

Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

April 17, 2025

Present: Mayor Adrain Wiggins
Vice Mayor Cates
Aldermen Austin, Bailey, Campbell and Hummel

Prayer and Pledge of Allegiance to the American Flag

1. Call to order by Mayor Wiggins

2. Establish Quorum

All present

3. Prayer & Pledge of Allegiance to the American Flag

4. Approval of Agenda

Town Manager Ellis requested to add a Crye-Leike Commercial Purchase and Sale Agreement for property located at 14655 Hwy 194, Oakland 38060.

Alderman Hummel made a motion to approve the agenda as amended. Alderman Austin seconded the motion. All in favor, none opposed. The motion passed.

5. Reading and Correction/Approval of Minutes

March 20, 2025 – Regular Board Meeting Minutes

Alderman Hummel commented that a correction was in order related to the vote of Resolution 25-08. Vice Mayor Cates made a motion to approve March 20, 2025 Regular Meeting Minutes as amended. Alderman Campbell seconded the motion. All in favor, none opposed. The motion passed.

6. Special Item:

No guest speaker or special item presented to the Board.

7. Citizen's Comments

A. Roy Neuhauser – Countryside Dr.- Spoke on the layout of the meeting agenda, specific to the section "Citizens' Comments". He pointed out that the business pertaining to the building purchase was added

as an amendment to the agenda, and it was placed at the end of the meeting, not giving citizens a chance to comment.

B. John Finn – 100 Acadia Cir. – Shared his concern of the need for more oversight of the budget.

8. Communications from the Mayor

Mayor Wiggins extended condolences to Sheriff Riles and his family, in the untimely death of his brother; and to County Commissioner Terrye Canaday in the passing of her husband. He also asked to remember others who have suffered injury and lost family due to the recent storm event.

9. Communication from the Aldermen

Alderman Hummel added condolences to the Yager family in Moscow, where the storms took the lives of a father and daughter (Trey and Addie Yager).

Vice Mayor Cates thanked the Police, Fire, Water and Sewer Departments for a job well done during the storms. He further recognized Town Manager Ellis, Director Mullins and Director Armstrong in assisting another town that was hard hit.

10. Department Head Reports

Director Coker updated the Board on the Wastewater Expansion Project, reporting the project is slightly ahead of schedule.

He was asked by Mayor Wiggins to expand on the effects of the recent rainstorms. Mr. Coker advised the board to expect violations due to massive rainstorms which dropped 12.9 inches of water at the plant within a 5-day span. He reported the plant pushed 10.67 million gallons; pointing out, the plant is currently designed to push 1 million gallons.

Alderman Austin asked Police Chief Earl to best describe the call related to the bank robbery in Hickory Withe. Chief Earl responded that Fayette County dispatched both county and Oakland officers and the case is actively being worked with FBI involvement.

11. Town Manager Report

Town Manager Ellis recognized staff's work during the rain event. He acknowledged all town staff, thanking them for their daily efforts.

He reported the next phase (1B) of the new park project has begun.

He also reported that 2 of the 3 inspections of the proposed church building have been completed and, is anticipating the 3rd completed within 2 weeks.

Mr. Ellis announced the Town of Oakland received reimbursement from the IRS for the 2021 penalty that was levied against the town for "Filing Information Returns Incorrectly". The 2021 penalty amount imposed was \$10,890; the IRS reimbursement received was in the amount of \$12,319.72.

Mr. Ellis informed the Board that he, Finance Director Rice and Recorder Bullard, had a pre-scheduled meeting with representatives of the TN Comptroller's Office. The discussion was audit related, which he stated the 2024 Audit is not expected to meet the June 30, 2025 deadline. There is a lot to be done, and a 3rd party CPA Firm will be brought in to assist.

Alderman Campbell referring to the 1st building inspection report (page 18), cited the recommendation of a mold inspection to be done, although, it appeared there was none. Mr. Ellis stated if he found it was not referenced in the 2nd inspection report, he would definitely try to add it to the 3rd inspection request.

12. Old Business: Ordinances Second and Final Reading w/ Public Hearing

A. None

13. New Business: Ordinances First Reading

A. Ordinance 25-02 –Internet Cyber Security & Sensitive Information- Add Section XV to Personnel Policy

Alderman Austin made to hear Ordinance 25-02.

A motion was made by Vice Mayor Cates to approve Ordinance 25-02. The motion was seconded by Alderman Campbell. All were in favor, none opposed. Ordinance 25-02 passed.

