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OAKLAND TOWN COUNCIL AGENDA

3/11/2026

6:00 pm

OAKLAND FIRE STATION

- I. Call to order
- II. Pledge of Allegiance
- III. Roll Call
- IV. To consider approving the minutes from February 25, 2026, and signing the weekly payables warrant.
- V. Business Agenda:
 - a. Vote on FY27 Warrant Articles with Council & Budget Advisory Committee

New Business:

1. Order 52-2526 – New Liquor License for Hussey Hill Property (Former Enchanted Gables) K.Paradis
2. Order 53-2526 – Accept Library Donation – Sheila Thorne

Old Business:

- Order 54-2526 – Continued discussion on Mobile Home Park Lot Rent 180 day-Moratorium

Manager Updates (if any)

- Cascade Mill

Executive Session

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

Adjournment

Upcoming Meetings:

Thursday, March 12, 2026 – Building Committee Meeting – 4:00 p.m. – Police Station

Tuesday, March 17, 2026 – TIF Committee Meeting – 3:00 p.m. – Police Station

Thursday, March 19, 2026 – First Park General Assembly Meeting – 5p.m. -Police Station

Wednesday, March 25, 2026 – Council Meeting – 6:00 – Fire Station

<p style="text-align: center;">TOWN COUNCIL MEETING MINUTES FEBRUARY 25, 2026</p>

Council Members' Present:

Michael Perkins, Chairman	Su Leigh
Dana Wrigley, Vice Chairman	Robert Nutting
Kelly Roderick	

Others Present:

Kelly Pinney-Michaud-Town Manager	Kathleen Paradis-Town Clerk
David Savage, Oakland Fire Dept.	LT. Chris Cowan, Oakland Police Dept
Chief Rick Stubbeert, Oakland Police Dept	Nathan Smart, CEO
Dylan Clark, Oakland Transfer Station	Amy Calder, Central Maine Morning Sentinel
Michelle Fonatine	Janet Lund
Anita Chadderton	Jon Cox
Ed Roderick	Mary Ellen Savage
Justin Richard	Heather Larsen
Angela Jurdak	Sam Clark
George Bailey	Tom Drinkwater
Rhonda West	Cindy Lojas Flagg
Larry Flagg	Charles Stratton
Caroline Clark, ME. Peoples Alliance	Shelby McFadden
Tracy Constable	John A. Burns, Jr.
Shawn Marquis	Lorrie Nandreau, ME Labor Committee

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 council members were present.
- 2. To Approve the minutes of the February 11, 2026, meeting and sign the warrant.:** It was moved by Dana Wrigley seconded by Robert Nutting and voted 5-0 to approve the minutes of February 11, 2026, meeting. The weekly warrant was also signed.

NEW BUSINESS:

- 1. Mobile Home Park Lot Rent Discussion:** Councilor Susan Leigh asked how long this had been going on as there was quite a bit of information in the packet that the councilors had received. Councilor Kelly Roderick went on to say that the Maine People's Alliance had contacted her as a member of the council to attend a meeting a couple of weeks ago with the mobile home park residents. She stated that she had attended the meeting and advised the residents that she could not promise them anything, but that they could be put on the agenda

at the council meeting to be heard. Rhonda West, a resident at Breen's Trailer Park, 54 Fairfield Street, spoke to the council regarding the lot rent increases and the lack of services they receive. She stated that they are asking for a rent stabilization so that they would be able to pay their rent and afford to live.

Sam Clark, a resident at Hidden Meadows Trailer Park, 30 Oak Street, stated that he had just moved here a couple of months ago and stated that the Town Of Oakland needs a moratorium regarding rent increases. He stated that the conditions are unsafe and have even resulted in personal injury to his girlfriend.

Shelby McFadden, a resident at Kennebec Trailer Park at 527 Webb Road, also spoke regarding the high increase of the rent. She also stated that there are water quality issues in the park and does not know if the water is safe to drink. She would like the issues at the mobile home park fixed. Councilor Dana Wrigley asked if the well at the park was a common well or if each mobile home is separate. Ms. McFadden stated that she believes it was a common well. She also stated that there is a strong septic smell. She also stated that the septic was put in around 1987 or 1989. Councilor Robert Nutting inquired if she had contacted the Town and the CEO Officer? She stated yes Nathan Smart CEO for the Town then stated that he had contacted MREM the property maintenance company and a test was done through Casella. He stated that they informed him that the septic was pumped out, replaced float valve and all is working correctly this was on January 20, 2026. Town Manager Kelly Pinney-Michaud stated that the smell could be the discharge on the ground that froze and then melted.

Resident George Bailey stated that there are two separate issues. He is hearing that the rent is too high and the other issue is that the mobile home parks are not fit to live in.

Charles Stratton, a resident at Hidden Meadows Trailer Park, 30 Oak Street, stated that if they receive notification of their taxes or sewer going to lien they charge the tenant \$25.00 more on the rent. The rent is now \$450.00-\$800 per month.

Councilor Kelly Roderick stated yes, Mr. Bailey is correct there are two separate issues the residents of the park are not asking the town to fix the property. They are here asking for us to hear them. The rent went up 55% in 10 months, they own their homes. We need to give them a break so they can continue to live here in Oakland. Resident George Bailey then stated that this was socialism. He also stated that when Maine People's Alliance is involved, we go down a slippery slope. He stated as a landlord he does not want somebody coming into to Oakland and telling him what he can and cannot charge for rent. Mr. Bailey stated that he would like to hear from the trailer park owners as we are only hearing one side of the story.

Councilor Robert Nutting then asked the Maine People's Alliance if they knew the State law changes. Lorrie Nandrea who works with the Maine Labor Climate Council stated that she works with Caroline Clark and the Maine People's Alliance, and she stated that there currently are not any laws, but the closest protection would be to have the people in the trailer park get 51% of signatures. Then they request a moderator and go to mediation. Councilor Nutting then stated that 2025 bill that did not pass with the CAP on mobile home parks and what you are asking the Town Of Oakland to do. Lorrie then stated that they are just asking for is some time so that they can work on a moratorium. She also stated that they just want a safe haven to live in. Councilor Robert Nutting then commented that if we freeze the rent,

then what happens, is that the landlords then raise the rent because they are scared of the freeze. Ms. Nandrea then stated that these individuals got a \$200 increase a month with little notice. That is why they are asking for the moratorium. Councilor Nutting also stated that he lives next to a mobile home park and has been contacted by the residents there as well. He does not believe that there is anything that the town can do.

Councilor Roderick then stated that the City of Waterville has the same park owners there and the residents went to the council to ask for a moratorium. The city then granted and passed an ordinance that the park owners must go in front of the council to request a rent increase.

Resident Angela Jurdak then stated that the concern is the transparency of paying sewer bills monthly by an email when the town charges quarterly. C37 the park owner then pays the bills and charges the residents an extra \$40.00 in the fees.

Resident George Bailey stated that the residents want rent then what? He went on to state that the residents here tonight have a strong case and should take it to court. Charles Stratton then stated that they did not want a freeze just to slow it down and hold the rent at a certain percentage. Heather Larsen a resident at Hidden Meadows Trailer Park, 30 Oak Street then stated to Mr. Bailey that she respected what he was saying but he as a landlord can put the rent up, but the residents of the trailer park are paying for all utilities, lot rent, etc., and when she had approached the park owner they threatened to evict her. Councilor Michael Perkins then advised that they should contact Pine Tree Legal. Cindy Logas Longstaff, a resident of Kennebec Trailer Park, then stated that it was what they were planning to do.

Resident Michelle Fontaine then stated that she believes what the mobile home park residences are asking is to get a break and to get a mediator. They do not want the town to help with maintenance.

Sam Clark Hidden Meadows resident stated that just today he lost his job. All they are asking for is 90 days of safety to help pay the rent. Most of the park residents who are on limited incomes are asking for a little time. We only started this effort 2 weeks ago and that is not enough time for us to move forward.

Councilor Nutting then asked the Town Manager on the issuing of the moratorium. She stated that it takes 180 days and a public meeting. It was then noted by Councilor Roderick that the second public hearing could be waived. Councilor Nutting then stated that this is nothing that would be happening this evening and could take several weeks. He also warned the residents of the parks that the landlord will now know as the media was here this evening. Lorrie Nandrea then stated that the moratorium would then be retroactive as the date the individuals first went in front of the council.

Resident Shawn Marquis then stated that he came this evening being opposed to the moratorium but after listening to the stories and hardships he now has changed his mind. He said that 55% increase is outrageous and there should be a temporary moratorium put in place to help these individuals out.

