

Mayor & Board of Aldermen –Special Call Meeting @ 6:30PM

Meeting Minutes

- December 18, 2025

Present: Mayor Adrian Wiggins
Vice Mayor Cates
Aldermen Austin, Bailey Campbell and LaBudde

1. Call to Order

Mayor Wiggins called the meeting to order.

2. Invocation & Pledge of Allegiance

3. Establish Quorum

All present

4. Enter An Executive Session

Alderman **Austin** made a motion to enter an Executive Session. Alderman LaBudde seconded the motion. Four were in favor, one opposed. Roll call vote results: Aldermen Austin, Bailey Campbell and LaBudde vote in favor. Vice Mayor Cates cast the opposing vote. The motion passed.

5. Reconvene Special Call Meeting

The Special Call meeting was reconvened by Mayor Wiggins.

There was no action taken.

6. Adjourn

A motion to adjourn was made by Alderman Austin

Date: December 18, 2025

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder

**PAGE
INTENTIONALLY
BLANK**

Mayor & Board of Aldermen –Work-Session @ 6:00PM

Minutes

- January 8, 2026

Present: Mayor Adrian Wiggins
Vice Mayor Cates
Aldermen Marilyn Austin, Dan Bailey, Harry Campbell, & Mike LaBudde

1. Call to Order

Mayor Wiggins called to order.

2. Establish Quorum

All present

3. Prayer & Pledge of Allegiance

Vice Mayor Cates

4. Others Present

Town Manager Ellis & Jenna Arnold. Oakland Department Directors: Lorie Rice, Dennis Mullins, Chris Earl, Steve Walls. Supervisor: Larry Gaines

5. Citizens Comments

No one wished to speak

6. Items of Discussion

- Creating a Construction Board of Appeals
- Civics Plus Agreement
- Proposed Charter Change
- De-Annexation

7. Adjournment

The meeting was adjourned by Mayor Wiggins

Date: January 8, 2026

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder

**PAGE
INTENTIONALLY
BLANK**

Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

January 15, 2026

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

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

Mayor Wiggins requested the following changes to the agenda:

1. Add Item E: Nomination for Vacancy on Industrial Development Board, under *XVI Other Items of Business*
2. Add Item F: Discussion of Industrial Development Board, under *XVI Other Items of Business*

Alderman Bailey 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

December 18, 2025– Regular Board Meeting Minutes

Not approved due to the lack of a motion.

December 18, 2025– Special Call Meeting Minutes

To be presented in the February 19, 2026 meeting for approval.

6. Special Item:

None

7. Citizens' Comments:

Amy Carloni -7085 Hwy 64- Spoke to the subject of water bills.

Roy Neuhauser – Countryside Dr.– Addressed the Board of the “Swearing in Ceremony”.

8. Communications from the Mayor

Mayor Wiggins wished all a Happy New Year. From a town prospective he stated that without change in the new year, everything will remain the same as last. He addressed the lack of cooperation among town leaders, the many “political” squabbles and the negative comments posted daily on social media. He encouraged positivity in 2026.

9. Communication from the Aldermen

Vice Mayor Cates expressed his thanks to everyone in attendance and appreciation to all the town employees. He offered special thanks to those employees who worked Christmas Eve night on a broken water main.

Alderman Bailey gave kudos to the Public Works Department.

Alderman Austin offered the hope of a better 2026 and thanked all the employees for their hard work and dedication.

Alderman Campbell concurred with the previous aldermen; and, addressed the “Better Oakland” group, stating he was glad for their attendance to the meeting.

10. Department Head Reports

Finance Director Rice provided the board with insight related to the FY24 Audit year. She began by stating she was hired 2 months after the fiscal year ended, which by that time the audit period should have been closed out and information provided to the auditors. She was clear in stating the finance staff worked diligently in satisfying the auditors and were challenged due to the lack of training. Ms. Rice assured the board that the finance staff has been properly trained, and cross-trained, since her employment as Oakland’s Finance Director. Ms. Rice discovered, not long after being hired, that the accounting system was not set up properly, which affected the reconciliations mentioned in the FY24 Audit Findings; again, she assured the board that the accounting system issues have been corrected, and balancing is taking place daily. She stated the new auditors will begin the FY25 Audit over the next couple of weeks with the intention of completing it and the Single Audit by March 31, 2026, bringing the town current from the audit standpoint.

Wastewater Director Blake Coker reported the Wastewater Project is approximately 10-12 weeks away from completion. Mr. Coker then introduced the newest addition to the Wastewater Department; Randall Andrews was hired in November 2024 and is currently an apprentice in the National Rural Water Association. He is working toward certification as a new Wastewater Operator, which will put the town in a better position, having redundancy.

Mayor Wiggins requested Director Coker and Water Director Armstrong to address citizens’ concerns related to Oakland’s Utility Bills. Mr. Coker stated at the time of his employment the wastewater plant

was in violation, was sceptic and the river was being polluted. The Board decided to build the plant based on this data. He summed it up as, cleaning up the mistakes of the past to do what is necessary to move forward. Mr. Armstrong agreed and had nothing further to add.

11. Town Manager's Report

Town Manager Ellis stated the 2026 Roadway Improvement Project is out for bid. The public reading of the bid will be held on March 3, 2026 at 2pm at City Hall (courtroom).

Mr. Ellis acknowledged the 10-year employment anniversary of Yvonne Bullard.

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

None presented

13. New Business: Ordinances First Reading

A. Ordinance 26-01 – CREATING A CONSTRUCTION BOARD AND ESTABLISHING ITS POWERS AND DUTIES

A motion to hear Ordinance 26-01 was made by Alderman LaBuddde and seconded by Alderman Campbell.

Mr. Ellis stated this is a requirement of the state in allowing Oakland's Code Enforcement Department to perform in-house electrical inspections.

A motion to approve the 1st Reading of Ordinance 26-01 was made by Vice Mayor Cates. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. The 1st Reading of Ordinance 26-01 passed.

14. Consideration of Resolutions: Old Business

None presented

15. Consideration of Resolutions: New Business

A. Resolution 26-01 - AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CIVICPLUS

Alderman Labudde made a motion to hear Resolution 26-01.

Town Manager Ellis recommended to the board passing Resolution 26-01, moving forward in approving the Civicplus Agreement.

A motion was made by Alderman Labudde to approve Resolution 26-01. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 26-01 passed.

16. Other Items of Business:

A. Fayette County Magazine Ad

Vice Mayor Cates asked Mayor Wiggins who wrote the ad and turned it in (for publication)? The Mayor stated he believed it was the company who made the ad. Mr. Cates pressed further to question Mayor Wiggins who denied having anything to do with drafting, submitting or approving the \$700. ad in question.

Alderman LaBudde stated in normal circumstance the vendor would email a “proof” of the ad and request approval to print it. He inquired of both the town manager and mayor if either had received such, which both answered no. Mayor Wiggins expanded on his dissatisfaction with the ad, then read to the board a recent email he received from Phil Metzger (of Fayette Magazine). Alderman Labudde surmised that perhaps, no one gave the approval – the magazine drafted and ran the ad, billed the town and the bill was paid. Alderman Labudde stated that this type thing happens all the time, whether intentional or not.

B. Swearing In Ceremony

Mayor Wiggins distributed copies of an email to board members from Judge Mark McDaniel. Mayor Wiggins requested the records show, the email was read aloud during this public meeting.

Attorney Minor interjected that a new law was passed, T.C.A. 8-16-112 allows notaries to perform swearing in duties.

C. Establish A Date and Time For Work Session

A work- session was scheduled for February 5, 2026 at 7pm.

D. Approval of Credit Application for Jet Vac Equipment Company

A motion was made by Alderman Labudde to approve the Jet Vac Equipment Company credit application. The motion was seconded by Vice Mayor Cates. All voted in favor, none opposed. The motion passed.

E. Approval of Nomination for Industrial Development Board (IDB)

Mayor Wiggins nominated Jay Edwards to fill the recently vacated seat on the Industrial Development Board.

A motion was made by Alderman Campbell to approve the nomination of Jay Edwards to the IDB. The motion was seconded by Alderman Bailey. All voted in favor, none opposed. The motion passed.

F. Industrial Development Board Discussion (IDB)

Attorney Minor reported to the Oakland Mayor and Board that the IDB is required to have a qualified attorney experienced with Industrial Development; and Josh Lawhead, the attorney for Oakland's IDB, does meet the requirements. It is extremely important that the IDB attorney is present for all IDB meetings, as he is tasked to draft all legal documents that are and may be required by that board to keep it moving in the right direction.

Attorney Minor stated it was brought to his and Attorney Lawhead's attention that the IDB has conducted meetings without the attorney present. Attorney Minor said he discussed with the IDB Chairman and Vice Chairman, of this important matter. It was also made known to them that until the IDB has a source of funding in place, the Town of Oakland is paying the attorney fees for Mr. Lawhead services.

17. Meeting Adjourned

Alderman LaBudde made a motion to adjourn the meeting.

Date: January 15, 2026

Adrian Wiggins, Mayor

ATTEST:

K. Yvonne Bullard, Town Recorder

**PAGE
INTENTIONALLY
BLANK**

Mayor & Board of Aldermen –Work-Session @ 7:00PM

Minutes

- February 5, 2026

Present: Vice Mayor Cates
Aldermen Marilyn Austin, Dan Bailey, Harry Campbell, & LaBudde

1. Call to Order

Vice Mayor Cates called to order in the absence of Mayor Adrian Wiggins.

2. Prayer & Pledge of Allegiance

Vice Mayor Cates

3. Others Present

Town Manager Ellis & Recorder Bullard & Oakland Department Directors: Lorie Rice, Dennis Mullins, Chris Earl, Steve Walls. Supervisor: Larry Gaines

4. Citizens Comments

Richard Olsen – Burr Oak

5. Items of Discussion

- Assignment of Aldermen Positions
- Land Use Moratorium
- Citizens' Comment Related to Agendas
- Mewborn Farm Rd-Paving
- Sewer Rate
- Water Line Protection Program
- Fire Department
- Organization Chart & Job Descriptions

6. Adjournment

A motion was made by Alderman LaBudde.

Date: February 5, 2026

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder