Mayor & Board of Aldermen –Special Call Meeting

Meeting Minutes

- June 10, 2026

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

DRAFT

1. Call to Order

Mayor Wiggins called the meeting to order.

2. Establish Quorum

All Present

3. Prayer & Pledge of Allegiance

4. Agenda Approval

Alderman LaBudde made a motion to approve the agenda as presented. Alderman Campbell seconded the motion. All voted in favor, none opposed. The motion passed.

5. Citizen's Comments

Roy Neuhauser – Countryside Drive – spoke in opposition to any proposed property tax increase.

Mike Heidebur – Misty Birch Lane – directed his comments in opposing to a property tax increase. He opined there are other revenue resources to be considered before imposing another increase on citizens of Oakland.

6. Ordinance 26-04 – Establishing Municipal Property Tax Levy for FY27; Establishing a Public Hearing Date – 1st Reading

Vice Mayor Cates made a motion to hear the 1st Reading of Ordinance 26-04. Alderman LaBudde seconded the motion. All voted in favor, none opposed. The motion passed.

Town Manager Ellis stated there has been a change in the FY27 Budget since May 28, 2026 Workshop, related to expenses. Finance Director Rice passed out a revised FY27 Budget (referenced "FINAL") reflecting an increase in Town Property & Liability Insurance, an increase of 10.5% on Health Insurance and a 1.5% increase in TCRS, also including an increase to the Public Works Budget showing an additional $400,000 related to streets and asphalt, as well as $300,000 in the Public Works Capital Improvement for the Clay Street Improvement.

Mr. Ellis further added there is a need for an additional $250,000 to be allocated in the FY27 Budget, as the following: the funding of two grants; TDOT Signal Grant and TDOT Sidewalk Improvement Grant, an anticipated combined cost totaling $100,000; **and,** payroll and operating expenses for Police & Fire, projecting a combined cost of $150,000.

Lastly, Mr. Ellis pointed out the FY27 Budget allocations for Industrial Development Board (IDB) are $72,000 in *Other Professional Services- Consultant* and $10,000 in *Legal*, which he opined was not enough.

Mayor Wiggins was asked, by Mr. Ellis, to share Fayette County's referendum proposal, in attempting to take half of ½% sales tax, which will cost the town $600,000. Mayor Wiggins commented that the proposal was voted twice in the past and rejected, and he doesn't anticipate it to pass this time. The Mayor added that if it were to pass, it would not affect Oakland's budget until next year. Mr. Ellis said that while this is reflected in the park budget, the Town owes $330,000 annually on the park's debt service and it would devastate any future park plans.

Mayor Wiggins pointed out the previous budget discussed in the workshop, indicated $91,000 to the good. Referring to the revised budget he asked how much is the deficit now? Ms. Rice stated $316,000. Ms. Rice referenced an email sent to the Board stating that adding property insurance, health insurance, TCRS and Public Works increases, the budget was thrown into negative $66,000. She clearly stated if the Board chooses to include the additional $250,000 as proposed, the FY25 Budget deficit would be $316,019, leaving the Board to decide on cuts to the budget, or find ways to generate revenue. Mr. Ellis reiterated the deficit of $316,000, leaving $300,000 allocated to the Clay Street Improvement, will cover a portion of the project. Mayor Wiggins inquired about the current fund balance, Ms. Rice answered $5.2 million (General Fund).

Mayor Wiggins spoke in opposition of a property tax increase, stating that businesses are coming soon, Chick-fil-a will be built in the next several months and immediately the town will began receiving sale tax from them. He concluded by presenting the option of pulling $300,000 from the fund balance to address the FY27 Budget deficit.

Vice Mayor Cates asked Ms. Rice what a twenty-cent property tax increase would generate, she stated approximately a million dollars. Mr. Cates said in his review of the budget, he didn't see anything that could be cut from it.

Alderman Bailey asked how Oakland benefited from the 40% increase that Fayette County imposed. Ms. Rice said it covered unplanned expenses. Home values increased, so those who sold their property made more money.

Alderman LaBudde stated there were things that could be cut such as the IDB funding, street paving, but cutting the budget is a temporary fix. He spoke in favor of a fifty-cent property tax increase to get ahead of the curve and a 3% increase each year for the next 5 years to stay ahead. He challenged the Board to step up and do what must be done to move the Town forward because "it's the right thing to do".

Alderman Campbell stated, while he agrees with some of the comments made, he opposes a property tax increase. Referring to the previous property tax increase, he was assured, by sitting Board Members at that time, 40% was enough to suffice for a couple of years.

Alderman Austin expressed concern of phone and postage expenses. She asked if cuts to any of those items are possible? Mr. Ellis stated not every employee has a town issued cell phone and as for postage, the Codes Department spends $200-$300 a week on Certified Mail related to grass violations. Ms. Austin asked if there were any other cuts that might be made. Mr. Ellis explained he was not advocating it, but cuts could be made to employee benefits and in other areas, but the town will be in the same shape next budget.

Mayor Wiggins called for a motion.

Vice Mayor Cates made a motion to increase the property tax an additional twenty-five cents. Alderman Labudde seconded the motion. The Mayor called for a roll-call vote: Alderman Campbell voted no, Alderman Austin voted no, Alderman LaBudde voted yes, Alderman LaBudde abstained from vote and Vice Mayor Cates voted yes. The Mayor asked if anyone wished to change their vote, with no response, Mayor Wiggins called for more discussion. Alderman Austin declared it was inappropriate to have more discussion. Alderman LaBudde pointed out the importance of the issue. Alderman Bailey said that $250 annually isn't a big issue to some, but to others it is. Mayor Wiggins asked Mr. Bailey if the issue was the amount? Mr. Bailey asked if there are any provisions in making the property tax more affordable for those of a certain age, income or disabled. Ms. Rice said there is a Tax Relief Program offered – citizens can go to the FC Property Assessor's Office to apply.

With no further discussion and no-one changing their vote, the Mayor restated the votes as: 2 in favor, 2 opposing and 1 abstention. Mayor Wiggins broke the tie in voting no. The motion to increase the property tax by twenty-five cents failed.

Mayor Wiggins offered to entertain another motion. Alderman LaBudde made a motion to increase the property tax an additional twenty cents. Vice Mayor Cates seconded the motion. Mayor Wiggins opened the floor for discussion. Alderman Campbell asked if the state was looking to put a freeze on property tax? Mayor Wiggins responded that an eighty-cent cap is being considered, however it did not pass this year and doubts it will pass in the next session. With a motion and second on the floor Mayor Wiggins called for a roll-call vote: Alderman Campbell voted no, Alderman Austin voted no, Alderman LaBudde voted yes, Alderman Bailey voted yes and Vice Mayor Cates voted yes. With 3 votes in favor and 2 votes opposing, the motion passed. The 1st Reading of Ordinance 26-04, increasing the FY27 property tax to .8342, passed.

7. Ordinance 26-05 – Adopting the Annual Operating and Capital Budget For Fiscal Year Beginning July 1, 2026 and Ending June 30, 2027; Establishing a Public Hearing Date – 1st Reading

Vice Mayor Cates made a motion to hear the 1st Reading of Ordinance 26-04. Alderman Bailey seconded the motion. All voted in favor, none opposed. The motion passed.

Finance Director Rice spoke on the Utility Bills, a subject of discussion during the May 28th Workshop. In recapping the discussion, she stated it was presented as an option to lower the bills of customers whose water usage is 1,000 gallons or less. She explained that by lowering the Minimum Usage from 2,500 to 1,000, a minimum water bill would drop to $8.76 from what is currently charged $16.98 (the figures shown here include tax). She stated that currently there are approximately 1,500 customers whose water usage is 1,000 gallons or less. She concluded by stating, this structure has no effect on customers whose water usage is above the proposed 1,000 gallon minimum. Mayor Wiggins asked Ms. Rice if this could be presented at the next meeting (June 18, 2026). She stated yes, with the 2nd Reading in July and reflected the July 2026 billing period.

