

Mayor & Board of Aldermen – Beer Board Meeting -6:45PM

Meeting Minutes

- April 16, 2026

Present: Vice-Mayor Frank Cates, Aldermen: Marilyn Austin, Dan Bailey, Harry Campbell and Mike LaBudde

1. Call to Order – Chairman Cates

2. Establish Quorum

Mayor Wiggins - absent.

3. Presentation/Discussion – Application for Beer Permit - OFF-Premises

Name of Applicant: MD Shana Ullaha and Asad Sajwani

Name & location of business: Eagle Express 8181 US Hwy 64, Oakland, TN 38060

A motion to approve the Off-Premises application for Eagle Express was made by Alderman LaBudde. Alderman Campbell seconded the motion. All were in favor, none opposed. The motion passed.

4. Approval of March 19, 2026 Beer Board Meeting Minutes

A motion to approve the March 19, 2026 Beer Board Minutes was made by Alderman Bailey. Alderman LaBudde seconded the motion. All were in favor, none opposed. The motion passed.

4. Adjourn

Motion made to adjourn by Alderman Campbell.

Date April 16, 2026

K. Yvonne Bullard, City Recorder

Adrian Wiggins, Mayor

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Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

April 16, 2026

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

Prayer and Pledge of Allegiance to the American Flag

1. Call to order by Vice Mayor Cates

2. Establish Quorum

Mayor Adrain Wiggins - absent

3. Prayer & Pledge of Allegiance to the American Flag

4. Approval of Agenda

Town Manager Ellis stated at the request of the developer to remove the following resolutions:

1. Resolutions 26-21 and 25-22, under *XV Consideration of Resolutions: New Business*

Alderman LaBudde 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

A. March 19, 2026 – Regular Meeting Minutes

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

B. April 1, 2026– Work-Session Minutes

Alderman Bailey made a motion to approve the April 1, 2026 Work-Session minutes. Alderman LaBudde seconded the motion. All in favor, none opposed. The motion passed.

C. April 1, 2026– Special Call Meeting Minutes

Alderman Austin made a motion to approve the April 1, 2026 Special Call Meeting minutes. Alderman Campbell seconded the motion. All in favor, none opposed. The motion passed.

6. Special Item:

None

7. Citizens' Comments:

Chelsea Kivelle - Susanne Drive – stated that since the March 19, 2026 meeting, she had retained a civil engineer to assess the on-going issue pertaining to her property. She conveyed the engineer's comments related to a plastic lining, at the rear storm drain, tying into the leaking drain on her property; further opining it is the town's responsibility to maintain its infrastructure.

Roy Neuhauser – Countryside Drive – spoke to recommendations regarding regulations on proposed mobile home/trailer park. He suggested an ordinance be put in place requiring concrete pads with steel tie downs, charging an individual tap fee on each mobile home/trailer, enforcing the same road standards as those for other subdivisions, streetlights and limiting the number of units per acre.

Myron Massey – Lakewood Drive – Referenced children attending West Junior High need softball and baseball fields.

Connie Howell – Fair Oaks Drive – Inquired of additional information related to the Water Leak Protection Program.

Town Manager Ellis commented that the Water Leak Protection flyers have been received. He stated there will also be information posted online, which most, if not all questions will be answered.

Richard Olsen – Burr Oak – spoke regarding Ordinance 23-03 FY26 Budget Amendment – He expressed concerns related to the Industrial Development Board and urged the Board to vote “No”.

8. Communications from the Mayor

Vice Mayor Cates announced that the mosquito spraying program for the town has begun.

9. Communication from the Aldermen

Alderman Campbell announced and invited all to attend the Veterans Memorial that will be held on May 25th at Cypress Creek Park.

Alderman Austin thanked all in attendance and wished everyone a good summer.

Alderman Bailey gave kudos to all who are campaigning for office and wished everyone well.

10. Department Head Reports

Oakland Police Chief Earl announced his department will be hosting an auction of Seized/Confiscated Weapons. This auction pursuant to TCA 39-17-1317, requires participants to be a Licensed firearm dealer and must provide proper documentation of their license with their bid proposal. There will be no money exchange, instead, patrol items will be accepted in lieu of.

Building and Codes Director McDonald announced his office received the State's approval on April 13, 2026, authorizing the Town of Oakland to begin performing electrical inspections. He also reported that Kroger was issued a temporary Certificate of Occupancy, with expectation of completion in September.

Mr. McDonald provided an update on the Construction Appeals Board, at the request of Alderman Austin, stating the Appeals Board conducted their first meeting, establishing the officers, adopting the by-laws and are now prepared to meet as needed.

11. Town Manager's Report

Town Manager Ellis thanked those who took the time to attend the meeting. He stated if anyone needs information or has concerns, feel free to contact him, his door is always open.

Mr. Ellis announced the Industrial Development Board meets on the 2nd Tuesday of each month at 6pm at City Hall.

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

None presented

13. New Business: Ordinances First Reading

Ordinance 26-03 – FY26 General Fund and Drug Fund Budget Amendment

A motion to hear Ordinance 26-03 was made by Alderman LaBudde and seconded by Alderman Austin.

