

IN COUNCIL WORKSHOP & MEETING JANUARY 6, 2025 VOL 38 PAGE 1

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Councilors Milks and Weisner were absent.

I. Consent Items

1. ORDER 01-01062025 – Appointing Patricia Mador and Benjamin Weisner to serve on the 9-1-1 Committee for a term that ends 12/31/26, as nominated by Mayor Harmon.
2. ORDER 02-01062025 – Appointing Stanley Harmon for an unexpired term on the Age Friendly Community Committee ending 6/1/27, as nominated by the Appointment Committee.
3. ORDER 03-01062025 – Setting 7:00am as the time for all polls to open for elections in Auburn for 2025.

Councilor Walker moved for passage, seconded by Councilor Cowan. Motion passed 5-0.

II. Minutes – December 16, 2024 Regular Council Meeting & December 19, 2024 Special Council Meeting

Councilor Walker moved for passage of the December 16 minutes, seconded by Councilor Cowan. Motion passed 5-0.

Councilor Walker moved for passage of the December 19 minutes, seconded by Councilor Platz. Motion passed 4-0-1 (Whiting abstained).

III. Communications, Presentations and Recognitions

- Proclamation – Call To Action Against Sex Trafficking
- Update on Revaluation & Statistics – Assessing Office

IV. Open Session

Paul Bernard, Turner
Riechelle Bernard, Turner
Evan Cyr, Granite St

V. Unfinished Business

1. ORDINANCE 23-12022024 – Text Amendments related to 30-A M.R.S. §§ 4364, 4364-A and 4364-B (L.D. 2003). Second reading/public hearing. ROLL CALL VOTE.

The following spoke:

Jason Levesque, Youngs Corner Rd
Evan Cyr, Granite St

Councilor Walker moved for passage, seconded by Councilor Whiting. Motion passed 4-1 (Walker).

VI. New Business

1. ORDER 04-01062025 - Reappropriating Unspent Proceeds from the City's 2023 and 2024 General Obligation Bonds. First reading. Passage requires majority vote. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Whiting. Motion passed 5-0 on a roll call vote.

2. ORDER 05-01062025 – Regarding the transfer of 143 Hampshire St & 1, 5 Gamage St. Passage requires majority vote.

Councilor Gerry moved for passage, seconded by Councilor Walker. Motion passed 5-0.

Councilor Gerry moved to suspend the rules to add an item to the agenda. Seconded by Councilor Walker. Motion passed 5-0.

Councilor Gerry moved for passage of the following:

3. ORDER 06-01062025 – Directing the City Manager to evaluate the current situation for the provision of emergency warming shelters to ascertain if additional sites are needed and make recommendations to the City Council.

Seconded by Councilor Walker.

The following spoke:

Paul Bernard, Turner

Motion passed 5-0.

VII. Reports

a. Mayor's Report – Congratulated Panolam and Jay Brenchick, Economic Development Director. Congratulated staff for organizing the New Years Eve Auburn event. Thanked Public Works for their help in rescuing the fireworks display.

b. City Councilors' Reports – Councilor Gerry commented on the success of the New Years event held at the Senior Center, over 100 people attended. Councilor Cowan echoed support for the homelessness situation and stated the Homelessness Committee will be meeting on Thursday at 6pm in Room 204. Councilor Walker recognized the potato initiative and that bags of potatoes can be picked up at the Senior Center during normal hours of operation. Councilor Platz gave an update on the School Committee, focusing on addressing the needs of unhoused children. Councilor Platz noted that he would like to know more about how the City decides which roads to repair as part of its paving program.

c. Student Representative Report – Student Representative's wished all a happy new year.

d. City Manager Report – Mentioned that over 3,000 people showed up for the NYE Auburn event. Over 226 children were assisted with donations of clothing and gifts due to the support from PAL center, Exchange Club, and Toys for Tots.

VIII. Open Session

Paul Bernard, Turner

X. Adjournment

Councilor Cowan moved to adjourn, seconded by Councilor Platz. Motion passed 5-0. Council adjourned at 8:54pm.