Discussion of Ordinance 26-05 was picked up by recapping the deficit of the budget at hand ($66,00). Ms. Rice reiterated the budget did not include Signal or Sidewalk projects ($100,000) or the additional funding for Fire & Police ($150,000). She pointed out the property tax revenue increase, previously passed in Ordinance 26-04, will allow the Board to include the additional $250,000 expenses to be added while covering the adjusted deficit of $316,019.

Alderman Austin referred to Clay St project asking Harvey if the business was still willing to work with the town on the project. Harvey deferred to Ed, who stated the question is; will the town be moving forward with the project? If not, the town would have to give the money back. He further stated he believed they had pulled their permit and should be starting the demolition of the old business and moving forward in the next couple of months.

Mayor Wiggins asked Ms. Rice if Clay Street was included in this budget (passed out)? Lorie reiterated, "Clay St has budgeted $350k in the budget before you."

Mayor summarized the budget concluding that with the $1m tax increase (just voted in) will shore up General Fund, allocating 3% for employees raise, no changes to employee benefits, plus part-time officer. Ms. Rice stated with the tax increase will be enough to cover the deficit, the Signal Grant, Sidewalk Grant and possibly enough to cover the Clay ST improvement.

Alderman Bailey requested to revisit the water subject, stating he has heard a lot and seen a lot indicating the proposed structure will increase the bills. Ms. Rice stated the minimum usage will be lowered from 2,500 gallons to 1,000 gallons, the rate will not change.

Mayor Wiggins called for a motion. Mr. Ellis requested the Board to clarify the motion by stating if the Board is voting for the budget that does not include the additional funding or does include the additional $250k.

Alderman LaBudde made a motion to approve the amended (red-letter) FY27 Budget. Vice Mayor Cates seconded the motion. Mayor Wiggins called for a roll-call vote: Alderman Campbell voted yes, Alderman Austin voted yes, Alderman LaBudde voted yes, Alderman Bailey voted yes and Vice Mayor Cates voted yes. With 5 votes in favor and 0 votes opposing, the motion passed. The 1st Reading of Ordinance 26-05, Adopting the Annual Operating and Capital Budget.

Mayor Wiggins asked the Board to establish a Public Hearing date for the 2nd Reading of Ordinance 26-04 and Ordinance 26-05. It was set for Monday, June 29, 2026 at 6:30pm.

8. Adjourn

A motion to adjourn was made by Alderman LaBudde.

Date: June 10, 2026

ATTEST:

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Adrian Wiggins, Mayor

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K. Yvonne Bullard, Town Recorder

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Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

June 18, 2026

Present: Mayor Adrian 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 announced that under Item VI, Janna Green, IDB Chairman was scheduled to speak but was unable to attend the meeting. He requested to use that time to nominate a person to fill the vacancy on the IDB.

Town Manager Ellis requested one (1) ordinance and one (1) resolution be added to the agenda:

A. Ordinance 26-06, under *XIII New Business: Ordinance First Reading*

B. Resolutions 26-39, under *XV Consideration of Resolutions: New Business*

Vice Mayor Cates 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. May 21, 2026 – Special Call Minutes

Alderman LaBudde made a motion to approve the May 21, 2026 Special Call Meeting minutes. Vice Mayor Cates seconded the motion. All in favor, none opposed. The motion passed.

B. May 21, 2026 – Regular Meeting Minutes

Alderman LaBudde made a motion to approve the May 21, 2026 Regular Meeting minutes contingent upon correcting Item #1 to reflect Mayor Wiggins called the meeting to order. Alderman Austin seconded the motion. All in favor, none opposed. The motion passed.

C. May 28, 2026– Work-Session Meeting Minutes

Alderman Bailey made a motion to approve the May 28, 2026 Work-Session minutes. Vice Mayor Cates seconded the motion. All in favor, none opposed. The motion passed.

6. Special Item: Nomination for Vacancy on the Oakland Industrial Board

Mayor Wiggins stated that Ms. Janna Green was unable to attend the meeting and has requested that she be placed on July's agenda.

Mayor Wiggin's nominated Scott Krahl to fill the current vacancy on the IDB. Mayor Wiggins called for a motion and a second. Mr. Krahl was not present; Vice Mayor Cates made a motion to move the vote to July's agenda requesting Mr. Krahl's attendance. Alderman Bailey seconded the motion. All in favor, none opposed. The motion passed.

7. Citizens' Comments:

Ramona Olsen – Burr Oak Drive – spoke regarding Resolution 26-36 – She expressed concerns of a typo in the contract, specific to color copies were quoted less than black & white copies.

Ken Sutton – Black Ankle Drive – spoke regarding the Citizen's Comment's portion of the meeting agendas, stating the Board is continuing to do the bare minimum in meeting the requirements set by the state. He encouraged the Board to allow the citizens to speak on non-agenda items.

8. Communications from the Mayor

Mayor Wiggins, referring to Mr. Sutton's comments, asked Attorney Minor to check on the status of state law and report back at the next meeting.

Mayor Wiggins stated Ms. Olsen's concern would be addressed during the Board's hearing of Resolution 26-36.

Mayor Wiggins reported he and a couple of other Mayors had met with HUD.

9. Communication from the Aldermen

Alderman Austin spoke on inappropriate social media post stating it is time that everyone who lives in Oakland, to work with Oakland's Mayor & Board.

Alderman LaBudde addressed the comments made by Alderman Austin, stating The Constitution affords a citizen's right to say what they want and ask what they want. Further suggesting she should consider not having "social media". Alderman LaBudde stated, he had several people, to say that you (Austin) have commented "...we can take $3m from the Police, disband the department and get the Sheriff's Department to do it". He said to her, if that is what you believe, that's fine; but if it's untrue rumor, then it should be stopped. Alderman Austin said that had not happened. Alderman LaBudde thanked Ms. Austin for answering the question.

10. Department Head Reports

Wastewater Director Coker reported the expansion project is reaching an end. They are grading and seeding the area. Putting in curbs and asphalt will take place over the next 2 weeks. It is expected on June 24th the last site inspections are to take place, a requirement of the ARPA grant; and the final walkthrough is tentatively scheduled for July 6 with the loose ends wrapping up in August.

Town Manager Ellis expressed gratitude to Mr. Coker and his staff for the great job of seeing the project through.

Planning Director Courton provided an update on multiple projects; Chick-a-fila has submitted plans; the engineers have reviewed and are tentatively going before the Planning Commission in August, starting construction this fall and opening the 1st quarter of 2027. Margarita's is currently working on the exterior, the hard scape and parking lot. Once the landscaping and detention pond is addressed, they can request a Certificate of Occupancy. At this point, there is no anticipated opening date, but as long as the developer keeps moving forward, he will be allowed to do so.

Mr. Courton urged the Board to seriously consider funding the proposed Stop-Light at Hwy 64 & Clay Street, he stated with the businesses coming in, it will make it more difficult for the Fire and Police Departments when making emergency calls…it is a life safety issue.

Public Works Director Mullins reported the spring paving project has been completed.

11. Town Manager's Report

Town Manager Ellis reminded everyone of the upcoming annual fireworks show being held on June 27, 2026 from 4pm-9pm at the new park on Mewborn Farm Road. He shared that he had received push back from some concerned with possible damage to the newly sodded grass. Mr. Ellis stated it was a decision that he made and he would deal with any consequences as a result of his decision.

Mr. Ellis recognized Randall Andrews of the Wastewater Department, he was successful in receiving his Grade 3 Wastewater Treatment Plant Certification. Kudos to him for his achievement, and to Director Coker for his guidance and mentorship.

Mr. Ellis called attention to some changes in the courtroom as Codes Director McDonald is working to get City Hall code compliant. He is addressing some life safety and egress issues. We are working to make this building as safe and compliant as possible.

Mr. Ellis announced he received his Clerk and Recorder Certification.

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

A. None presented

13. New Business: Ordinances First Reading

A. Ordinance 26-06 Water Rate Decrease & Reduction in Usage Per Gallons

A motion to hear Ordinance 26-06 was made by Vice Mayor Cates and seconded by Alderman LaBudde.

Mr. Ellis explained by reducing the "Usage Per Gallons" from 2,500 to 1,000: and, decreasing the residential customers "Minimum Charge" from $15.47 to $7.98 will benefit those who use 2,500 gallons of water or less. He stated that a minimal impact on water revenue is expected.

A motion to approve the 1st Reading of Ordinance 26-06 was made by Vice Mayor Cates. The motion was seconded by Alderman LaBudde. All voted in favor, none opposed. The 1st Reading of Ordinance 26-06 passed.

14. Consideration of Resolutions: Old Business

None presented

15. Consideration of Resolutions: New Business

A. Resolution 26-34 – Official Naming of Oakland's New Sports Park

Vice Mayor Cates made a motion to hear Resolution 26-34.

Town Manager Ellis explained the stipulation of the purchase agreement in allowing the seller to have naming rights. The seller's family was consulted, resulting in naming the park "Mewborn Legacy Park".

A motion was made by Alderman Campbell to approve Resolution 26- 34. The motion was seconded by Vice Mayor Cates. All voted in favor, none opposed. Resolution 26-34 passed.

B. Resolution 26-35 – A2H On-Call Engineering & Consulting Services -Authorizing Agreement

Alderman Austin made a motion to hear Resolution 26-35.

Town Manager Ellis stated A2H has been the Town's on-call engineers, staff are recommending the agreement to be renewed. This is a 36 month (3-Year) agreement.

A motion was made by Vice Mayor Cates to approve Resolution 26-35. The motion was seconded by Alderman LaBudde. All voted in favor, none opposed. Resolution 26-35 passed.

C. Resolution 26-36 – Multi-function Copier Device and Services - Contract Award

Alderman Austin made a motion to hear Resolution 26-36.

Town Manager Ellis stated the current copier contract is expiring, proposals were solicitated. A committee of 4 reviewed and scored the proposals, resulting in staff recommending American Business Solutions be awarded the 36 month (3-Year) contract.

Recorder Bullard assured Ms. Olsen that she too had noticed the pricing of the color copies quoted at a lesser cost than black & white. The vendors were contacted; the pricing was confirmed as quoted.

Vice Mayor Cates made a motion to approve Resolution 26-36. Alderman LaBudde seconded the motion. All were in favor, none opposed. Resolution 26-36 passed.

D. Resolution 26-37 – Pitney Bowes Mailing Solutions – Contract Award

Alderman LaBudde made a motion to hear Resolution 26-37.

Town Manager Ellis stated staff have requested a postage meter, not only will it reduce costs but will improve daily operations.

A motion was made by Alderman LaBudde to approve Resolution 26-37. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 26-37 passed

E. Resolution 26-38 Designating the Town Recorder to Serve as Acting Town Manager During Any Temporary Absence or Disability of the Manager

Alderman LaBudde made a motion to hear Resolution 26-38.

Town Manager Ellis explained through the process of the most recent Town Charter change, the State of TN inserted the following direction: "The Board of Mayor and Aldermen shall designate an administrative officer of the Town as acting Town Manager to serve during any temporary absence or disability of the manager." Mr. Ellis stated he recommended the Town Recorder to serve as the designated officer.

A motion was made by Alderman LaBudde to approve Resolution 26-38. The motion was seconded by Alderman Campbell. All voted in favor, none opposed. Resolution 26-38 passed

F. Resolution 26-39 – Rescinding Town's Water Leak Policy

Alderman Austin made a motion to hear Resolution 26-39.

Town Manager Ellis stated this will repeal the Town's Water Leak Policy that was established by Resolution 19-24 and passed on May 16, 2019. This repeal is necessary due to the Water Leak Insurance Policy that is now in place.

Alderman LaBudde made a motion to approve Resolution 26-39. Alderman Austin seconded the motion. All were in favor, none opposed. Resolution 26-39 passed.

16. Other Items of Business:

A. Fayette County School Agreement Expiring June 30, 2026

Town Manager Ellis stated it was staff's recommendation that the renewal is unnecessary with the new park opening soon.

Mayor Wiggins requested the Board and Town Manager to allow Gary Schmidt to speak on the topic.

Mr. Schmidt commented that while the new park eliminates the need for the agreement (for soccer), Parks and Rec as not offered baseball in the past couple of years and he would like to bring it back. The town can opt to sign the FC School agreement to use their fields for baseball and restore the Town owned Cypress Creek Park ball field. He pointed out the field has a fence and lights but must be rebuilt. He further stated that it will take a few months to get the field rebuilt, then FC School Agreement will no longer be necessary. He also suggested renegotiating the agreement, dropping the use of their soccer field at West Jr. High. It would cut the cost of maintaining 2 fields and allow Parks & Rec to use the baseball field at Oakland Elementary.

It was determined to add this item to the June 29, 2026 Special Call Agenda.

B. Establish A Date and Time For Work Session

Wednesday, July 8th at 6:30pm

Items of discussion - proposed Stop-Light at Hwy 64 & Clay Street, next phase of park construction, discussion of new town hall and rebuilding the Cypress Creek Park ball field.

17. Adjourn

Alderman Campbell made a motion to adjourn the meeting.

Date: June 18, 2026

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Adrian Wiggins, Mayor

ATTEST:

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K. Yvonne Bullard, Town Recorder

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Mayor & Board of Aldermen –Special Call Meeting

Meeting Minutes

- June 29, 2026

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. Establish Quorum

All Present

3. Prayer & Pledge of Allegiance

4. Agenda Approval

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

5. Citizen's Comments

Jay Edwards – Breezy Loop- Referred to Ordinance 26-04 and Ordinance 26-05, stated in the previous meeting the 1st Reading of FY27 Budget was approved with a $300k shortfall; as well as, an approval for a twenty-cent property tax increase. The property tax increase was estimated to bring in approximately $1m. Mr. Edwards requested a clear explanation of what the excess property tax, $700,000, will be earmarked for.

Roy Neuhauser – Countryside Drive- expressed concern of the agenda.

Mike Heidebur – Misty Birch Lane – spoke on Property Tax increase.

Connie Howell – Fair Oaks Drive – addressed the Board related to Ordinance 26-04 and Ordinance 26-05. Ms. Howell questioned the FY27 Budget deficit and commented that this is the second property tax increase in 2 years. She inquired about a plan for the funds over and beyond those used to balance the FY27 Budget. She spoke in opposition to using them for funding the new park or the Industrial Development Board. Instead, she suggested using them for a much-needed activity center or municipal building.

6. Industrial Development Board – New Member Nomination

Mayor Wiggins introduced Scott Krahl to the Board members. Vice Mayor Cates made a motion to accept Scott Krahl to fill the vacancy on the IDB. Alderman LaBudde seconded the motion. All voted in favor, none opposed. The motion passed.

7. Ordinance 26-05- Adopting the FY 2027 Annual Operating and Capital Budget -FINAL READING

Mayor Wiggins declared a Public Hearing opened.

Roy Neuhauser – Countryside Drive- expressed his opposition in passing a negative budget, based on the assumption that the deficit will be covered by a property tax increase. He opined the process of passing the budget first then voting on a property tax seems out of order.

Mike Heidebur – Misty Birch Lane- stated the 1st Reading FY27 Budget was posted on the town webpage which allowed everyone the opportunity to review the numbers, however, the (2nd Reading) budget presented tonight was not. He encouraged the aldermen to do their due diligence in cutting areas of the budget, suggesting surplus phones, vehicles, etc.

With no-one else wishing to speak, Mayor Wiggin declared the public hearing close.

Alderman LaBudde made a motion to hear Ordinance 26-05. Vice Mayor Cates seconded the motion. All voted in favor, none opposed. The motion passed.

Vice Mayor Cates questioned what cuts could be made if the presented FY27 Budget is passed, but the tax increase (Ord. 26-04) does not. Town Manager Ellis commented that his first recommendation would be the $500k added for street paving; with his second being to make the $800K Clay Street Improvement a 2-part project.

