

Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

October 16, 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 that an Executive Session be added to the agenda. Alderman Hummel made a motion to approve the agenda as amended. Alderman Campbell seconded the motion. All in favor, none opposed. The motion passed.

Mayor Wiggins entertained a motion to adjourn for an Executive Session. Alderman Hummel made the motion to move to an Executive Session. Alderman Austin seconded the motion. All were in favor, none opposed. The motion passed.

Mayor Wiggins reconvened the regular board meeting at approximately 7:20pm. Mayor Wiggins requested a motion related to the matter discussed in the executive session.

Alderman Hummel made the motion to instruct the Town's Attorney to proceed in the manner, which was presented to the board during the executive session. Alderman Campbell seconded the motion. All in favor, none opposed. The motion passed.

5. Reading and Correction/Approval of Minutes

September 18, 2025– Regular Board Meeting Minutes

Vice Mayor Cates made a motion to approve September 18, 2025 Regular Meeting Minutes. Alderman Campbell seconded the motion. All voted in favor, none opposed. The motion passed.

6. Special Item: None

7. Citizens' Comments:

Ken Sutton – Black Ankle – Expressed to the members of the board the importance of allowing their “constituents” to be heard, further reminding them it is their job to listen to the citizen’s concerns. He encouraged members of the board to reconsider the current restrictions involved in the public comment portion of the Board meetings. In closing he mentioned there were several in attendance with questions related to water bills.

Amy Carloni -7085 Hwy 64 – Followed up on the comments of Mr. Sutton; stating the citizens have a right to be heard. The community is outraged by the lack of communication from the Town’s leadership, those making decisions for the citizens to live by. She questioned the increases seen on the water bills, tax dollars funding the new park, and builder tap fees.

Alderman Hummel spoke on builder’s tap fees. She referenced Ordinance 21-24, an ordinance that increased the sewer tap fee from \$2,500 to \$3,100, effective January 1, 2022. She pointed out (Section 3) the ordinance states the \$600 increase would be set aside exclusively for the waste-water treatment plant improvements, including design and debt service repayment. Ms. Hummel stated she spoke with Town Manager Ellis, to verify the ordinance was being carried out, which Mr. Ellis reported it had not. In closing she then referred to a spreadsheet indicating the number of sewer taps paid since January 1, 2022 with the calculated amount that should have been set aside as specified by Ordinance 21-24.

Roy Neuhauser – Countryside -Spoke to the subject of paying off loans. He asked if the tap fees were being applied to the loan principal?

Mayor Wiggins stated tap fees are used to pay the loan and for operating cost of the waste-water treatment plant.

8. Communications from the Mayor

None.

9. Communication from the Aldermen

Alderman Hummel reiterated her earlier comments related to builder tap fees, expressing confidence that Mr. Ellis will insure the six-hundred dollar tap fees, from January 2022 and those collected in the future, will be corrected according to Ordinance 21-24.

Alderman Hummel announced her resignation of the alderman's position held by her effective immediately. She encouraged citizens to get involved in town meetings and to consider running for office.

Mayor Wiggins thanked Alderman Hummel for her service on behalf of the Town of Oakland.

Vice Mayor Cates, Aldermen Austin and Alderman Campbell expressed their appreciation on a job well done.

10. Department Head Reports

Director Coker offered to meet with anyone that had questions about Wastewater to see him after the meeting.

11. Town Manager's Report

Town Manager Ellis made the board aware of a \$22,770 Cyber-security grant that was awarded by the state to the town. The funds will be used to cover necessary hardware and software upgrades, due to Windows 10 no longer being supported as of October 31, 2025; and Multifactor Authentication (MFA), a program providing additional computer security. Mr. Ellis stated this grant was secured due to the time and effort of Waste-Water Director Blake Coker.

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

None presented

13. New Business: Ordinances First Reading

A. Ordinance 25-31 Amend Municipal Code Title 12, Chapter 1 Codes Adopted-2023 Edition of the National Electrical Code (NEC)

A motion to hear Ordinance 25-31 was made by Alderman Hummel and seconded by Alderman Bailey.

Mr. Ellis introduced the ordinance as adopting the 2023 Edition of NEC; and Local Amendments to the 2023 NEC. The Local Amendments include: the requirements in the use of copper-clad aluminum (CCA) wiring, load calculations for 15-Amp circuit outlets, dedicated circuits for separate cooktops and ovens, and torque at final inspection.

A motion to approve the 1st Reading of Ordinance 25-31 was made by Alderman Hummel, with correction to mayor's name. The motion was seconded by Vice Mayor Cates. All voted in favor, none opposed. The 1st Reading of Ordinance 25-31 passed.

14. Consideration of Resolutions: Old Business

None presented

15. Consideration of Resolutions: New Business

A. 25-32 Adopt Internal Control and Check Writing Signing Policy

Alderman Campbell made a motion to hear Resolution 25-32.

Mr. Ellis introduced the resolution as a measure to be used in strengthening the current internal controls, and to provide guidance in the responsibility of the Mayor and Town Recorder, related to writing and signing checks for the Town of Oakland. He added much of this policy was already in place but not in a written form.

A motion to approve Resolution 25-32 was made by Vice Mayor Cates. The motion was seconded by Alderman Austin. All voted in favor, none opposed. Resolution 25-32 passed.

