

Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

March 19, 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

Town Manager Ellis requested the following changes:

- A. Add Item I: *Resolution 26-18 Request for Proposals for Managed Multifunction Copier Equipment and Services*, under XV Consideration of Resolutions: New Business; and,
- B. Remove Item H: *Resolution 26-17 Shelby Electric*, under XV Consideration of Resolutions: New Business; and,
- C. Remove Item A: *Ordinance 26-03 Billing Procedures and Rates*, under XIII New Business: Ordinance First Reading

Vice Mayor Cates made a motion to approve the agenda as amended. Alderman Bailey seconded the motion. All in favor, none opposed. The motion passed.

5. Reading and Correction/Approval of Minutes

A. February 11, 2026 – Work Session Minutes

Alderman Bailey made a motion to approve the February 11, 2026 Work Session minutes. Vice Mayor Cates seconded the motion. All in favor, none opposed. The motion passed.

B. February 19, 2026– Regular Board Meeting Minutes

Alderman Labudde made a motion to approve the February 19, 2026 Regular Meeting minutes. Alderman Austin seconded the motion. All in favor, none opposed. The motion passed.

6. Special Item:

- A. Mayor Wiggins recognized Harley McNeal, of Code Enforcement, for the multiple ICC Certifications she recently attained. In appreciation, of the difficult task (in a short amount of time), Mayor Wiggins presented a plaque to her, as he announced she received certifications in: Residential Building, Residential Plumbing and Residential Mechanical, all in the past 16 months.
- B. Chelsea Williams Kivelle, an Oakland resident, addressed the Board of Alderman of an on-going issue pertaining to her property. She presented a timeline document that included pictures of the problem.

7. Citizens' Comments:

Gary Schmidt – Pinehurst Drive– Mr. Schmidt spoke to the Board of Mayor and Aldermen regarding Resolution 26-14, the TN Soccer Academy Agreement. Mr. Schmidt stated he had researched TN Soccer Academy, finding the entity is contracted with Arlington. In reaching out to Arlington, he was informed that Oakland was being charged far less, and they (Arlington) do not supply the goals and nets. Mr. Schmidt pointed out the Agreement is specific that the Town of Oakland will provide a total of “32 **KWIK Goal Brand goals and nets**”, a current pricing of \$50k. Based on the proposed agreement and the maximum number of past soccer participants, 266 multiplied by \$20, the Town of Oakland would receive \$5,320 in revenue, taking 10 years to recoup the expense of goals & nets. He said there are other expenses associated with the agreement, such as man-hours, maintenance, equipment and lighting costs, that is concerning. He suggested to the Board further review is necessary, prior to passing Resolution 26-14 and signing the TN Soccer Academy Agreement.

Ramona Olsen – Burr Oak Drive– Ms. Olsen spoke on her *husband's behalf* related to Resolution 26-10, Water Leak Protection Insurance. His questions pertaining to the proposed leak insurance were the following: coverage limits, all associated fees, and who will oversee the administrative duties? He shared his opposition to an auto enrollment of all customers, then requiring the customer to “opt out” of the program, to decline the services and charges that were not requested by the customer themselves. Mr. Olsen requested the Board to vote “No” on Resolution 26-10.

A further comment was directed at Resolution 24-14, TN Soccer Academy Agreement (TSA). She continued with questions related to the projection of income that will be generated, versus the cost of the town in upholding its obligation to the TSA Agreement. Will the Town need to purchase equipment to properly maintain the fields (mowing, stripping, irrigation) and hire additional staff? It was requested that if the answers are not known to the Board at this time, postpone the vote on Resolution 26-14 for further review.

Karen Doyle – Maple Street – Ms. Doyle stated a workshop was scheduled for 6pm on March 12, 2026 during the February 19, 2026 meeting. When she arrived at the March 12th meeting, she found an empty building and parking lot. It was later that she discovered the meeting had been held March 11th. She suggested that public notice was in order, and future changes in meeting dates and times be better communicated.

Ms. Doyle then refers to the condition of Oakland's park playground equipment, stating families drive to Arlington so that their children can play. She asked if the new park would have decent playground equipment. Lastly, Ms. Doyle asked if there were any plans for Easter Egg Hunt this year.

8. Communications from the Mayor

Mayor Wiggins stated that concerns voiced during Citizen's Comments will be considered as the resolutions are presented to the Board.

Mayor Wiggins addressed Ms. Doyle's comments in stating it was nice to hear citizens speak publicly saying they want more things at the park faster. As for the meeting dates, Mayor Wiggins reported that all meetings are publicized in the same manner. He apologized to those who were inconvenienced related to the date change of March 2026 Work session and asked that the citizens check the Town's website for meeting times and dates.

9. Communication from the Aldermen

No comments

10. Department Head Reports

Blake Coker, Director of Wastewater Department, provided an update on the status of the Wastewater project, stating it is currently at its original deadline. He stated it would probably be May 2026, before startup.

Alderman Campbell requested Lorie Rice, Director of Finance, to approach the podium, to address accusations being made on the internet (Oakland Speaks, Facebook, Next-door) of a \$91,000 (ninety-one thousand dollars) shortage related to FY24 Audit year. Director Rice stated that "to my knowledge, there is no money missing." She further stated the auditors contracted to perform the FY25 audit are on site now and were asked to review the findings of the last audit, looking for anything that said there was money missing. The lead (FY25) auditor reported there was no such indication, however, the findings related to bank reconciliations, there were funds not properly reconciled. This finding pertained to the Town's State Insurance payment, which was recorded on the on the bank statement, but not in general ledger system.

When asked by Alderman Campbell if the TN Comptroller's Office had looked at this, Director Rice reported to the Board that she and Town Manager Ellis had a scheduled meeting (today) where the issue was addressed. According to Comptroller visitors, it was stated they have had no indication related to missing money, further stating if that were the case, the Comptroller's investigation team would have already sent here by now.

Town Manager Ellis reiterated Director Rice's comments; adding that people are rallying to have a forensic audit performed, which was also spoken to the Comptroller's representatives.

Mayor Wiggins, Alderman Campbell and Alderman LaBudde expressed their satisfaction in that there is no money missing based on this presentation by Director Rice and comments of Town Manager Ellis.

Alderman Austin asked Town Manager Ellis if the companies are billed for damages when main lines are hit? Mr. Ellis stated the companies are required to contact 8-1-1 before dig. The town has 3 days to locate and mark lines. In the event where the lines were improperly marked by town staff has been improperly located and marked, if a line is hit the town cannot charge the company; otherwise, they will be billed for damages. Mr. Ellis reported that the majority cannot be marked properly due to antiquated lines that do not have the tracing wire necessary to perform a proper locate.

Vice Mayor Cates asked Chase Weston, Director of Parks and Rec, if there are plans for an Oakland Easter Egg Hunt this year, which Director Weston said yes and that it had been posted. Vice Mayor then inquired if the Fireworks contract for the 4th of July Celebration had been nailed down and the location of the event, and again Director Weston stated yes, the contract is signed and the plans are to hold the event at the new park, at this time.

Town Attorney Minor announced an amendment to TCA 844-12, related to "Public Comments". The amendment now allows any matter that is germane to the local jurisdiction of the governing body to be an open item for public comments, regardless of the subject is on the agenda or not. This will become law, upon the governor's signature. Attorney Minor clarified the language pertaining to the time limit was not amended.

11. Town Manager's Report

Town Manager Ellis reported as receiving an email from Public Entity Partners stating the Town will receive a dividend on the Workers Comp portion of the Town's insurance in the amount of \$43,989.00.

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

A. Ordinance 26-02 – Amending The Town of Oakland Municipal Code Title 12, Electrical Code – GFCI Protection

Mayor Wiggins opened the floor to a Public Hearing. With no one approaching to speak, the Public Hearing was closed.

A motion to hear Ordinance 26-02 was made by Alderman Campbell and seconded by Alderman Bailey.

Mr. Ellis stated this also, is a requirement of the State of Tennessee that must be met prior to allowing Oakland's Code Enforcement Department to perform in-house electrical inspections.

A motion to approve the 2nd Reading of Ordinance 26-02 was made by Vice Mayor Cates. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. The 2nd Reading of Ordinance 26-02 passed.

13. New Business: Ordinances First Reading

A. Ordinance 26-03 – Amending The Town of Oakland Municipal Code Title 18, Chapter 1, Section 18-111 - Billing Procedures and Rates

Removed from agenda (x2)

14. Consideration of Resolutions: Old Business

None presented

15. Consideration of Resolutions: New Business

A. Resolution 26-10 – Water Leak Insurance - Authorize Agreement

Alderman LaBudde made a motion to hear Resolution 26-10.

Ashely Wells and Ben Wensitt representing Water Leak Relief, LLC explained that water loss plays a part in rate increases, and this presented protection policy is a method of bridging that gap. It was explained that while ALL utility customers will be enrolled, the customers will have the ability to “Opt-Out” of the program at any time, making this a voluntary decision. To exercise the “Opt-Out” option, the customer will call the Water Leak Relief 800 number provided to them, a customer-service representative will read a brief paragraph stating that the customer understands by opting out of the program, the company will no longer make future bill adjustments; and the Town of Oakland will no longer make the adjustment as well. The call will be recorded and the record kept on file to avoid any disputes. He again reiterated this is a voluntary program – stating if someone contacts them, years from enrollment, stating they were not aware they were enrolled and wishes not to participate – a check will be processed for that customer in amount of the premiums they had been paying with no questions asked.

Ms. Wells described the process of filing a claim by first stating that the program covers anything caused by accident or nature from the meter on the customer’s side, (examples; a leaky flapper in toilet, a broken pipe under the sink). The customer will call the 800 number providing the account name, address and description of the problem. The company will reach out to the Town for the billing history. Once determined it’s a qualifying claim the company will calculate a 12-month billing average, which the customer will pay, and the company will be responsible for the additional portion billed amount for that month.

Alderman Bailey for clarity, stated this is coverage for both water and sewer, to which the representatives stated he was correct.

A motion was made by Vice Mayor Cates to approve Resolution 26-10. The motion was seconded by Alderman LaBudde. All voted in favor, none opposed. Resolution 26-10 passed.

B. Resolution 26-11 – 2026 Roadway Improvement Project – Award Contract

Alderman Campbell made a motion to hear Resolution 26-11.

Town Manager Ellis stated this project was put out for bids, with the bids opened on March 3rd. Staff recommend the bid be awarded to the low (and only) bidder, Fowler Paving Co. LLC in the amount of \$534,357.88 (five hundred thirty-four thousand, three hundred fifty-seven dollars and eighty-eight cents).

A motion was made by Alderman Austin to approve Resolution 26-11. The motion was seconded by Alderman LaBudde. All voted in favor, none opposed. Resolution 26-11 passed.

C. Resolution 26-12 – Market Vex, Webpage Management - 1 Year Contract Extension

Alderman LaBudde made a motion to hear Resolution 26-12.

Town Manager Ellis stated the current 24-month agreement is coming to term; however, it offers the option to enter an additional 1-year renewal, should both parties agree. Staff recommend exercising the 1-year contract extension clause.

A motion was made by Alderman LaBudde to approve Resolution 26-12. The motion was seconded by Alderman Austin. All voted in favor, none opposed. Resolution 26-12 passed.

D. Resolution 26-13 – Direct FX – Contract Renewal

Alderman LaBudde made a motion to hear Resolution 26-13.

Town Manager Ellis stated the current 12-month agreement will expire April 30, 2026. However, it offers the option of automatically renewing for successive 2-year terms. Staff recommend exercising the 2-year auto-renewal.

A motion was made by Vice Mayor Cates to approve Resolution 26-13. The motion was seconded by Alderman LaBudde. All voted in favor, none opposed. Resolution 26-13 passed.

E. Resolution 26-14 – Tennessee Soccer Academy, LLC – Authorize Agreement

Alderman LaBudde made a motion to hear Resolution 26-14.

Town Manager Ellis stated valid points were made during “Citizens’ Comments”, requesting the Board to give consideration of tabling this item until next meeting.

A motion was made by Vice Mayor Cates to table Resolution 26-14 until the next meeting. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 26-14 was tabled.

F. Resolution 26-15 – Authorizing Participation in PEP Matching Grant Program – Fire Department

Alderman Campbell made a motion to hear Resolution 26-15.

Town Manager Ellis stated the Oakland Fire Department has made application for a 50/50 matching grant offered by Public Entity Partners (PEP). Staff recommend acceptance of the \$2,000.00 (two-thousand dollars) grant from PEP. The funds will be used as partial reimbursement for previously purchased turn-out gear.

A motion was made by Vice Mayor Cates to approve Resolution 26-15. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 26-15 passed.

G. Resolution 26-16 – Appointment of Construction Board Members

Alderman Austin made a motion to hear Resolution 26-16.

Town Manager Ellis stated the following are noted qualified and willing to serve as appointed members of the Construction Board of Appeals; Mike Trexler, John Bigham, Tony Carter, Eric Huckaby and Walter Gill.

A motion was made by Alderman Austin to approve Resolution 26-16. The motion was seconded by Alderman LaBudde. All voted in favor, none opposed. Resolution 26-16 passed.

H. Resolution 26-17 – Shelby Electric, Traffic Signal Maintenance– 1 Year Contract Extension

Removed from agenda

I. Resolution 26-18 – Authorize Administration to Issue a Request for Proposals (RFP)for Managed Multifunction Copier Equipment and Services

Town Manager Ellis stated the current 36-month agreement will expire in June 2026. Staff recommend issuing an RFP to ensure that updated equipment is being provided, and that best suits the daily operations of each department.

A motion was made by Alderman LaBudde to approve Resolution 26-18. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 26-18 passed.

16. Other Items of Business:

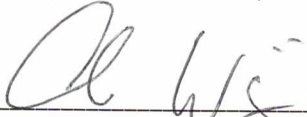
A. Establish A Date and Time For Work Session

A work- session was not established.

17. Adjourn

Alderman Campbell made a motion to adjourn the meeting.

Date: March 19, 2026



Adrian Wiggins, Mayor

ATTEST:



K. Yvonne Bullard, Town Recorder