Alderman LaBudde asked, "This makes the budget, right"? Mr. Ellis stated, "this proposed budget leaves $150k in surplus". The proposed budget (Referenced as: Final 6.11.2026) included the twenty-cent property tax increase, indicates a 1.14% Net Increase (totaling $150,847).

Finance Director Rice commented the $1m (property tax) will cover the increased expenses of fuel in the Fire & Police Departments, salaries in Fire & Police Departments, to cover the Sidewalk grant and Signal grant, the Clay Street Improvement Project, 10.5% Employee Health Insurance & 1.5% TCRS, and property insurance that increased due to FY26 reappraisal. The tax increase will achieve a balanced budget, with the remaining $150k net increase reserved for emergency use.

With no further questions, Mayor Wiggins called for a motion.

Alderman LaBudde made a motion to pass the 2nd Reading of Ordinance 26-05- FY27 Budget. Vice Mayor Cates seconded the motion. All voted in favor, none opposed. Ordinance 26-05 passed.

8. Ordinance 26-04 - Establishing Municipal Property Tax Levy for FY27- FINAL READING

Mayor Wiggins declared a Public Hearing opened.

Myron Massey - Lakewood Drive – referred to past statements of "No property tax increase" and encouraged the citizens to hold accountable those in position.

Mike Heidebur – Misty Birch Lane – spoke in opposition of the Property Tax increase and the negative effects an increase will have on individuals and the community.

Tom Sutton – Hidden Meadows Cove- opposed to the proposed property tax increase, he recommended to balance the budget with reserves.

Roy Neuhauser – Countryside Drive-spoke in opposition to Orninance 26-04. He questioned how funds were being spent, implying that non-essential funding (IDB) could be cut.

Ken Sutton – Black Ankle – spoke in favor of balancing the budget, stating a six-cent property tax increase would cover the shortfall. He asked for justification for a twenty-cent increase; where will the additional fourteen cents be spent?

Mr. Sutton, speaking on the overall budget, expressed to the Board the importance of budgeting for depreciation.

With no-one else wishing to speak, Mayor Wiggin declared the public hearing close.

Alderman LaBudde made a motion to hear Ordinance 26-04. Alderman Bailey seconded the motion. All voted in favor, none opposed. The motion passed.

Vice Mayor Cates asked Town Manager Ellis to clearly restate how the twenty-cent increase will be spent. Mr. Ellis declared the twenty-cent increase will be used to balance FY27 General Fund Budget specifically to:

- employee health Insurance (10.5%)
- employee retirement (TCRS 1.5%)
- property insurance increase (FY26 re-appraisal)
- two (2) TDOT grants (Signal & Sidewalk)
- Clay Street improvement ($800k)
- Fire & Police Salaries (2 PT positions)
- Fire & Police Fuel
- $150k for emergency use

Mr. Ellis reported the following allocations for depreciation as $941,860 in the water fund and $826,000 in the sewer fund.

Vice Mayor Cates made a motion to pass the 2nd Reading of Ordinance 26-04, increasing the current property tax rate twenty cents. Mayor Wiggins called for a roll-call vote; Alderman Campbell – voted NO, Alderman Austin voted NO, Alderman LaBudde voted YES, Alderman Bailey voted YES and Vice Mayor Cates voted YES; resulting 3 in favor and 2 opposing. The 2nd Reading of Ordinance 20-04 passed.

9. Resolution 26-40 Authorizing Residual ARPA Funds to be Transferred to the Waste-water Account

Vice Mayor Cates made a motion to hear Resolution 26-40.

Alderman LaBudde made a motion to approve Resolution 26-40. Alderman Bailey seconded the motion. All voted in favor, none opposed. Resolution 26-40 passed.

10. Resolution 26-41 Authorizing the Renewal of Fayette County Board of Education Agreement

Alderman Bailey made a motion to hear Resolution 26-41.

Mr. Ellis stated that the Town of Oakland has had an ongoing agreement with Fayette County School Board for use of Oakland Elementary and West Jr. High facilities; staff recommended this agreement to be renewed for 1 year. He added there were no changes to the agreement.

Alderman LaBudde made a motion to approve Resolution 26-41. Alderman Campbell seconded the motion. All voted in favor, none opposed. Resolution 26-41 passed.

Adjourn

A motion to adjourn was made by Alderman LaBudde.

Date: June 29, 2026

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Adrian Wiggins, Mayor

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K. Yvonne Bullard, Town Recorder

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Ordinance 26-06

AN ORDINANCE AUTHORIZING A RATE DECREASE FOR WATER AND A REDUCTION OF WATER USAGE PER GALLON BEGINNING JULY 1, 2026

WHEREAS, on June 30, 2025 the Mayor and Board of Aldermen of Oakland passed Resolution 25-07, determining that a water rate decrease and a sewer rate increase was warranted; and

WHEREAS, the Board of Mayor and Aldermen of Oakland wish to change the Water utility calculation formula, to provide relief to those at usage 1,000 gallons or below.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Oakland, that Water Rate and Usage Per Gallon shall be used in calculating the water portion of Oakland utility bills as follows beginning July 1, 2026:

WATER Customers within the corporate limits:

Residential:

Minimum charge (including the first 1,000 gallons) $ 7.98
Over 1,000 gallons $4.99 per thousand

Commercial:

Minimum charge (including the first 1,000 gallons) $ 15.22
Over 1,000 gallons $ 7.49 per thousand

WATER Customers outside the corporate limits:

Residential:

Minimum charge (including the first 1,000 gallons) $ 15.22
Over 1,000 gallons $ 7.49 per thousand

Commercial:

Minimum charge (including the first 1,000 gallons) $ 15.22
Over 1,000 gallons $ 7.49 per thousand

FIRST READING: June 18, 2026

PUBLIC HEARING: July __, 2026

SECOND READING: July __, 2026

ATTEST:

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Adrian Wiggins, Mayor

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K. Yvonne Bullard, Town Recorder

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RESOLUTION NO. 26-42

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF OAKLAND, TENNESSEE, EXTENDING FOR AN ADDITIONAL SIX (6) MONTHS THE TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, CONSIDERATION, AND APPROVAL OF APPLICATIONS FOR MOBILE HOMES AND MOBILE HOME PARKS WITHIN THE TOWN OF OAKLAND, TENNESSEE.

WHEREAS, on February 19, 2026, the Board of Mayor and Aldermen adopted Resolution No. 26-09 establishing a temporary six (6) month moratorium on the acceptance, processing, consideration, and approval of applications relating to mobile homes and mobile home parks within the Town of Oakland; and

WHEREAS, the purpose of the moratorium was to provide the Town with sufficient time to evaluate its existing zoning regulations, land use policies, infrastructure capacity, and development standards applicable to mobile homes and mobile home parks, and to prepare and consider appropriate amendments to the Town's Zoning Ordinance; and

WHEREAS, during the initial moratorium period, the Town's Planning Commission, staff, consultants, and legal counsel have undertaken substantial review and analysis of the Town's existing regulations and have been developing proposed amendments to address these issues; and

WHEREAS, the Town has determined that additional time is reasonably necessary to complete its review, prepare proposed zoning amendments, conduct public meetings and hearings as required by law, receive public input, and consider the adoption of comprehensive regulations governing mobile homes and mobile home parks; and

WHEREAS, the Board finds that allowing new applications to proceed before completion of this legislative process could result in development inconsistent with the Town's comprehensive planning efforts and potentially undermine the effectiveness of the regulations currently under consideration; and

WHEREAS, the Board further finds that extending the temporary moratorium is necessary to promote the public health, safety, and welfare, to ensure orderly growth and development, and to preserve the integrity of the Town's planning and zoning process; and

WHEREAS, the Board intends that this extension remain temporary in nature and only for the period reasonably necessary to complete the Town's legislative review and adoption of appropriate zoning regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF OAKLAND, TENNESSEE, AS FOLLOWS:

1. The temporary moratorium established by Resolution No. 26-09 is hereby extended for an additional period of six (6) months.

2. During the extension period, the Town shall continue to suspend the acceptance, processing, and approval of any application, permit, site plan, building permit, zoning approval, subdivision approval for the placement of mobile homes and the establishment or expansion of mobile home parks within the Town's corporate limits.

3. Nothing contained herein shall prohibit the Town from continuing to review, study, draft, revise, and consider amendments to its Zoning Ordinance and related development regulations during the moratorium period.

4. This extension shall remain in effect for six (6) months from the expiration of Resolution No. 26-09 unless earlier repealed by the Board of Mayor and Aldermen or superseded by the adoption of applicable zoning ordinance amendments.

5. The Board expressly reserves the authority to terminate this moratorium at any time upon determining that the purposes of the moratorium have been satisfied.

This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

A motion was made by __ to __ Resolution 26-42. The motion was seconded by __. __voted in favor, __ opposed. Resolution 26-42 __.

ADOPTED this ____ day of ____________, 2026. The motion was made by __ to __ Resolution 26-42. The motion was seconded by __. __ in favor, __ opposed. Resolution 26-42 ___.

____

Adrian Wiggins, Mayor

ATTESTED:

____

K. Yvonne Bullard, Town Recorder

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RESOLUTION 26-43

A RESOLUTION OF POLICY DIRECTION REGARDING FUTURE RESIDENTIAL REZONING REQUESTS AND MINIMUM LOT SIZE REQUIREMENTS PENDING COMPLETION OF COMPREHENSIVE INFRASTRUCTURE PLANNING

WHEREAS, The Board of Mayor and Aldermen of the Town of Oakland, Tennessee, pursuant to the authority granted under Tennessee Code Annotated §§ 13-7-201 through 13-7-210, is authorized to regulate land use and zoning within the municipal boundaries in order to promote the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and,

WHEREAS, The Town of Oakland has experienced significant residential growth and development pressure in recent years, resulting in numerous approved residential subdivisions and development entitlements; and,

WHEREAS, Based upon municipal development records and subdivision approvals, the Town has identified approximately four thousand (4,000) residential lots possessing vested development rights or approved subdivision status, which collectively represent a substantial future demand on municipal infrastructure and public services; and,

WHEREAS, The development of these vested residential lots will place measurable demands upon the Town's water distribution system, sanitary sewer system, roadway network, stormwater infrastructure, public safety services, and other municipal facilities; and,

WHEREAS, The Town needs to evaluate long-term infrastructure capacity, capital improvement planning, and service delivery requirements necessary to adequately serve both existing residents and the substantial number of already vested residential lots; and,

WHEREAS, The Board of Mayor and Aldermen finds that the approval of additional rezonings permitting a higher density residential development than the existing R-1 zoning district prior to completion of a comprehensive infrastructure evaluation could adversely affect the Town's ability to provide adequate public services and facilities, thereby impacting the public health, safety, and welfare of current and future residents; and,

WHEREAS, It is the responsibility of municipal governments to ensure that land use decisions are reasonably coordinated with the availability and capacity of public infrastructure and municipal services, consistent with accepted planning principles and the police powers granted to municipalities under Tennessee law; and,

WHEREAS, The Board of Mayor and Aldermen further finds that providing clear policy guidance regarding future residential rezoning requests will promote transparency, predictability, and fairness for property owners, developers, and the public.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland, Tennessee as follows:

SECTION 1: Until such time as the Town completes a comprehensive evaluation of municipal infrastructure capacity and related growth management policies, it shall be the policy direction of the Board of Mayor and Aldermen that the Town will not support or approve rezoning requests for residential development that permit minimum lot sizes smaller than those allowed within the Town's R-1 Residential District, which currently requires a minimum lot area of fifteen thousand (15,000) square feet.

SECTION 2: Nothing in this Resolution shall preclude the consideration of Planned Development (PD) zoning districts, provided that such developments:

1. Demonstrate superior site planning and design;
2. Provide adequate and sustainable infrastructure improvements;
3. Mitigate impacts to municipal utilities, transportation networks, and public services; and
4. Are determined by the Board of Mayor and Aldermen to be consistent with the long-term planning and infrastructure objectives of the Town.

SECTION 3: This Resolution shall not apply to property possessing legally vested development rights, including but not limited to:

- previously approved subdivision plats
- approved site development plans
- existing zoning entitlements
- developments protected under the Tennessee Vested Property Rights Act (T.C.A. §§ 13-3-413 and 13-4-310).

Nothing contained herein shall impair or otherwise restrict the lawful development of such vested properties.

SECTION 4: The purpose of this Resolution is to:

1. Ensure responsible coordination between land use decisions and infrastructure capacity;
2. Protect the Town's ability to provide adequate public facilities and municipal services;
3. Promote orderly and sustainable community growth; and
4. Provide clear policy guidance to property owners, developers, staff, and the Planning Commission regarding future residential rezoning requests.

SECTION 5: The Town's Planning Commission, municipal staff, and professional consultants shall consider this Resolution when reviewing or making recommendations regarding residential rezoning requests submitted to the Town.

SECTION 6: Effective Date

This Resolution shall take effect immediately upon adoption, the public welfare requiring it.

A motion was made by __ to __ Resolution 26-43. The motion was seconded by __. __voted in favor, __ opposed. Resolution 26-43 __.

ADOPTED this _____ day of _____________, 2026. The motion was made by __ to __ Resolution 26-43. The motion was seconded by __. __ in favor, __ opposed. Resolution 26-43 ___.

ATTEST:

____
Adrian Wiggins, Mayor

____
K. Yvonne Bullard, Town Recorder

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RESOLUTION 26-44

A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE APPROVING BID AWARD OF THE TOWN'S WATER METER REPLACEMENT PROGRAM CONTRACT

WHEREAS, February 19, 2026 the Board approved Resolution 26-04 permitting the Solicitation of Competitive Bids for the Town's Water Meter Replacement Project: and,

WHEREAS, bids that were received by 2:30 PM, July 7, 2026 were opened and publicly read; and

WHEREAS, bids were reviewed by the Town's consulting engineer; and

WHEREAS, it is the opinion of the Town's Board of Mayor and Aldermen that the best interest of the Town will be served by awarding the contract to Core & Main.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland, Tennessee as follows:

SECTION 1: The Town staff and Consulting Engineer have determined this bid is the lowest, and most responsive, to the project plans and specifications.

SECTION 2: That funds are available and allocated in the FY27 Water Fund Budget.

SECTION 3: That the Mayor is authorized to execute the contract with Core & Main in the amount of $2,883,094.86 per bid dated July 7, 2026. That the Mayor is authorized to execute an agreement, subject to final review by the Town Attorney.

A motion was made by __ to __ Resolution 26-44. The motion was seconded by __. __voted in favor, __ opposed. Resolution 26-44 __.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this __ day of __, 2026.

