

TOWN COUNCIL MEETING MINUTES
NOVEMBER 19, 2025

Council Members Present:

Michael Perkins, Chairman	David Groder
Dana Wrigley, Vice Chairman	Robert Nutting
Kelly Roderick	

OTHERS PRESENT:

Kelly Pinney-Michaud-Town Manager	Kathleen Paradis-Town Clerk
Cheryl Gould-Finance Director	Nate Smart-Code Enforcement Officer
Boyd Snowden-Town Engineer	Adam Sirois-OPD-Lieutenant
Jon Cox	Sue Leigh
Edward Roderick	Ray Gruber
Janet Lund	Anita Chadderton
Michelle Fontaine	Raymond Brickett
Dan Swett	

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. Approving the Minutes for the October 22, 2025, meeting:** It was moved by Dana Wrigley, seconded by David Groder, and voted 5-0 to accept the minutes of the October 22, 2025, meeting.

NEW BUSINESS:

AUDIT PRESENTATION: Craig Costello of Brantner, Thibodeau & Associates gave the councilors a zoom presentation on the Town of Oakland's FY2025 Audit. Mr. Costello stated that the town was much improved from the previous year. He commended the staff members with the help given during the audit in receiving all necessary documents needed. He proceeded to go through certain pages and highlights that he wanted to give attention to. One comment was that the bank reconciliation should show full outstanding check and that has already been corrected. In a synopsis the Town Of Oakland had a particularly good audit this year. Councilor Robert Nutting noted that on Page 7 of the Management Discussion the fourth point on long term loan first sentence should be an increase. It was noted and will make necessary changes to read increase.

SOLAR ORDINANCE FIRST READING: Nate Smart Code Enforcement Officer gave a brief synopsis of the Public Hearing held this evening before the council meeting. Councilor Dana Wrigley asked on page 1 section 2 paragraph 2-SECA exempt? This section will be redone to comply with the under 5,000 square feet. Edward Roderick asked if the limit was also limited to if you break off a piece of land or lot? If you break it off, you could build. A motion was made by Dana Wrigley and seconded by Robert Nutting to accept this as a first reading. It was voted and accepted 5-0.

HOLIDAY HOURS: Town Manager Kelly Pinney-Michaud advised the council that there are a lot of towns closing early on Christmas Eve Day. Traditionally the Town of Oakland is open until 12:00pm on this day and the employees have the afternoon off to spend with their families. A motion was made by Dana Wrigley, seconded by David Groder, and voted 5-0 to close at 12:00pm on Christmas Eve Day.

Council Chair Michael Perkins asked about the work- day for Wednesday, the day before Thanksgiving. Kathleen Paradis Town Clerk advised that this is a slow day at the office with very few residents coming in on that day. Council Chair Michael Perkins made a motion to close at 2:00pm. Councilor Kelly Roderick stated that people would be coming in as the Town is closed on Friday. The motion was then made by Michael Perkins and seconded by Dana Wrigley and voted 4-1 with Councilor Kelly Roderick opposes to close all non-essential offices at 2:00pm.

RAYMOND BRICKETT JUNKYARD: Code Enforcement Officer Nate Smart advised the councilor that Mr. Bricket has attempted to clean the front yard area and he is grandfathered from before the ordinance went into effect. Mr. Brickett is in compliance with the junkyard ordinance. Councilor David Groder asked about the items in the front of the residence. He stated that we have been down this road before with Mr. Brickett. It was asked if Mr. Brickett will be doing any other cleaning of such items? Councilor Groder also asked if this ordinance was from the road? Nate Smart stated it was for the junkyard. Councilor Kelly Roderick motioned that a permit be issued to Mr. Brickett for the junkyard and then come back to address the other issues on the property. Councilor Michael Perkins asked if a fence could be put up to separate the property lines. Mr. Brickett explained that it had all been surveyed. The motion stood with Councilor Kelly Roderick to issue the permit it was seconded by Dana Wrigley and voted 4-1 with Councilor David Groder voting against to issue permit.