Mr. Ellis stated the purpose of this amendment is to clean up the line items in the current budget, further reiterating "there will be no expenditures exceeding the allocations in the FY26 Budget". Finance Director Rice referenced the town's insurance, phone and internet services, accounting and auditing expenditures as the majority of the FY26 Budget Amendment. Mr. Ellis called attention to General Fund's line 259, stating a salary study was added; and, that \$288,518 in additional revenues are included in this amendment. Referring to the Drug Fund, he mentioned the K-9 expense was added.

A motion to approve the 1st Reading of Ordinance 26-03 was made by Alderman LaBudde. The motion was seconded by Alderman Austin. All voted in favor, none opposed. The 1st Reading of Ordinance 26-03 passed.

14. Consideration of Resolutions: Old Business

None presented

15. Consideration of Resolutions: New Business

A. Resolution 26-19 – A2H Municipal Complex Pre-Design Services Agreement

Alderman Austin made a motion to hear Resolution 26-19.

Town Manager Ellis presented the A2H Pre-Design agreement for services regarding the Municipal Complex. He stated this has been an on-going topic of discussion for this Board as well as previous Boards, suggesting it's time to move forward. He explained this agreement is nothing to do with construction plans and surveying, but to determine the size requirement of a building, internal layout, general preliminary design, parking capacity, public accessibility and building elevations. The cost of this preliminary work is \$59,760, which is included in the budget amendment. It was reported this task can be completed within 60 days.

Alderman Bailey asked if this was to determine what (is needed), and not where? David Smith with A2H stated as preliminary sites are identified, there will be a "site analysis performed". Mr. Ellis stated, although he had not spoken with Mr. Smith (A2H), that he hoped the 40% plans and environmental studies that the town paid for previously, would be utilized to some extent in this project.

Alderman Austin asked if the town owned property near the new park, is in consideration. Mr. Ellis responded, that was the direction from the Board as he understood it. Alderman Cates and Campbell agreed the town owned property would be the most logical site for the complex.

A motion was made by Alderman LaBudde to approve Resolution 26-19. The motion was seconded by Alderman Austin. All voted in favor, none opposed. Resolution 26-19 passed.

B. Resolution 26-20 – RAX-300 Robotic Inspection Camera Authorize Purchase

Alderman Campbell made a motion to hear Resolution 26-20.

Town Manager Ellis described the unit as an interior inspection camera, that will be purchased by and utilized by both the Wastewater and Public Works Departments. Currently this service is done by a 3rd party company and is becoming very expensive. Wastewater Director Coker added, the purchase of this camera will pay off in dividends in providing efficient and quality service provided to the citizens. The cost of this equipment is \$149,998.94, noting that funds are allocated in the FY26 Budget for this purchase.

A motion was made by Alderman LaBudde to approve Resolution 26-20. The motion was seconded by Alderman Austin. All voted in favor, none opposed. Resolution 26-20 passed.

C. Resolution 26-21 – The Fountains of Hidden Springs Planned Development, Section A - Approving Development Agreement

Removed at the request of the developer.

D. Resolution 26-22 - The Fountains of Hidden Springs Planned Development, Section A - Approving Subdivision Inspection Agreement

Removed at the request of the developer.

16. Other Items of Business:

A. Offer residents a separate water meter for a reduced cost to offset high sewer rates – requested by Mayor Wiggins

Town Manager Ellis presented a Standard Cost Summary, outlining the materials used for a 3/4-inch Irrigation Water Meter. The town's cost of materials used ranges from \$401-\$498. Currently customers are charged \$500 and the town absorbs the additional cost. Mr. Ellis stated, as far as reducing the cost, he could not speak for Mayor Wiggins (absent from meeting), but as Town Manager, he does not recommend the proposal.

Alderman LaBudde asked Mr. Ellis if anyone had contacted him showing interest in the Mayor's proposal, to which his reply was no. No action was considered.

B. Invoice Approval

Two Police Department invoices from BC Motors Wrecker Services (over 45 days past-due) were presented to the Board for approval. Alderman Austin made a motion to pay both invoices totaling \$400. Alderman LaBudde seconded the motion. All voted in favor, none opposed. The motion passed.

C. Establish A Date and Time For Work Session

Thursday, May 7, 2026 at 6pm – ITEMS for Discussion: TN Soccer Assoc. and 1st Draft of FY27 Budget.

Alderman Austin stated she had notes on items, that are serious in nature and have been put off for months.

17. Adjourn

Alderman Austin made a motion to adjourn the meeting.

Date: April 16, 2026

Adrian Wiggins, Mayor

ATTEST:

K. Yvonne Bullard, Town Recorder

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

Minutes

- May 7, 2026

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

1. Call to Order

Mayor Adrian Wiggins called the meeting to order. Alderman LaBudde was absent.

2. Prayer & Pledge of Allegiance

Vice Mayor Cates

3. Others Present

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

4. Citizens Comments

Chelsea Kivelle - Susanne Drive – Requested agendas to be amended by allowing “Citizen’s Comments” after Board discussion of each item and prior to any motions being made.

Roy Neuhauser – Countryside Drive – referred to TN Soccer Association, expressed the need in knowing what the over-all cost of operating and maintaining the park, prior to signing the league agreement.

5. Items of Discussion

- a. Apptegy -Website Management & ADA Compliance
- b. TN Soccer Academy
- c. FY27 Budget Review -General Fund

Date: May 7, 2026

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder