

OAKLAND TOWN COUNCIL MINUTES
8/21/24

- I. Call to order
The meeting was called to order by Chairman, Michael Perkins at 6:00pm.
- II. Pledge of Allegiance
- III. Roll Call

Council members present:

Michael Perkins Dana Wrigley
Robert Nutting David Groder
Donald Borman

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| Others: Kelly Pinney-Michaud, Town Manager | Kathleen Paradis, Deputy Clerk |
| Abby Marshall, IT | Nate Smart-Code Enforcement Officer |
| Kevin Quirion | Shawn Nava |
| Jon Cox | Kelly Roderick |
| Stephen Gurney | Darryll Fotter |
| Sadie Knight | Amy Calder |
| Dave Savage | Jay Boulette |
| Raymond Brickett | Kathy Whitney |
| Ray Gruber | Pat Bickford |
| Liz Adams | Danny Adams |
| Sue Webb | Bradford Webb |

- IV. It was moved by Dana Wrigley and seconded by Robert Nutting to accept the minutes of the August 7, 2024, meeting and signing of the weekly payables warrant.
- V. Business Agenda:
 - 1. Order 7-2425-Junkyard Permitting-Moved by Dana Wrigley and Seconded by Robert Nutting to accept the 6 Junkyard Applications. David Groder said he signed all permits but wanted 379 Oak Street to be cleaned up at street side. Nate Smart said he would work with Mr. Brickett with regards to the property maintenance ordinance to get the cleanup done. It was voted 5-0 to accept the applications.
 - 2. Order 8-245-First Reading of Camping Vehicle Temporary Occupancy Ordinance- Town Manager Kelly Pinney-Michaud introduced the draft ordinance with photographs of recreation vehicles being used as housing in the town. Nate Smart Code Enforcement Officer explained that we have had several complaints of RV being used as homes. Mr. Smart stated that having an ordinance in place to restrict how long a person shall live in their camper is a start to establishing some rules. If they are in the process of building a home, then 120 days is allowed, and they may live in their camper. If they do use their RV for a lengthy time then they need to establish a pumping schedule with AAA, Stanleys, etc. for their sewerage. Nate also stated that there were five campers from Town Farm Road and Summer Street. Donald Borman then asked how many more there were in town. Mr. Smart stated more than a dozen but less than 30, he thinks. David Groder said that these units are not built for long term, and

they do not have the legal heating. Bradford Webb then asked “why an ordinance if there is a state law already in place?” Nate Smart answered that it would be cleaner to have an ordinance in place, Oakland has nothing in place right now. The ordinance would streamline legalities for the town. Darryll Fotter then explained his son had purchased a place on South Alpine and was 30 days too late to build. Son purchased a camper to live in and found out it would cost \$2400 to register it which he cannot afford. Bradford Webb questioned after the 120 days, then what? Sue Webb stated that “when I get back from Florida, I cannot live in my camper for the 6 months while I am here. I paid for my land and camper.” Shawn Nava then questioned septic hold or not? Nate Smart yes if the septic system and water hooked up to town sewer and water. Kelly Roderick stated that her daughter is looking for housing in Oakland, but she will probably never live in Oakland due to the costs. Michael Perkins then made a motion that we table this reading until Nate Smart reconfigures the Recreational Vehicle/Camper occupancy ordinance. It was seconded by Dana Wrigley and voted 5-0.

3. Order 9-2425-FY24 Carry Forwards-Town Manager Kelly Pinney-Michaud advised that the audit process has begun and would like to carry forward to the 2024-2025 year the unexpended Expenses and Revenue Overages for the town departments. Dana Wrigley made a motion to approve the carrying over the funds and it was seconded by Robert Nutting. Voted 5-0 .

- VI. Other Business: Town Manager, Kelly Pinney-Michaud, reported that the Cascade Storage building is in dire need of repairs. AJ Cain informed her that the structural beams along the ground level are gone, and posts may be broken/rotten as well. When the bog overflows, water gets under the building and deteriorates the structure. Pictures were shown of the building. We do have a quote of \$12,000 to fix it. Crew from town will do siding and the price would drop by \$3,000 and would be now \$9,000. Bradford Webb then asked about the roof if it was shingles? Yes, this is shingles. Kevin Quirion suggested that while we are renovating the building to do everything now rather than later. Jon Cox asked if we planned to do anything different. Ron Gruber asked how often does it flood in the area? Mike Perkins stated to get a quote with all included.

Kennebec/Messalonskee Trail Assessment: Town Manager, Kelly Pinney-Michaud, stated that Mike Smith from Outdoor Sports Institute could provide an assessment of the KMT trail for \$2300. We would be able to use this education and information received to apply for grants that would better the trail systems. Robert Nutting asked why spend \$2300 for someone to go look at the trail? We could have someone look at it for less. David Groder explained that there are funds available and the more information we have, set of plans etc., and would help us as we get ready to apply for the grant. Don Borman asked if this was the only company: the Town Manager said she was familiar with Mr. Smith as he did the trails assessment in Waterville, and they were pleased. Kevin Quirion stated that 3 miles of trails and \$2300 is a little high. We should get more quotes. Kelly Roderick asked if the cost were for the one trail, or could we include the ones for the schools as well? Dana Wrigley asked if this would include the lumber for the bridges as well. The Town Manager will check to see. Bradford Webb asked if the assessment was going to include all information for grant package. Kevin Quirion added that the 4-wheeler club has volunteers to help, would this be a project that they could help on? Town Manager said this was a good question. The Town Manager also stated that there is an account with \$10,013 available that is designated just for the trail. Mike Perkins suggested that we should move forward with the assessment to get and obtain an in-depth report and apply for grants. Mr. Perkins also stated that

we should table this until the next council meeting. Dana Wrigley seconded and voted 5-0 to table discussion.

MMA Workers Comp Refund: Town Manager, Kelly Pinney-Michaud informed the council that the town was being refunded \$7,496 for being in the program with Maine Municipal. David Groder asked if we could put the funds in a safety account? This way we could purchase cleats for the public works crew. David Groder then made a motion that we put the funds in a separate account for such. Dana Wrigley seconded and voted 5-0.

ATVs on Hussey Hill Road: David Groder asked Kevin Quirion if the trail on Hussey Hill be staying closed as he received multiple complaints of ATV's going down the road. Kevin stated that Mr. Bessey closed the trail but will reopen once work is done. Also, it was noted that the trail from High Street to Hussey Hill has been closed because of the new land owner and they will not allow access to other trails in town.

Adjournment: Moved by David Groder, seconded by Dana Wrigley, and voted 5-0 to adjourn at 6:50pm