____
Adrian Wiggins, Mayor

ATTEST:

____
K. Yvonne Bullard, Town Recorder

A2H ENGINEERS ARCHITECTS PLANNERS

UNIT PRICE BID TABULATION

PROJECT

Name: Oakland Water Meter Replacement
A2H #: 26140.03
A2H PM: David Smith, Ph.D, PE
Site & Infrastructure Practice Leader | Principal

DETAILS

Date: July 7, 2026
Time: 2:30 p.m.
Location: Town of Oakland

BASE BID				Core and Main		Rose Construction		Vanguard Utility Service		United Systems and Software		Utility Service Co., Inc.			Veregy		
Item #	Description	Qty	Unit	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid	Corrected Amt	Unit Price	Amount Bid	Corrected Amt
1	Installation of 3/4 inch x 5/8 inch meters with automated meter endpoints, Complete In Place	6041	EA	$ 346.51	$2,093,266.91	$ 365.00	$2,204,965.00	$ 413.47	$2,497,772.27	$ 375.00	$2,265,375.00	$ 391.51	$2,365,111.91		$ 668.16	$4,036,367.78	$4,036,354.56
2	Installation of one inch meters with automated meter endpoints, Complete In Place	50	EA	$ 495.11	$ 24,755.50	$ 482.50	$ 24,125.00	$ 553.96	$ 27,698.00	$ 525.00	$ 26,250.00	$ 468.94	$ 23,447.00		$ 794.19	$ 39,709.36	$ 39,709.50
3	Installation of two inch meters with automated meter endpoints, Complete In Place	50	EA	$ 3,400.91	$ 170,045.50	$ 1,173.26	$ 58,663.00	$ 1,512.70	$ 75,635.00	$ 2,675.00	$ 133,750.00	$ 1,455.88	$ 72,794.00		$ 3,223.69	$ 161,184.56	$ 161,184.50
4	Installation of three inch meters with automated meter endpoints, Complete In Place	3	EA	$ 5,763.28	$ 17,289.84	$ 3,554.12	$ 10,662.36	$ 5,332.40	$ 15,997.20	$ 6,750.00	$ 20,250.00	$ 4,116.33	$ 12,348.99		$ 7,325.32	$ 23,975.95	$ 21,975.96
5	Provide 3/4 inch X 5/8 inch meters with automated meter endpoints to Owner at specified delivery location.	400	EA	$ 252.29	$ 100,916.00	$ 282.60	$ 113,040.00	$ 373.75	$ 149,500.00	$ 275.00	$ 110,000.00	$ 138.57	$ 55,428.00		$ 456.63	$ 182,650.00	$ 182,652.00
6	Automated Meter Infrastructure system, Complete In Place. Price to include three years network maintenance and support.	1	LS	$117,777.78	$ 117,777.78	$230,500.44	$ 230,500.44	$312,448.00	$ 312,448.00	$146,956.14	$ 146,956.14	$477,770.87	$ 477,770.87		$468,965.93	$ 468,965.93	
7	Automated Meter Infrastructure sofware and interface with training, Complete In Place. Price to include three years network and software maintenance and support.	1	LS	$118,654.87	$ 118,654.87	$100,804.08	$ 100,804.08	$ 75,032.00	$ 75,032.00	$ 70,895.00	$ 70,895.00	$265,686.77	$ 265,686.77		$129,918.46	$ 129,918.46	
8	New water meter vaults (Replacements) - 3/4 x 5/8 inch meter	4210	EA	$ 28.33	$ 119,269.30	$ 36.50	$ 153,665.00	$ 38.75	$ 163,137.50	$ 140.00	$ 589,400.00	$ 104.00	$ 437,840.00		$ 56.99	$ 239,933.49	$ 239,927.90
9	New water meter vaults (Replacements) - one inch meter	30	EA	$ 51.28	$ 1,538.40	$ 62.66	$ 1,879.80	$ 70.00	$ 2,100.00	$ 140.00	$ 4,200.00	$ 104.00	$ 3,120.00		$ 89.31	$ 2,679.19	$ 2,679.30

BASE BID				Core and Main		Rose Construction		Vanguard Utility Service		United Systems and Software		Utility Service Co., Inc.			Veregy		
Item #	Description	Qty	Unit	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid	Corrected Amt	Unit Price	Amount Bid	Corrected Amt
10	New water meter vaults (Replacements) - two inch meter	25	EA	$ 51.28	$ 1,282.00	$ 116.55	$ 2,913.75	$ 126.25	$ 3,156.25	$ 300.00	$ 7,500.00	$ 104.00	$ 2,600.00		$ 149.72	$ 3,743.03	$ 3,743.00
11	Installation of riser resets for deep connections using Ford ball valve and double check valve	200	EA	$ 404.76	$ 80,952.00	$ 83.30	$ 16,660.00	$ 360.00	$ 72,000.00	$ 425.00	$ 85,000.00	$ 481.80	$ 96,360.00		$ 561.83	$ 112,366.30	$ 112,366.00
12	Software package to supply customer portal that will allow customers to view their monthly water usage, compare water usage with previous, allow for setting up alerts, and other account information via web server.	1	LS	$ 34,072.50	$ 34,072.50	$ 25,365.29	$ 25,365.29	$ 35,393.12	$ 35,393.12	$ -	$ -	$ 13,900.00	$ 13,900.00		$ 53,797.36	$ 53,797.36	
13	AMR data collection equipment compatible with meters, Complete In Place	2	EA	$ 1,637.13	$ 3,274.26	$ 13,766.64	$ 27,533.28	$ 13,224.00	$ 26,448.00	$ 4,231.55	$ 8,463.10	$ -	$ -		$ 15,483.10	$ 30,966.20	
TOTAL BASE BID ITEMS					$2,883,094.86		$2,970,777.00		$3,456,317.34		$3,468,039.24		$3,826,403.54	$3,826,407.54		$5,484,257.61	$5,484,240.67

Note: Utility Service Co. had a miscalculation in the total of their bid items. Veregy had several miscalculated item totals, which also caused their total bid to be incorrectly calculated. The amounts shown on the bid forms are shown in Red. The corrected amounts are shown in Green.

I hereby certify that the above Bid Tabulation is true and correct to the best of my knowledge.

DAVID M. SMITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 104974
STATE OF TENNESSEE

By: 07/07/2026

David Smith, Ph.D, PE
Site & Infrastructure Practice Leader | Principal

ENGINEERS
ARCHITECTS
PLANNERS

LETTER OF RECOMMENDATION

July 7, 2026

Mr. Adrian Wiggins, Mayor
Town of Oakland
170 Doss Circle
PO Box 56
Oakland, TN 38060

Re: **Oakland Water Meter Replacement**
A2H #: **26140.03**

To Mayor Adrian Wiggins:

This is to inform you that the bids for **Oakland Water Meter Replacement** have been reviewed for completeness. We recommend that **Core and Main** of **Knoxville**, **Tennessee** be awarded the contract in the **Base Bid Amount** of **$2,883,094.86**.

Sincerely,

David M. Smith

David Smith, Ph.D, PE
Site & Infrastructure Practice Leader | Principal

Enclosure: Unit Price Bid Tabulation

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RESOLUTION 26-45

A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE PROVIDING AUTHORIZATION TO ENTER INTO AENEAS HOSTED PBX AGREEMENT FOR TELEPHONE AND COMMUNICATION SERVICES

WHEREAS, The Board of Mayor and Aldermen for the Town of Oakland, Tennessee (the Town) acknowledges a need to update the current telephone communications system which has been in place 15+ years; and,

WHEREAS, it is the opinion of the Town's Board of Mayor and Aldermen that the best interest of the Town will be served by entering into the Aeneas Hosted PBX Agreement for telephone and communication services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF OAKLAND, TENNESSEE:

SECTION 1: The Mayor is authorized to execute the Agreement between the Town of Oakland and Aeneas, for the services described in the attached agreement and incorporated herein as Exhibit A.

A motion was made by __ to __ Resolution 26-45. The motion was seconded by __. __ voted in favor, __ opposed. Resolution 26-45 ___.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this __ day of __, 2026.

____
Adrian Wiggins, Mayor

ATTEST:

____
K. Yvonne Bullard, Town Recorder

Legal Reviewed

Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com

Proposal of Services to be provided to: Town of Oakland - City Hall - 170 Doss Circle Oakland 38060

	Qty	One-time Charge	Recurring Charge
Polycom VVX450 IP Phone	6	$1175.70	
Aeneas 16-port PoE Network Switch	1	$450.00	
Hosted PBX Basic	6		$89.70
Aeneas Hosted Phone System Call Path	8		$239.60
Hosted PBX Device Setup Fee	6	$375.00	
Aeneas Hosted PBX Analog Station	3		$30.00
UniFi Wireless AP	1	$150.00	
UniFi Wireless AP Support	1		$14.95
One Time Service Credit		-$1775.70	

One Time Charges $375.00
Monthly Recurring Charges $374.25

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com
Created on 06-15-2026

This Agreement is entered into on the date indicated below, by and between Aeneas Communications, LLC (Aeneas) and **Town of Oakland - City Hall** for service to be located at the following SERVICE ADDRESS **170 Doss Circle Oakland 38060**. Customer's BILLING ADDRESS if different than the service address:

Service: Customer is purchasing the Aeneas service(s) described in the following list to be ordered for this address for a term of (60 months), and at the rates stated (additional installation and/or switching fees may apply. Discounted, special or package pricing after inital contract term may revert to current service rates.).This agreement will automatically renew at the end of each term for a term of 1 year unless either party gives the other written notice of termination at least 30 days prior to the end of the term. Aeneas bills for service(s) IN ADVANCE. The term of this agreement shall begin upon commencement of service(s).