A. 25-33 Authorizing Town of Oakland to Conduct Local Electrical Inspections

Alderman Austin made a motion to hear Resolution 25-33.

Mr. Ellis introduced the resolution to authorize an application, on behalf of the Town of Oakland, to be submitted to the State of Tennessee Fire Marshall's Office. The application if approved will exempt the Town of Oakland from state electrical inspections, thus allowing Oakland to employ and utilize its certified electrical inspectors to conduct its own electrical inspections.

A motion was made by Vice Mayor Cates to approve Resolution 25-33. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 25-33 passed.

16. Other Items of Business:

A. Constance Howell – Questions for the Board of Mayor and Aldermen

Constance Howell – 180 Fair Oaks Dr presented the Board with 4 written questions in advance of the meeting. Ms. Howell provided a brief introduction of herself and of a local group of concerned citizens known as "A Better Oakland". She stated a member of the group will be in attendance of each meeting, they will be presenting and asking questions going forward to be recorded in the minutes.

Ms. Howell then proceeded in seeking answers to the 4 written questions:

- 1. The approximately \$25-27 million already borrowed for the wastewater treatment plant, how many bids were obtained and what is the completion date?***

Town Manager Ellis answered, there were 2 bids, and the project is expected to be completed March 2026.

2. Are you anticipating any further cost for this project and if so, where are the funds coming from, such as grants or bonds?

Town Manager Ellis stated he was unable to answer that, due to tripling the size of the wastewater plant and the cost of operations and maintenance were estimated.

Mayor Wiggins interjected that depreciation is now captured in the annual budget. This means there will always be money to use in this type of project; but, because budgeted depreciation was just recently implemented, there will never be enough to cover the full cost of such a project. While this will put the town in a better position the town will be required to follow the same process. He reassured that future funding needs will be sought based on the best interest of the town, whether it is loans, grants or bonds.

3. We realize the population of Oakland is approximately 11,462 for (2025) per (town's) website. The number of households and businesses using the wastewater treatment plant are 4,898. This project costs each of us \$5,000 a piece without interest and may I add that the interest is unbelievable on this loan. So how much was the existing tap fee?

In the discussion of Alderman Hummels earlier comments, it was established the waster-water tap fees are \$3,100 each. Ms. Howell suggested an increase in the fee might be warranted to cover operational costs or improvements of the waste-water treatment plant.

Mayor Wiggins said the town cannot increase tap fees due to a new state law. Town Attorney Minor paraphrased the new law stating, "if you change your tap fees you must provide an analysis for why it's being changed and how the money is being applied", filing this information with the TN Comptroller's Office.

4. This question is strictly to provide transparency to your constituents for comments made on social media in regard to the project, "The Village at Windy Ridge". It is our understanding that this Mayor and BOA have already approved and constructed a 6" waterline all the way to Hwy 64 and 196 for this project. Also, Mayor, do you own or are you associated with any of the landowners, including partnerships etc. in the ownership of this land? If so, how did you acquire it? If you do, this is definitely a conflict of interest for you, and it warrants further inquiry by the citizens of Oakland.

Town Manager Ellis stated that it was past administration, not the current Mayor and Board that approved the waterline in question. He further stated, in 2019 there was a 10" sewer line installed on the south side of Hwy 64 just past Hwy 196. It was not installed necessarily for Windy Ridge. The 10" force main project cost \$568,000.

Mayor Wiggins assured Ms. Howell, those in attendance and listening online, that the only land he owns in the entirety of Fayette County, is the home where he currently resides in Oakland. He further stated on behalf of the sitting board members; it is a

requirement of the state for every elected official to complete an Annual Ethics Report.

Alderman Hummel mentioned a conversation she had with a local real-estate agent during a Chamber meeting which was held at a model home off Wirt Road. The conversation led to the real-estate agent making the comment that a campaign election night party took place in "this very model home" where she spoke with mayor about repairs to Wirt Road. Alderman Hummel questioned if the mayor put this on his financial report and had other connections with the developer or builder.

Mayor Wiggins stated he had no connection with any builder or developer, and his campaign party was held at the Oakland Activity Center which he rented and paid for.

Ms. Howell closed the question-and-answer session; by stating, we (the citizens), would appreciate truth, transparency, clarity and accountability.

B. Veterans Monument

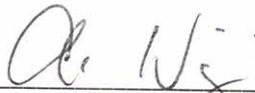
Mr. Ellis stated Alderman Campbell has been working with interested parties in having a Veteran's Memorial on display at Cypress Creek Veteran's Park. He presented the board with a copy of the Veteran's Memorial boulder as a suggestion. Alderman Campbell described the memorial as weighing 728 pounds and the cost with emblems of all 5 service branches would be \$5,449; and, without the emblems, \$4,899. The company providing the quote will donate \$1,250 which will be used to prepare the site, pour concrete and move the boulder to the site with a crane. Town Manager Ellis stated funds were available to cover the cost.

Alderman Bailey made a motion to accept the proposal as presented by Alderman Campbell, the monument with 5 service emblems. The motion was seconded by Alderman Austin. All voted in favor, none opposed. The motion passed.

18. Meeting Adjourned

Alderman Campbell made a motion to adjourn the meeting.

Date: October 16, 2025



Adrian Wiggins, Mayor



K. Yvonne Bullard, Town Recorder