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Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING JANUARY 21, 2025 VOL 38 PAGE 4

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present. Student Representatives Egge and Abdulahi were absent.

I. Consent Items

1.) ORDER 07-012125 – Appointing Brian Cullen to the SNRB to represent the Sustainability Working Group for an unexpired term ending 4/1/27, as nominated by the Sustainability Working Group.

Councilor Walker moved for passage, seconded by Councilor Cowan. Motion passed 7-0.

II. Minutes – January 6, 2024 Regular Council Meeting

Councilor Walker moved for passage, seconded by Councilor Cowan. Motion passed 5-0-2 (Weisner, Milks abstained due to absence at the January 6, 2025 meeting)

III. Communications, Presentations and Recognitions

- Presentation: Year End Review – Economic Development Department and Planning, Permitting & Code Department
- County Commissioner Delegates – Andrew Lewis, Ward 5 (Chair) & Jane Pentheny, Ward 6 (Vice-Chair)

IV. Open Session

None.

V. Unfinished Business

1. ORDER 04-01062025 – Reappropriating Unspent Proceeds from the City's 2023 and 2024 General Obligation Bonds. Public hearing/second reading. ROLL CALL VOTE.

Councilor Whiting moved for passage, seconded by Councilor Walker. Mayor Harmon opened the public hearing. There were no comments from the public. Mayor Harmon closed the public hearing. Motion passed 7-0 on a roll call vote.

VI. New Business

1) ORDINANCE 01-012125 – Amending the City's Code of Ordinances, Chapter 2 "ADMINISTRATION", regarding Property Tax Assistance Program. First reading. ROLL CALL VOTE.

Councilor Gerry moved for passage, seconded by Councilor Walker. Mayor Harmon opened the item for public comment. There was no public comment. Motion passed 7-0 on a roll call vote.

VII. Reports

a. Mayor's Report – Mayor Harmon spoke at the Lewiston-Auburn Rotary Club and gave an update on current issues in Auburn and upcoming potential challenges with the budget process.

b. City Councilors' Reports – Councilor Whiting noted Student Representative Egge placed 3rd in slalom. Councilor Cowan thanked the City's communication dept for promoting Project Support You; Councilor Weisner noted an upcoming meeting of the Lewiston Auburn Airport Master Plan and Open House. Councilor Walker noted an upcoming Executive Meeting at Maine Waste & Energy. UNAA meeting at Rolly's Diner and will have a guest speaker from the City, and Neighborhood

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Watch group will be meeting. The Age Friendly Committee is collecting winter clothing to donate to those who are homeless and in need. Councilor Platz gave an update on the School Committee's budget committee, facility rebate project and an update from ELHS gym water damage noting that the damage was recently fixed.

c. Student Representative Report – None.

d. City Manager Report - Responded to the order passed at the last meeting regarding proving warming, cooling and charging locations; reviewed and provided the SOP on these emergency shelters. Current arrangements make a resource providing a minimum level of service in the city available every day of the week.

e. 2024 November & 2024 December Finance Report – Kelsey Earle, Finance Director

Motion to accept the 2024 November Finance Report by Councilor Walker, seconded by Councilor Cowan. Motion passed 7-0.

Motion to accept the 2024 December Finance Report by Councilor Walker, seconded by Councilor Cowan. Motion passed 7-0.

VIII. Open Session

None.

IX. Executive Session

X. Adjournment

Motion to adjourn by Councilor Weisner, seconded by Councilor Walker. Motion passed 7-0. Council adjourned at 8:37pm.

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Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING FEBRUARY 3, 2025 VOL 38 PAGE 6

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present. Student Representative Abdulahi was absent.

I. Consent Items

On request of a citizen, the item appearing on the Consent Agenda was moved to New Business.

II. Minutes – January 21, 2024 Regular Council Meeting

Councilor Walker moved for passage, seconded by Councilor Cowan. Motion passed 7-0.

III. Communications, Presentations and Recognitions

- City Manager Update on Federal Funding Impacts – City Manager Crowell addressed recent Executive Orders from the White House suspending funds for certain projects and initiatives. The City is continuing to monitor to see which projects should be allowed to continue; the City is not expecting major changes regarding funding for transportation and EMS services.