14. Consideration of Resolutions: Old Business

A. None

15. Consideration of Resolutions: New Business

A. Resolutions 25-12 – Riverwood Gardens PH 7

Vice Mayor Cates made a motion to hear Resolution 25-12.

Town Manager Ellis explained this is a revision of the original development agreement (Resolution 24-25 Riverwood Gardens Ph7). The cause for revising is that the developers wish to reduce the number of lots from 65 to 55.

A motion was made by Vice Mayor Cates to approve Resolution 25-12. The motion was seconded by Alderman Bailey. All were in favor, none opposed. Resolution 25-12 passed.

B. Resolution 25-13 – Sanitation Contract – Request Authorization to Solicit Bids

Vice Mayor Cates made a motion to hear Resolution 25-13.

A motion was made by Alderman Hummel to approve Resolution 25-13. The motion was seconded by Alderman Campbell. All were in favor, none opposed. Resolution 25-13 passed.

C. Resolution 25-14 – Drainage Repairs Contract - Request Authorization to Solicit Bids

A motion to hear Resolution 25-14 was made by Vice Mayor Cates.

A motion to approve Resolution 25-14 was made by Alderman Austin. Alderman Bailey seconded the motion. All in favor, none opposed. Resolution 25-14 passed.

16. Other Item of Business:

A. Crye-Leike Commercial Purchase and Sale Agreement for property located at 14655 Hwy 194, Oakland 38060

Vice Mayor Cates made a motion to hear.

Mr. Ellis deferred to Attorney Minor. Referring to the contract provided to the Board, Attorney Minor summarized that during the March 20, 2025 meeting, the Board voted to allow the Town Manager, with the assistance of the Town Attorney, to negotiate specific terms for the purchase of said property. The terms consisted of a 90-day Due Diligence period and a refundable earnest money deposit not to exceed \$5,000 (five thousand dollars). However, the seller is unwilling to provide a 90-day Due Diligence period since the town has conducted multiple internal and external inspections since March 20th. The seller is willing to provide a 30-day Due Diligence period, with consideration of an additional 15 days if necessary. Should the Board agree to the contract and Mayor Wiggins sign this contract, it would constitute an offer to be submitted to the seller. The acceptance of the contract by the seller will trigger the 30-day Due Diligence period. The closing date is set for May 22, 2025. In the event the additional 15 days were needed, the closing date would be extended accordingly.

Attorney Minor clarified the property as .72 acres. Mr. Ellis stated he has discussed with the real-estate agent the option of purchasing adjacent property to the west for parking.

A motion was made by Alderman Bailey to accept the agreement, contingent to reviewing all inspection reports and cost during the next scheduled workshop. The motion was seconded by Alderman Austin. Three (3) were in favor, two (2) opposed. Those opposing were Vice Mayor Cates and Alderman Hummel. The motion passed.

B. Money Movement

Mr. Ellis informed the Board of the need to move budgeted funds, a total amount of \$36k (thirty-six thousand dollars) from the Water Fund and the Sewer Fund to the General Fund. Deferring to Finance Director Rice she explained the current budget allocated \$18k in Water Fund and \$18k in Sewer Fund to be paid to the General Fund for Administrative Services.

- (Reference **FY25 Budget** General Fund Revenue line item 34131).

Mr. Ellis summarized for the benefit of new Board members, the former Board's decision to separate the Sewer Fund from the Water Fund. Director Rice further explained, in the **FY24 Budget**, a budgeted

amount of \$4,925,054.71 (including interest) was to be transferred from Water Fund to Sewer Fund, however the transfer did not take place and remains in the Water Fund gaining interest.

➤ (Reference FY25 **Budget** page 3 "Estimated 23-2024" Sewer Fund Revenue line item 36831).

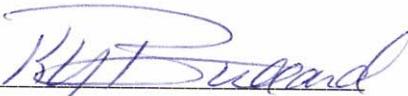
In conclusion, all agreed it was the intent of the former Board by passing the budget, the funds were/are due to the Sewer Fund. This Board authorized the funds to be transferred.

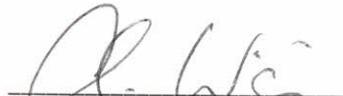
*This matter was brought before this Board and publicly reported for transparency purposes. *

17. Meeting Adjourned

Vice Mayor Cates made a motion to adjourn the meeting.

Date: April 17, 2025


K. Yvonne Bullard, City Recorder


Adrian Wiggins, Mayor