Mayor & Board of Aldermen –Regular Meeting

Meeting Minutes

- July 16, 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

Alderman Austin requested that Resolution 26-46 be removed from the agenda and placed on a work session agenda for discussion.

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

5. Approval of Minutes

A. June 10, 2026 Special Call Meeting Minutes

Alderman Bailey noted a correction was in order on page 3; stating he (Bailey) abstained from the vote.

Vice Mayor Cates made a motion to approve June 10, 2026 meeting minutes, contingent of the correction being made. Alderman Bailey seconded the motion. All voted in favor, none opposed. The motion passed.

B. June 18, 2026 Regular Meeting Minutes

Alderman LaBudde made a motion to approve June 18, 2026 meeting minutes. Alderman Austin seconded the motion. All voted in favor, none opposed. The motion passed.

C. June 29, 2026 Special Call Meeting Minutes

Alderman LaBudde made a motion to approve June 29, 2026 meeting minutes. Vice Mayor Cates seconded the motion. All voted in favor, none opposed. The motion passed.

6. Special Item

None

7. Citizen's Comments

Richard Olsen – Burr Oak Drive – stated the agenda and action items were posted late for this meeting, and asked when the items were supplied to the Board? He pointed out Municipal Code Section 1-105 (2), states the agenda for a regular meeting shall be published to the board members no later than Thursday preceding the regular meeting, 5:00pm. He expressed concern about this meeting being compliant with Municipal Code 1-105 and should it continue; and was the Board given adequate time to review the agenda items.

Mr. Olsen also addressed Resolution 26-43 and recommended a stipulation to be added, that no extension would be provided to existing vested properties.

Allison - did not provide a last name or an address – stated this was the first meeting she has attended. Related to social media posts, she addressed the Board reminding them they serve at the pleasure of the Oakland citizens. She opined that one (board member) owes an apology to every Oakland citizen.

Roy Neuhauser – Countryside Drive – spoke regarding Resolution 26-43 – commented that the property tax rate does not change immediately upon being rezoned, which is not beneficial to the Citizens of Oakland.

8. Comments from the Mayor

Mayor Wiggins stated he supports the town having an activity center and senior activities. He advised the Board of a company, Sheild Environmental, in Oakland that specializes in mold abatement, which provided the town with a quote in December and followed up with another quote several weeks ago, in the amount of $19,700. Mayor Wiggins said the town had a mold study performed which resulted in a mold finding, within normal range; it was not "black mold". The treatment prescribed was to clean the mold and the area 3 ft. beyond, where the cleaning is performed, then have it retested. It was also suggested that the metal roof and insulation be removed, painted and proper ventilation.

Attorney Minor suggested finding out if they would provide a certification that the mold has been abated and reach out to TDEC for guidance from them. Vice Mayor Cates directed Town Manager to contact Sheild Environmental and TDEC, then report back to the board.

9. Communication from Aldermen

Alderman Austin reported she toured the Fire Department and Town Hall with Codes Director McDonald and Town Manager Ellis, related to code issues.

Alderman Campbell, regarding Sheild Environmental, requested that company references are checked before moving forward.

Alderman LaBudde said approximately 7 citizens have pulled petitions running for Aldermen Positions in Oakland. In promoting a competitive election, he encouraged those who want to do it for the right reason to consider entering the race.

10. Department Directors Reports

Wastewater Director Coker provided an update on the sewer treatment plant expansion, stating the State Inspection has been signed off on, an indication that the town is more than 90% complete and is functioning to the state's standards.

Mr. Coker formally recognized Randall Andrews, who recently obtained his Grade 3 Wate Water Certification and will be filling in for Mr. Coker during his leave of absence.

11. Town Manager's Report

Town Manager Ellis announced for those who were not aware that Fire Chief Walls retired and has promoted Steven Hathcock to the vacant position. The promotion was based on his experience, department support and long term (20 year) employment with the Town of Oakland.

12. Old Business: Ordinance 2nd and Final Reading / Public Hearing

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

Mayor Wiggins declared the Public Hearing open. With no-one wishing to speak the Public Hearing was closed.

Alderman Bailey made a motion to hear the 2nd Reading of Ordinance 26-06. Vice Mayor Cates seconded the motion. All voted in favor, none opposed. The motion passed.

Town Manager Ellis explained the water rate will be reduced from $15.47 to $7.98, with the minimum charge per gallon reduced from 2,500 gallons to 1,000 for customers inside city limits.

Alderman LaBudde made a motion to approve Ordinance 26-06. Vice Mayor Cates seconded the motion. All voted in favor, none opposed. The 2nd & Final Reading of Ordinance 26-06 passed.

13. New Business: Ordinance First Reading

None

14. Consideration of Resolutions: Old Business

None

15. Consideration of Resolutions: New Business

A. Resolution 26-42 – Six-Month Moratorium Extension – Mobile Home Park Zoning District

Alderman Austin made a motion to hear Resolution 26-42.

Town Manager Ellis referred to Resolution 26-09, passed February 19, 2026, "Establishing a Temporary Moratorium on the Acceptance, Processing and Approval of Applications for Mobile Homes and Mobile Home Parks". Resolution 26-42 is extending the moratorium for an additional 6 months, until February 2027; allowing additional time to finalize the zoning documents.

Vice Mayor Cates made a motion to approve Resolution 26-42. Alderman LaBudde seconded the motion. All voted in favor, none opposed. Resolution 26-42 passed.

B. Resolution 26-43 – Policy Direction Regarding Future Residential Rezoning Requests and Minimum Lot Size Requirements Pending Completion of Comprehensive Infrastructure Planning

Alderman LaBudde made a motion to hear Resolution 26-43.

Town Manager Ellis and Planning Director Courton addressed the need to evaluate municipal infrastructure capacity and related growth management policies. This resolution will set the standard the Town will not support or approve rezoning requests for residential development that permit lot sizes smaller than those allowed within the Town's R-1 Residential District, which currently requires a minimum lot area of 15,000 square feet.

Alderman Austin made a motion to approve Resolution 26-43. Alderman Bailey seconded the motion. All voted in favor, none opposed. Resolution 26-43 passed.

C. Resolution 26-44 – Approving Bid Award of the Town's Water Meter Replacement Program

Vice Mayor Cates made a motion to hear Resolution 26-44.

Town Manager Ellis reported this is more than replacing water meters, it will be an upgrade to the water meter system, it will change the way water meters are read, expedite notifications to customers with continuous flow issues.

This project was put out for bids. The bids were publicly opened on July 7, 2026 and reviewed by A2H Engineering. Staff recommend the contract to be awarded to the lowest bidder Core and Main in the amount of $2,883,094.86.

Alderman LaBudde made a motion to approve Resolution 26-44. Alderman Campbell seconded the motion. All voted in favor, none opposed. Resolution 26-44 passed.

D. Resolution 26-45 – Authorization to Enter into AENEAS Hosted PBX Agreement for Telephone and Communication Services

Alderman LaBudde made a motion to hear Resolution 26-45

Town Manager Ellis stated the benefits of contracting with Aneas would be an annual savings of $34,000 and would eliminate having multiple vendors for phones and internet services.

Vice Mayor Cates made a motion to approve Resolution 26-45. Alderman Campbell seconded the motion. All voted in favor, none opposed. Resolution 26-45 passed.

E. Resolution 26-46 – Authorizing Agreement for Comprehensive Job Classification and Salary Survey