IV. Open Session

Evan Cyr, Granite St
Dina Chapman, Auburn
Arlo Driggs, Auburn

V. Unfinished Business

1) ORDINANCE 01-012125 – Property Tax Assistance Program (2nd reading). Second reading/public hearing. ROLL CALL VOTE.

Councilor Gerry moved for passage, seconded by Councilor Walker.
Mayor Harmon opened the item for public comment. There was no comment.
The motion passed 7-0 on a roll call vote.

VI. New Business

1) ORDER 09-020325 - Approval to encumber from the General fund for Fire apparatus. Passage requires majority vote.

Motion for passage by Councilor Weisner, seconded by Councilor Cowan.

There was no comment.

Motion passed 7-0.

2.) ORDER 08-020325 – Appointing Maureen Hopkins to the Planning Board for a term that expires 1/1/2028, as nominated by the Appointment Committee. *This item was moved from the Consent Agenda on request of a citizen.*

Councilor Gerry moved for passage, seconded by Councilor Cowan.

The following spoke:

David Trask, Partridge Ln
Anita Chapman, Auburn
Dina Chapman, Auburn
Evan Cyr, Granite St

IN COUNCIL WORKSHOP & MEETING FEBRUARY 3, 2025 VOL 38 PAGE 7

Councilors discussed ward representation on the Planning Board which is not a current requirement in City ordinance. Councilors discussed the process of appointments.

Motion passed 4-3 (Walker, Milks, Weisner).

VII. Reports

a. **Mayor's Report** - Mayor Harmon thanked Mr. LaBonte and Mr. Cousens for coordinating the Airport Master Planning session. Attended the opening of Chairlift 3 at Lost Valley. Gave a brief update on the Comp Plan Committee. Gave a brief update on FY26 budget process. Submitted testimony regarding several bills before the Legislature via the MMA LPC.

b. City Councilors' Reports -

Councilor Whiting gave an update on the audit process. Councilor Cowan gave an update on the SNRB asking for members to join the Working Groups. The Homeless Committee has finalized a report for the Council expected to come forward at the February 18 meeting. Councilor Weisner attended the Airport Master Planning session. Councilor Platz gave an update on the School Dept; announced the School Committee has released the State of Schools report and the protocol released by the Superintendent if U.S. ICE federal officers should enter buildings of the School Department.

c. **Student Representative Report** - Thanked all District 2 Festival participants at ELHS.

d. **City Manager Report** – The City revaluation inspections began today on behalf of the Assessor's office. Attended the Maine Waste to Energy meeting with Councilor Walker.

VIII. Open Session -

Evan Cyr, Granite St

X. Adjournment

Motion to adjourn by Councilor Weisner, seconded by Councilor Whiting.

Motion passed 7-0. Councilor adjourned at 8:41pm.

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Emily F. Carrington

IN COUNCIL WORKSHOP & MEETING FEBRUARY 18, 2025 VOL 38 PAGE 8

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present. Student Representatives Egge & Abdulahi were absent.

I. Consent Items

- 1.) ORDER 10-02182025* – Appointing Katherine Truitt to the Complete Streets Committee for a term that expires December 31, 2026, as nominated by the Appointment Committee.
- 2.) ORDER 11-02182025* – Appointing Bruce Rioux to the Auburn Water District Board of Trustees for an unexpired term that expires March 1, 2027, as nominated by the Appointment Committee.
- 3.) ORDER 12-02182025* – Appointing Timothy Simpson to the Auburn Water District Board of Trustees for a term that expires March 1, 2029, as nominated by the Appointment Committee.
- 4.) ORDER 13-02182025* – Appointing Robert Cavanagh to the Auburn Water District Board of Trustees for a term that expires March 1, 2029, as nominated by the Appointment Committee.
- 5.) ORDER 14-02182025* – Appointing Graca Muzela to the Auburn Sewerage District Board of Trustees for an unexpired term that expires March 1, 2028, as nominated by the Appointment Committee. Page 2 of 2
- 6.) ORDER 15-02182025* – Appointing Denis Bergeron to the Auburn Sewerage District Board of Trustees for a term that expires March 1, 2029, as nominated by the Appointment Committee.
- 7.) ORDER 16-02182025* – Appointing David Griswold to the Sustainability & Natural Resource Management Board (SNRB), representing the Community Forest Working Group, for a term that expires April 1, 2028.