Councilor Kelly Roderick then made a motion to move forward with the 180 day Moratorium. There was no second to the motion. Motion Failed.

Resident George Bailey then spoke to the residents and stated that an eviction notice takes an exceptionally long time. Tenants have more rights than the landlords do.

Councilor Dana Wrigley then asked the Town to get legal advice and more information.

Councilor Susan Leigh then made a motion to move forward and obtain legal counsel. It was seconded by Rober Nutting with the stipulation that that he would like the council to see the ordinance from Old Orchard Beach and Waterville. It was then voted 5-0 to obtain legal counsel.

Councilor Kelly Roderick then stated that she would like us to have a sample moratorium and all information to preview so that this item will be on the next council meeting on March 11, 2026.

Council Chair, Michael Perkins, then informed the residents that we will seek legal counsel and continue to collaborate with them. Councilor Dana Wrigley then stated that he would like to have all information prior to the next meeting.

Council Chair Michael Perkins then issued a two-minute break before moving forward with other agenda items.

- 2. Transfer Station Price Discussion & Commercial Hauler:** Dylan Clark Transfer Station Manager presented the council with a new fee schedule that he would like to implement. He informed the council that the bulky waste is approximately \$60 lower than other transfer stations. Councilor Dana Wrigley inquired about the propane tanks? Dylan stated that we do not keep them, they go to Fabian Oil. Dylan then stated that they currently do not pay for brush and we allow the individual chipping the brush to keep the chips in lieu of payment. Dylan is proposing the cost be \$50.00 per ton to dispose of brush if we implement the new fees. The individual chipping the brush will not be doing it soon. He stated that he is looking for some input from residents and the council. Town Manager Kelly Pinney Michaud then read aloud a letter from Fire Chief David Coughlin opposing the fee as this would mean people would be more apt to burn and cause wildfires. Resident Ed Roderick asked if residents could take the propane tanks? Dylan then stated that we do not let them take tanks and Fabian Oil takes them. Mr. Roderick then asked if this was contract with Fabian Oil and Dylan stated no. Mr. Roderick also asked what we made on metal last year. Dylan then stated that he did not have the amount with him. It was then asked if the Town Manager had the figures, and she also stated that she did not have those figures readily available. Mr. Roderick stated that he had asked for figures on this a couple of meetings ago and would like to have them. Resident Angela Jurdak asked if Fabian Oil pays for the tanks and Dylan stated no. Resident George Bailey asked if the tanks were certified as after a certain date they had to be. Dylan stated that they were not certified.

Resident David Savage asked why the increase? Dylan then stated that all the other areas stations are much higher in fees and now everyone wants to come and give us their bulky, etc. Mr. Savage stated that he made a couple of phone calls today and he could take the items to these establishments for \$140 a ton and all you do is drop it off and they do the rest.

Jon Cox then stated that he believes that the brush fee should be brought to the transfer station committee. He stated that he walks on Summer Street and finds several items on the roadway and calls Dylan regarding the issue.

Councilor Kelly Roderick then asked about E Waste and stated that she brings all her computer items to recycle in Waterville and that this is free. Could we encourage our residents to go to Waterville to recycle? She also stated that living on Fairfield Street with the Public Works Department behind her residence she can see a lot of items that have been left there and when the snow melts it will be quite visible. This is becoming the second transfer station for the Town of Oakland.

Ed Roderick then asked if people could take items. Dylan stated yes you can take bulky items.

Michelle Fontaine then asked if the brush could be used to burn in wood stoves? Dylan stated that all brush received is just stick, etc. The Town Manager then stated that we do have some wood that we keep stored for residents who are in need.

Councilor Roderick then asked the transfer station committee regarding the fees and brush as well. Councilor Nutting asked when they were going to meet. Town Manager stated that she could set up a meeting in the coming weeks.

Jon Cox asked the size of the brush if it were eight” that they would take. Dyland stated yes.

Council Chair Mike Perkins then stated that trash will be thrown all over town if our prices increase. Councilor Dana Wrigley then asked if we had a history of the cost for the town to dispose of the items?

Councilor Susan Leigh then stated about increasing the sticker price and offering free disposal of bulky waste items. Ed Roderick then asked the cost of getting rid of bulky waste. Dyland then stated that it costs between \$150-155 to get rid of bulky and we break even.

David Savage suggested that we have the transfer station committee look at the increase in fees and going to Pine Tree Waste. Dylan stated that we did have Casella Waste who wanted to bring their trash, etc. to us and it would cost \$1800 a ton per year for us to accept it and would significantly increase our cost of operations.

Ed Roderick asked if we had ever considered going to a private sector for our transfer station. It was stated that this was something that could be considered.

It was then motioned by Mike Perkins and seconded by Susan Leigh to table this discussion on fees until after the transfer station committee has reviewed new prices.

- 3. Oakland Public Works Vehicle/Equipment Policy:** The council reviewed the vehicle and equipment policies for the Oakland Public Works Department. It was motioned by Dana Wrigley and seconded by Susan Leigh and voted 5-0 to accept the policy as written.

OLD BUSINESS:

1. **None**

Manager Updates:

1. **Polar Bear Plunge:** The Town Manager informed the council that the yearly Polar Bear Plunge will take place on Saturday March 21, 2026, at the Oakland boat landing. The Police and Fire Departments will be on standby. There will be a banner like the one for Oakfest that will be hung up very shortly.
2. **Manager's Meeting:** The Town Manager informed the council that she will be attending a Manager's Meeting on Friday March 27, 2026, in Bangor and it will cost \$90.00.
3. **1st Half of Wellness Grant:** The Town Manager informed the council that we had received funds of \$750 for our town employee Wellness Program through MMA she told the council members that the funds will be us for gym memberships, lunch and learn and another walking program. It was motioned by Dana Wrigley, seconded by Kelly Rodercik, and voted 5-0 to accept the \$750 from MMA.

Other Business:

None

ADJOURNMENT: It was moved by Dan Wrigley and seconded by Robert Nutting and voted 5-0 to adjourn at 7:30p.m.

Executive Session: Entered Executive Session at 7:35pm.
It was motioned by Dana Wrigley and seconded by Susan Leigh to end the Executive Session at 7:52pm with no decisions or votes taken.

It was motioned by Susan Leigh and seconded by Dana Wrigley to adjourn at 7:53pm.

Proposed Order # _____

Ordered, that the Town Council adopt an Ordinance Establishing a 180-day Moratorium on Mobile Home Park Lot Rent Increases, as follows:

**TOWN OF OAKLAND
ORDINANCE ESTABLISHING A 180-DAY MORATORIUM ON
MOBILE HOME PARK LOT RENT INCREASES**

SECTION 1. TITLE; AUTHORITY.

This ordinance, duly enacted by the Town Council of the Town of Oakland, Maine (the “Town”), and entitled, “Town of Oakland Ordinance Establishing a 180-day Moratorium on Mobile Home Park Lot Rent Increases” is referred to herein as the “Moratorium Ordinance.” This Moratorium Ordinance is enacted pursuant to Section 102 of the Oakland Town Charter; Article VIII, Part Second, of the Maine Constitution; 30-A M.R.S.A. § 3001; PL 1995, c. 194, § 2; and any other enabling statutes.

SECTION 2. LEGISLATIVE FINDINGS.

The Town Council makes the following findings:

- A. Mobile home parks have long served as an affordable housing option for lower-income residents and seniors on fixed incomes within the Town.
- B. Residents of mobile home parks are often low-income families or seniors on a fixed income who typically own their mobile homes and rent the land they sit on.
- C. Mobile home parks in Maine, including in the Town, are increasingly being purchased by out-of-state investors who raise mobile home lot rents and fees.
- D. In recent months, residents of certain mobile home parks located in the Town have been subject to material mobile home lot rent and fee increases.
- E. The Town reasonably anticipates that residents of mobile home parks located in the Town are or may be facing increases in mobile home lot rents and fees, including to levels that could account for more than 30% of the residents’ total household income, thereby making such lot rents and fees unaffordable by commonly accepted definitions.
- F. Most residents of mobile home parks do not have the financial means to move their mobile homes to alternative locations.
- G. The Town does not presently regulate mobile home park lot rents and fees so as to ensure that such rents and fees remain affordable.
- H. Consequently, without immediate local action, there exists a serious risk that some residents of mobile home parks within the Town could become unhoused.

- I. The Maine Legislature recently enacted statewide standards intended to prevent excessive rent and fee increases in mobile home parks, *see* PL 2025, c. 399, § 2, codified at 10 M.R.S. § 9093-B, and directed the Governor’s Office of Policy Innovation and the Future (“GOPIF”) to draft a model rent stabilization ordinance for municipal review and use, *see* L.D. 1765, *An Act to Ensure Affordability and Stability in Residential Housing and in Manufactured Housing Communities*, enacted into law as PL 2025, c. 365, § 2.
- J. The Town needs a reasonable amount of time to study the implications of rapidly escalating mobile home park lot rents and fees, evaluate the GOPIF model rent stabilization ordinance, and evaluate whether a Town-specific permanent rent stabilization ordinance is necessary to address the foregoing issues.
- K. The Town’s municipal officers, with assistance from other municipal officials, intend to study the Town’s existing ordinances to determine what reasonable procedures and standards, if any, are necessary to address the foregoing issues.
- L. It is anticipated that such study and development of reasonable procedures and standards will not take more than 180 days from the date of applicability of this Moratorium Ordinance.
- M. The Town possesses the authority to regulate rents and fees charged within its municipal boundaries by way of rent stabilization and similar measures pursuant to, *inter alia*, Article VIII, Part Second of the Maine Constitution and 30-A M.R.S. § 3001; reference is also made to PL 1995, c. 194, § 2, wherein the Maine Legislature has stated that municipalities are permitted “to continue to adopt and enforce rent control ordinances under home rule authority.”
- N. The foregoing findings create a necessity for a moratorium on the increase in lot rents and fees for mobile home park lots located within the Town.

Section 3. Definitions.

- A. “Lot rent” means any and all rents, fees, and charges demanded of, or paid by, a resident of a mobile home located on a mobile home park lot, including any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rents, fees, or charges.
- B. “Mobile home park” means any parcel or parcels of land located within the Town of Jay under unified ownership or control which contain, or are designed, laid out, or adapted to accommodate, three or more mobile homes.
- C. “Mobile home park lot” means the area of land on which an individual mobile home is situated within a mobile home park and which is reserved for use by occupants of that mobile home.

Section 4. Moratorium.

The Town Council does hereby declare a moratorium on any increase in lot rent for any mobile home park lot located within a mobile home park in the Town that goes into effect, or is scheduled to go into effect, on or after the date of applicability. Any such increase in lot rent may be subject to regulation pursuant to any rent stabilization ordinance later adopted by the Town, if necessary.

This moratorium does not apply to any mobile home park owned by a cooperative or other entity in which membership is restricted to residents of the mobile home park.

Section 5. Effective Date and Duration.

This Moratorium Ordinance takes effect immediately upon its adoption by the Town Council (the “effective date”) and shall remain in full force and effect for a period of 180 days from the date of applicability, unless earlier repealed, modified or extended in duration pursuant to applicable law.

Section 6. Retroactive Application; Date of Applicability.

This Ordinance is expressly intended to and shall have retroactive effect. Notwithstanding 1 M.R.S.A. § 302 or any other law to the contrary, and regardless of the effective date, this Moratorium Ordinance shall govern and apply to all pending proceedings, including without limitation any increase in lot rent that is demanded or paid at any time on or after _____, **2026** (the “date of applicability”).

Section 7. Enforcement; Violations and Penalties.

Any person or entity that violates this Moratorium Ordinance shall be subject to enforcement action brought by the Town pursuant to 30-A M.R.S.A. § 4452, which enforcement shall entitle the Town to all available rights and remedies including, without limitation, fines and penalties, injunctive relief, and its reasonable attorney’s fees and costs in prosecuting any such violations. This Moratorium Ordinance shall be enforced by the Town Manager or designee. Each mobile home park lot that is subject to a lot rent increase during the pendency of this moratorium shall constitute a separate violation.

Section 8. Conflicts; Savings Clause.

Any provisions of the Town’s ordinances or regulations that are inconsistent with or conflict with the provisions of this Moratorium Ordinance are hereby repealed to the extent applicable for the duration of the moratorium. If any section or provision of this Moratorium Ordinance is declared by a court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

Adopted at a duly called and held meeting of the Town Council of the Town of Oakland, Maine, on _____, 2026:

A majority of the Town Council of the Town of Oakland, Maine.

A true copy, attest:

Town Clerk, Town of Oakland, Maine