BUDGET CALENDAR: Town Manager Kelly Pinney-Michaud advised the council that we need to start working on the budget for next year. She asked if we could use 3.1% COLA (September 2025, NECPI) which is approximately \$75,000 increase, if we use 3.0% it would be \$73,000, and 2.7% would be \$69,000. She also gave the following figures and stated most departments are looking very good in their current budget for this time of the year. She stated that she needs a starting point.

3.1 % COLA

9% Health Insurance Increase

Previously there was \$125,000 put into the budget for assessing next year it will be \$20,400.

\$10,000 for Memorial Hall

\$10,000 for the Transfer Station Scale

\$124,906 for the 2025 Lease the third-year payment (last payment)

We are in year 2 of 2026 lease, we have sold one plow truck and there is interest in another one.

With the sale of the vehicles, we could knock down the price of lease.

There are eight employees making less than \$25.00 an hour and she would like to bring them up to \$25.00. These employees are laborers and work for maintenance and public works. Councilor Robert Nutting stated that he would like to see a list with figures at the next meeting. A motion was made by Dana Wrigley and seconded by Robert Nutting and voted 5-0 to accept with 3.1% COLA with the Town Manager bringing back some figures at the next council meeting.

MANAGERS UPDATE: Town Manager Kelly Pinney-Michaud spoke to the council regarding the Façade Program. Applications are due on January 15, 2026, and businesses request a grant within the 3 categories.

The town will be hosting a Community Engagement Session along with KVCOG which will be held on 12/16/25 at the Fire Station, this program is to help Maine Towns fund projects. There is grant money available, and we'd love to hear from the citizens on initiatives they are interested in.

FINANCIAL UPDATE: Revenues are up 8.5% from last year. \$2.3 Million in the bank. The town has earned \$34,323 in interest to date.

NEW COUNCILORS: The newly elected councilors will be sworn in at the first meeting in January on the 14th, 2026.

BUDGET AND ADVISORY: Susan Leigh was elected to council, so her term on the Budget and Advisory Committee will have to be filled. This is usually with the person who received the most votes not elected to the committee, that person being John Irwin. Town Manager asked council to ok Mr. Irwin to finish out Ms. Leigh's term. A motion was made by Dana Wrigley, seconded by Kelly R, and voted 5-0 for Mr. Irwin to finish Ms. Leigh's term.

MEMORIAL HALL ROOF: Town Manager Kelly Pinney-Michaud spoke to the council regarding the need to repair the metal roof at Memorial Hall and the Historical Firm, Barba Wheelock recommend installing a slate roof that would bring it back to original historical feature. The committee is planning to apply for a Maine Historical Preservation grant to cover the bulk of the cost. Dana Wrigley asked for the cost of the slate roof Kelly Roderick stated that it would be approximately \$310,000 for slate and approximately \$150,000 for metal. The grant will help cover the cost and is due by 12/5/25. We would have a decision in the early spring of 2026. Michelle Fontaine explained that we would have to contribute 75% no matter what roof is decided - if the grant request is approved. David Groder asked to be sure that it was no town money being used. Kelly Pinney-Michaud stated that there has been approximately \$69,000 raised so far. Ed Roderick spoke about alternative composite/ABS roofing which the Town Manager will get a quote on. Michael Perkins made a motion for the town manager to apply for the grant and Dana Wrigley seconded and voted 4-1. Councilor Kelly Roderick abstained from the vote.

CASCADE MILL: Kelly Pinney-Michaud updated the council on the town taking over ownership of the abandoned mill. David Groder stated that we should obtain legal advice before making any decisions. Robert Nutting agreed. Kelly P.M will see a legal opinion.

KVCOG PLAQUE PRESENTATION: Town Manager Kelly Pinney-Michaud presented Councilor Dana Wrigley with an engraved plaque of appreciation from KVCOG for his many years served on the Board of Directors.

It was motioned by Kelly Roderick, seconded by David Groder, and voted 5-0 to end the public council meeting and go into executive session at 7:00pm.

EXECUTIVE SESSION: Executive session started at 7:03pm. There was a lengthy discussion with no vote taken. It was moved by Dana Wrigley and seconded by Bob Nutting at 7:46pm and voted 5-0 to cease the talks. It was motioned by Michael Perkins, seconded by Dana Wrigley, and voted 5-0 to end executive session at 7:55pm.