Telephone Numbers to be TRANSFERRED/ASSIGNED*

Numbers	Change			Numbers	Change			Numbers	Change		
To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT
9014658523	X	X	X	tba	X	X	X	tba	X	X	X
tba	X	X	X	tba	X	X	X	tba	X	X	X
tba	X	X	X	9014662380	X	X	X				

Services and Charges(Including Installation/Switching Fee Charges)

Type of Service	Quantity	One-Time Charge	Recurring Charge
Polycom VVX450 IP Phone	6	$1175.70	
Aeneas 16-port PoE Network Switch	1	$450.00	
UniFi Wireless AP	1	$150.00	
UniFi Wireless AP Support	1		$14.95
Hosted PBX Basic	6		$89.70
Aeneas Hosted Phone System Call Path	8		$239.60
Hosted PBX Device Setup Fee	6	$375.00	
Aeneas Hosted PBX Analog Station	3		$30.00
One Time Service Credit		-$1775.70	

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

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Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com

Proposal of Services to be provided to: Town of Oakland - Finance Dept - 75 Clay St Oakland 38060

	Qty	One-time Charge	Recurring Charge
Polycom VVX450 IP Phone	9	$1763.55	
Aeneas 16-port PoE Network Switch	1	$450.00	
Hosted PBX Basic	9		$134.55
Aeneas Hosted Phone System Call Path	6		$179.70
Hosted PBX Device Setup Fee	9	$562.50	
Aeneas Hosted PBX Analog Station	1		$10.00
Aeneas Fiber Internet Business 1G	1		$299.95
UniFi Wireless AP	1	$150.00	
UniFi Wireless AP Support	1		$14.95
One Time Service Credit		-$2363.55	

One Time Charges $562.50
Monthly Recurring Charges $639.15

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com
Created on 06-15-2026

This Agreement is entered into on the date indicated below, by and between Aeneas Communications, LLC (Aeneas) and **Town of Oakland - Finance Dept** for service to be located at the following SERVICE ADDRESS **75 Clay St Oakland 38060**. Customer's BILLING ADDRESS if different than the service address:

Service: Customer is purchasing the Aeneas service(s) described in the following list to be ordered for this address for a term of (60 months), and at the rates stated (additional installation and/or switching fees may apply. Discounted, special or package pricing after inital contract term may revert to current service rates.).This agreement will automatically renew at the end of each term for a term of 1 year unless either party gives the other written notice of termination at least 30 days prior to the end of the term. Aeneas bills for service(s) IN ADVANCE. The term of this agreement shall begin upon commencement of service(s).

Telephone Numbers to be TRANSFERRED/ASSIGNED*

Numbers	Change			Numbers	Change			Numbers	Change		
To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT
9014653108	X	X	X	tba	X	X	X	tba	X	X	X
tba	X	X	X	9014652921	X	X	X	tba	X	X	X

Services and Charges(Including Installation/Switching Fee Charges)

Type of Service	Quantity	One-Time Charge	Recurring Charge
Polycom VVX450 IP Phone	9	$1763.55	
Aeneas 16-port PoE Network Switch	1	$450.00	
UniFi Wireless AP	1	$150.00	
UniFi Wireless AP Support	1		$14.95
Hosted PBX Basic	9		$134.55
Aeneas Hosted Phone System Call Path	6		$179.70
Hosted PBX Device Setup Fee	9	$562.50	
Aeneas Hosted PBX Analog Station	1		$10.00
Aeneas Fiber Internet Business 1G	1		$299.95
One Time Service Credit		-$2363.55	

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Customer Initial ______

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Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com

Proposal of Services to be provided to: Town of Oakland - Fire Dept - 170 Doss Circle Oakland 38060

	Qty	One-time Charge	Recurring Charge
Wall-mount kit for VVX450	1	$20.00	
Polycom VVX450 IP Phone	5	$979.75	
Aeneas 16-port PoE Network Switch	1	$450.00	
Hosted PBX Basic	5		$74.75
Aeneas Hosted Phone System Call Path	3		$89.85
Hosted PBX Device Setup Fee	5	$312.50	
Aeneas Hosted PBX Analog Station	1		$10.00
Aeneas Cable Run greater than 14ft	1	$125.00	
Aeneas Fiber Internet Business 1G	1		$299.95
UniFi Wireless AP	2	$300.00	
UniFi Wireless AP Support	2		$29.90
One Time Service Credit		-$1749.75	

One Time Charges $437.50
Monthly Recurring Charges $504.45

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com
Created on 06-15-2026

This Agreement is entered into on the date indicated below, by and between Aeneas Communications, LLC (Aeneas) and **Town of Oakland - Fire Dept** for service to be located at the following SERVICE ADDRESS **170 Doss Circle Oakland 38060**. Customer's BILLING ADDRESS if different than the service address:

Service: Customer is purchasing the Aeneas service(s) described in the following list to be ordered for this address for a term of (60 months), and at the rates stated (additional installation and/or switching fees may apply. Discounted, special or package pricing after inital contract term may revert to current service rates.).This agreement will automatically renew at the end of each term for a term of 1 year unless either party gives the other written notice of termination at least 30 days prior to the end of the term. Aeneas bills for service(s) IN ADVANCE. The term of this agreement shall begin upon commencement of service(s).

Telephone Numbers to be TRANSFERRED/ASSIGNED*

Numbers	Change			Numbers	Change			Numbers	Change		
To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT
9014652425	X	X	X	9014652448	X	X	X	9014663779	X	X	X

Services and Charges(Including Installation/Switching Fee Charges)

Type of Service	Quantity	One-Time Charge	Recurring Charge
Wall-mount kit for VVX450	1	$20.00	
Polycom VVX450 IP Phone	5	$979.75	
Aeneas 16-port PoE Network Switch	1	$450.00	
UniFi Wireless AP	2	$300.00	
UniFi Wireless AP Support	2		$29.90
Hosted PBX Basic	5		$74.75
Aeneas Hosted Phone System Call Path	3		$89.85
Hosted PBX Device Setup Fee	5	$312.50	
Aeneas Hosted PBX Analog Station	1		$10.00
Aeneas Cable Run greater than 14ft	1	$125.00	
Aeneas Fiber Internet Business 1G	1		$299.95
One Time Service Credit		-$1749.75	

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Customer Initial _______

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Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com

Proposal of Services to be provided to: Town of Oakland - Police Dept - 170 Doss Circle Oakland 38060

	Qty	One-time Charge	Recurring Charge
Block of (5) static IP addresses	1		$14.95
Polycom VVX450 IP Phone	7	$1371.65	
Aeneas 16-port PoE Network Switch	1	$450.00	
Hosted PBX Basic	7		$104.65
Aeneas Hosted Phone System Call Path	7		$209.65
Hosted PBX Device Setup Fee	7	$437.50	
Aeneas Hosted PBX Analog Station	4		$40.00
Aeneas Fiber Internet Business 1G	1		$299.95
UniFi Wireless AP	1	$150.00	
UniFi Wireless AP Support	1		$14.95
One Time Service Credit		-$1971.65	

One Time Charges $437.50
Monthly Recurring Charges $684.15

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Aeneas Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com
Created on 06-15-2026

This Agreement is entered into on the date indicated below, by and between Aeneas Communications, LLC (Aeneas) and **Town of Oakland - Police Dept** for service to be located at the following SERVICE ADDRESS **170 Doss Circle Oakland 38060**. Customer's BILLING ADDRESS if different than the service address:

Service: Customer is purchasing the Aeneas service(s) described in the following list to be ordered for this address for a term of (60 months), and at the rates stated (additional installation and/or switching fees may apply. Discounted, special or package pricing after inital contract term may revert to current service rates.).This agreement will automatically renew at the end of each term for a term of 1 year unless either party gives the other written notice of termination at least 30 days prior to the end of the term. Aeneas bills for service(s) IN ADVANCE. The term of this agreement shall begin upon commencement of service(s).

Telephone Numbers to be TRANSFERRED/ASSIGNED*

Numbers	Change			Numbers	Change			Numbers	Change		
To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT
9014650070	X	X	X	tba	X	X	X	tba	X	X	X
tba	X	X	X	tba	X	X	X	9014650232	X	X	X
9014653886	X	X	X								

Services and Charges(Including Installation/Switching Fee Charges)

Type of Service	Quantity	One-Time Charge	Recurring Charge
Block of (5) static IP addresses	1		$14.95
Polycom VVX450 IP Phone	7	$1371.65	
Aeneas 16-port PoE Network Switch	1	$450.00	
UniFi Wireless AP	1	$150.00	
UniFi Wireless AP Support	1		$14.95
Hosted PBX Basic	7		$104.65
Aeneas Hosted Phone System Call Path	7		$209.65
Hosted PBX Device Setup Fee	7	$437.50	
Aeneas Hosted PBX Analog Station	4		$40.00
Aeneas Fiber Internet Business 1G	1		$299.95
One Time Service Credit		-$1971.65	

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Customer Initial _______

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Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com

Proposal of Services to be provided to: Town of Oakland - Water Dept - 14235 Hwy 194 Oakland 38060

	Qty	One-time Charge	Recurring Charge
Polycom VVX450 IP Phone	1	$195.95	
Block of (5) static IP addresses	1		$14.95
Hosted PBX Basic	1		$14.95
Aeneas Hosted Phone System Call Path	2		$59.90
Hosted PBX Device Setup Fee	1	$62.50	
Aeneas Hosted PBX Analog Station	1		$10.00
Aeneas Switch 8 port (POE)	1	$300.00	
Aeneas Fiber Internet Business 1G	1		$299.95
One Time Service Credit		-$495.95	

One Time Charges $62.50
Monthly Recurring Charges $399.75

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Aeneas
Internet Telephone

PO Box 277 - Jackson,TN 38302
731-554-9200 FAX 731-554-8003
http://www.aeneas.com
Created on 06-12-2026

This Agreement is entered into on the date indicated below, by and between Aeneas Communications, LLC (Aeneas) and **Town of Oakland - Water Dept** for service to be located at the following SERVICE ADDRESS **14235 Hwy 194 Oakland 38060**. Customer's BILLING ADDRESS if different than the service address:

Service: Customer is purchasing the Aeneas service(s) described in the following list to be ordered for this address for a term of (60 months), and at the rates stated (additional installation and/or switching fees may apply. Discounted, special or package pricing after inital contract term may revert to current service rates.).This agreement will automatically renew at the end of each term for a term of 1 year unless either party gives the other written notice of termination at least 30 days prior to the end of the term. Aeneas bills for service(s) IN ADVANCE. The term of this agreement shall begin upon commencement of service(s).

Telephone Numbers to be TRANSFERRED/ASSIGNED*

Numbers	Change			Numbers	Change			Numbers	Change		
To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT	To Be Converted	L	LD	ILT
(901) 465-8830	X	X	X	TBD	X	X	X				

Services and Charges(Including Installation/Switching Fee Charges)

Type of Service	Quantity	One-Time Charge	Recurring Charge
Polycom VVX450 IP Phone	1	$195.95	
Block of (5) static IP addresses	1		$14.95
Hosted PBX Basic	1		$14.95
Aeneas Hosted Phone System Call Path	2		$59.90
Hosted PBX Device Setup Fee	1	$62.50	
Aeneas Hosted PBX Analog Station	1		$10.00
Aeneas Switch 8 port (POE)	1	$300.00	
Aeneas Fiber Internet Business 1G	1		$299.95
One Time Service Credit		-$495.95	

Notes:

Per the terms of a 60-month contract, Aeneas agrees to absorb 100% of the total equipment cost. Federal, state and local taxes are 12.75%.

Customer Initial ______

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RESOLUTION 26-46

A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE AWARDING THE REQUEST FOR PROPOSALS FOR COMPREHENSIVE JOB CLASSIFICATION AND SALARY SURVEY TO MANAGEMENT ADVISORY GROUP INTL, INC

WHEREAS, Proposals to conduct a Comprehensive Job Classification and Salary Survey were received and opened June 9, 2026 with the proposal review completed on June 17, 2026: and

WHEREAS, it is the opinion of staff that the best interest of the Town will be served by awarding the contract to Management Advisory Group International, Inc. located 12730 Fair Lakes Circle, Suite #600, Fairfax, VA 22033.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland, Tennessee as follows:

SECTION 1: That the proposal for Comprehensive Job Classification and Salary Survey from Management Advisory Group International, Inc., dated June 9, 2026, is hereby accepted by the Town of Oakland.

SECTION 2: That Management Advisory Group International, Inc., is approved to conduct the Comprehensive Job Classification and Salary Survey as proposed, in an amount not to exceed $28,500. (twenty-eight thousand and five-hundred dollars).

SECTION 3: That the Mayor is authorized to execute an agreement, subject to final review by the Town Attorney.

A motion was made by __ to __ Resolution 26-46. The motion was seconded by __. __ voted in favor, __ opposed. Resolution 26-46 ___.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this __ day of __, 2026.

____

Adrian Wiggins, Mayor

ATTEST:

____

K. Yvonne Bullard, Town Recorder

Cost Proposal

MAG proposes to complete the work for a fixed fee of $28,500.

MAG's proposed fixed fee is **all-inclusive**, and includes travel, administrative support, and project-related expenses.

Project Component	**Cost**
Project Initiation, Data Collection, and Project Plan/Approach	$ 5,700
Job Analysis, Questionnaires, Supervisor Reviews/DH Interviews	$ 5,700
Classification Review and Job Description Reviews	$ 5,700
Market Salary Survey and Benefits Benchmarking	$ 5,700
Compensation Structure Development and Implementation Roadmap	$ 2,850
Draft/Final Report and Presentation	$ 2,850
Total Fixed Fee	**$28,500**

Optional Implementation Support/Ad Hoc Services

Should the Town request additional support following completion of the study or services beyond the defined scope, MAG would be pleased to provide such services at an hourly rate of $200.

MAG is committed to delivering high-value, cost-effective solutions that align with the Town's workforce planning goals. We look forward to partnering with the Town to develop a sustainable, competitive, and equitable classification and compensation system.

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RESOLUTION 26-47

A RESOLUTION OF THE TOWN OF OAKLAND, ACCEPTING DONATION OF DISC GOLF EQUIPMENT FOR USE IN TOWN OWNED PARK FROM THE CITY OF GRAND JUNCTION, TENNESSEE

WHEREAS, the Mayor and Board of Aldermen of Grand Junction, Tennessee request to donate to the Oakland Parks and Recreation Department a Disc Golf Set; and,

WHEREAS, the Disc Golf set is an 18-hole professional grade which is valued at $15,000 (fifteen thousand dollars); and

WHEREAS, the Oakland Board of Mayor and Aldermen and the Oakland Parks and Recreation Department wish to accept the generous gift and express its gratitude for such donation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland, Tennessee as follows:

SECTION 1: That the Mayor and Board of Aldermen hereby accept from the City of Grand Junction, Tennessee the donation of the Disc Golf Set on behalf of the Oakland Parks and Recreation Department.

A motion was made by __ to __ Resolution 26-47. The motion was seconded by __. __ voted in favor, __ opposed. Resolution 26-47 __.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this __ day of __, 2026

Adrian Wiggins, Mayor

ATTEST:

K. Yvonne Bullard, Town Recorder