they are approximately 20% in the data entry phase as well. Nichole also stated that we would not be able to meet the August Installment date for 2026 and we would have to move the 1st installment to a later date. Dana Wrigley asked if we would be close to the State valuation? Ms. Stenberg stated that we would be very close to the State valuation.

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4. **2nd Reading Solar Ordinance:** Nate Smart, Code Enforcement Officer stated that there were no changes to the Solar Ordinance. It was moved by Dana Wrigley and seconded by Robert Nutting and voted 5-0 to accept the Solar Ordinance.
5. **2nd Reading Public Space Ordinance:** Aaron Parker, Recreation Director gave the council an update of changes to the public space ordinance. Some changes consist of allowing dogs on leashes near the ball field area at Pleasant Point Park, owners must pick up after their dogs. There is no alcohol, smoking etc, to be done in any of the town's public spaces. It was asked if the ATV Trails would follow the same ordinance, but it was noted that those are state owned and run and the Game Wardens would have authority in that area. It was motioned by Dana Wrigley, seconded by Robert Nutting and voted 5-0 for accept the Public Space Ordinance.
6. **Anonymous Donation to Memorial Hall:** Town Manager Kelly Pinney-Michaud advised the council that an anonymous donation was made to the Memorial Hall Fund of \$10,000 and was asking the council if we could accept the funds. It was motioned by Dana Wrigley, seconded by Robert Nutting and voted 4-1 to accept the donation. Councilor Kelly Roderick abstained from voting on the issue.
7. **Maine Trail Bonds Update:** The Town Manager advised the council that the town had been awarded a grant in the amount of \$151,024 to construct the parking lot area for the new ATV Trail access trail. It was motioned by Dana Wrigley, seconded by Robert Nutting and vote 5-0 to accept the grant in the amount of \$151,024.

Manager's Report:

1. **Transfer Station New Traffic Pattern:** The Town Manager advised the council that there is now a new traffic pattern at the transfer station. You will enter the facility as we have been doing, but to exit you will go around the recycling building. Having made these changes, we have not had any complaints from any residents.
2. **Presentation to Councilor David Groder:** Council Chairman Michael Perkins presented councilor David Groder with a plaque of appreciation for his years served as a town councilor.
3. **Foreclosures:** Town Manager advised the council that she has made 3 payment arrangements 2 will be paid by the end of January 2026, and one will be paid off by the end of May 2026. There is another homeowner who should be in to make a payment and sign the payment arrangement. She has left messages but hasn't been able to connect with the owner. Another one would like us to foreclose on the property which is located at 12 Wentworth Court. We have another one on Webb Road in the trailer park and C37 has evicted her and she was allowed 14 days to retrieve her personal belongings. Also, at 10 Hubbard Street there have been several property maintenance violations and there have been many run ins with the police

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department. Town Manager stated that she would like to take this property as the neighbors have been complaining about the up-keep. We had given the owner until 12/1/25 to clean up the yard which he did. It was noted by Councilor Dave Groder that we should send a certified letter to the residents about the foreclosures. Town Manager stated that we did send out notices to all those in foreclosure status. We did have some returned due to not accepting the letter/notice. She also went door to door with the Police Chief to these residents as well. Town Manager will send certified letters out to the property owners advising them of the foreclosure status again so that we will have this on file. Councilor Robert Nutting stated that we would not want the trailer if the land does not come with it. On the Webb Road property it would be just the trailer. It was advised that we let the park owner deal with this. The park owner could claim it abandoned. As far as the personal items inside the mobile home would be a civil matter. Councilor Nutting also stated we will help the individuals who are really trying, if not then we would take the residence unless it is a mobile home.

4. **Budget Item:** Town Manager asked if she would put in a budget line item the 5 employees that she would like to have their salary be \$25.00 an hour. It was motioned by the council to put this amount into the budget.
5. **TIF Apps:** Downtown TIF Façade Applications are due by 1/15/26. The Town Manager will be visiting downtown businesses to see if they would like to apply for the money available.

Other Business: Councilor Kelly Roderick inquired about the Police Cruiser sitting in the parking lot. LT. Adam Sirois, OPD explained that it is currently a spare vehicle in hopes that this would be a detectives' vehicle. It is being used for training, and it also was used at the recent fire on Lakeview Drive.

Councilor David Groder inquired to Code Enforcement Officer what is a junkyard? Mr. Smart explained that 3 or 4 vehicles not being used. Mr. Groder asked regarding the garage on High Street on the right-hand side. Nate stated that this is an automotive garage and they do not come within the ordinance guidelines. He also stated that he was told to put up a fence a few years ago which he did but has now come down. Mr. Groder stated he was concerned with all the vehicles in the back of the business. Mr. Smart will pay a visit to the owner and advise him to fix the fence.

Councilor Dana Wrigley about the law that is put into place for police officers not to assist ICE. If we did assist ICE what would be the penalty? Mr. Wrigley feels that our department should be informed of such if they are in our town. Chief Rick Stubbart stated he would have to get more information on this matter.

Resident George Bailey asked to speak to the council. He asked that the council file a full injunction against the State of Maine and build a lawsuit regarding the ICE situation. He also stated that the police department would not want to be uninformed of any situation.

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Councilor Robert Nutting said looking at the law it does not show penalties. If it became law it would be 3 days after the legislature convenes which would be on 1/9/26, or 90 days after the legislative session is over. No point at this time to have any legal action taken.

After a lengthy discussion Council Chair, Michael Perkins explained that we should wait to see what will come out of this and thanked our Police Department for such professionalism and congratulated them on their award this evening.

It was moved by Dana Wrigley and seconded by David Groder and voted 5-0 to adjourn the meeting at 6:39pm and enter executive session.

Entered into Executive session to discuss Confidential Records: M.R.S.A. § 405 (6) (F) at 6:39, motioned to come out of executive session at 6:51

1. Entered into Executive session to discuss 1 M.R.S.A. § 405 (6) (D) – Labor Negotiations at 6:52, motioned to come out of executive session at 7:23. A motion was made by Dana to award the Town Manager a 3.1% Cola increase beginning 7/1/2026 and to extend her contract 6 months with a formal review in July 2026 when we will award a 1 or 2 year contract as well as a review. Voted 5-0 to accept the motion.

Kelly Roderick made a motion to adjourn the meeting at 7:27, Dave Groder Seconded, all were in favor.

WHEREAS, the Town of Oakland completed the Community Resilience Partnership’s Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on December 16th, which prioritized the following action areas: A8: Adopt a Complete Streets policy which addresses safety, bike/pedestrian uses, and transit; F4: Develop a Capital Investment Plan that 1) identifies vulnerable municipal or tribal government facilities and assets, 2) prioritizes resilience in improvements and/or new construction, and 3) addresses intersecting land use considerations; F18: Improve and protect drinking water, wastewater treatment, and stormwater facilities and related infrastructure, such as culverts and sewers, to anticipate future climate impacts and reduce physical damage and sustain function during extreme weather events; and F24: Complete an assessment of drinking water quality and stressors, and implement a source water protection program.

WHEREAS, planning for community and infrastructure resilience will protect people, preserve businesses and the local economy, and reduce the impact and costs of natural disasters;

WHEREAS, investing in energy efficiency and weatherization improvements is proven to lower municipal electricity expenses and make buildings more comfortable for employees and visitors;

WHEREAS, the Town of Oakland is prepared to demonstrate leadership in reducing energy use and greenhouse gas emissions, and increasing the resilience of people, infrastructure, and businesses;

WHEREAS, addressing climate change will present economic opportunities for the Town of Oakland as well as opportunities to invest in the public good and cost-saving practices;

WHEREAS, the Community Resilience Partnership provides grants to municipalities and Tribal Governments for activities that lower energy expenses, reduce greenhouse gas emissions, and increase community resilience in alignment with the state’s climate action plan and goals;

BE IT RESOLVED, the Town of Oakland commits to participating in the Community Resilience Partnership, which supports community leadership in reducing greenhouse gas emissions and increasing resiliency to extreme weather and climate change impacts;

BE IT FURTHER RESOLVED, the Town of Oakland designates its Town Manager, Kelly Pinney-Michaud, to coordinate planning, implementation, and monitoring of energy and resilience projects and to be the primary point of contact to the Community Resilience Partnership;

Mike Perkins, Town Council

Date

Dana Wrigley, Town Council

Date

Bob Nutting, Town Council

Date

Su Leigh, Town Council

Date

Kelly Roderick, Town Council

Date

Town of Oakland

FY27 Gas/Diesel, Propane & #2 Heating Oil - Bid Results

7/1/2026-6/30/2027

CURRENT PRICING	3.17	2.89	1.399	2.579
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FY27 BIDS	DIESEL	GAS	PROPANE	OIL
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DENNIS BURKE OIL	2.39	2.29		
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FABIAN OIL			1.239	2.299
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DEADRIVER	2.8307		1.4144	2.4883
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