Motion for passage by Councilor Gerry, seconded by Councilor Walker. Motion passed 6-1 (Milks).

II. Minutes – February 3, 2025 Regular Council Meeting

Motion for passage by Councilor Walker, seconded by Councilor Cowan. Motion passed 7-0.

III. Communications, Presentations and Recognitions

- TIF Update – Glen Holmes & Kelsey Earle

Presentation included an update on TIF tracking.

- Quarterly Corrective Actions Report – Kelsey Earle & Amanda Couture

The School Department gave an update on the five identified focus areas from FY23 audit. The school department is working on transitioning to using the same financial software as the City. Grant reconciliation, purchasing policy concerning sole-source providers, journal entries and approval, were noted on the City side.

- Presentation: Homelessness Committee's Report to City Council – Bill Lowenstein and Dave Bilodeau from the Homelessness Committee delivered the report.

IV. Open Session

Justin Young, Washington St N, spoke on code enforcement concerns regarding his property at 959 Washington St N

V. Unfinished Business

VI. New Business

1) ORDER 17-02182025 – Accepting the report by the ad-hoc Homelessness Committee. Passage requires majority vote.

Councilor Gerry moved for passage, seconded by Councilor Walker. Motion passed 7-0.

2) ORDER 18-02182025 – Action regarding poverty abatement case #PA 2025-001. Passage requires majority vote.

Councilor Weisner moved for passage, seconded by Councilor Walker. Motion passed 7-0.

3) Public Hearing - Public Hearing prior to drafting CDBG & HOME Consortium Action Plan for Program Year 2025. No action.

Mayor Harmon opened the item for public hearing. There was no public comment. The Mayor closed the public hearing.

VII. Reports

a. Mayor's Report – Attended a tenant meeting of the Drop In Center; thanked Jay Brenchick for attending recent meetings of the manufactures and the effects of tariffs on our manufacturing sector.

b. City Councilors' Reports – Councilor Gerry noted the order added to the meeting regarding emergency warming centers and asked for an update; Councilor Whiting congratulated Josie Eusden who turned 100 on February 5th. Councilor Cowan acknowledged the work of the Homelessness Committee. Councilor Walker noted the next UNAA meeting on February 25; 110 people attended the Valentine's luncheon, thanked the City and all volunteers. Councilor Platz noted no school committee meeting this week due to school vacation week; the Lost Valley Trail Network Group recently met and secured a \$10,000 grant from Bob Brainerd, considering building a 10k course for public use.

c. Student Representative Report – None.

d. City Manager Report – Distributed copies of the New Resident Guide updated in 2025; available in the tax office and online, congratulated the Communications team.

e. January 2025 Finance Report – Kelsey Earle, Finance Director

Councilor Walker moved to accept the Finance Report, seconded by Councilor Whiting. Motion passed 7-0.

VIII. Open Session

John Cleveland, Davis Ave

Councilor Walker thanked Public Works for a great job with snow removal for the past week of winter storms.

X. Adjournment

Motion to adjourn at 8:24pm by Councilor Cowan, seconded by Councilor Walker. Motion passed 7-0.

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Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING MARCH 3, 2025 VOL 38 PAGE 11

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Councilor Cowan was absent (excused). Student Representatives Abdulahi and Egge were absent.

I. Consent Items – None.

II. Minutes – February 18, 2025 Regular Council Meeting

Councilor Walker made a motion to accept the minutes, seconded by Councilor Milks. Passed 6-0.

III. Communications, Presentations and Recognitions

- LATC Presentation - Larry Allen, MPO Transportation Director

IV. Open Session

None.

V. Unfinished Business

VI. New Business

1) **ORDER 19-03032025** – Authorizing the Finance Director to execute an agreement with the Auburn Lewiston Municipal Airport to refinance the outstanding principal on the Hangar #5 loan for 20 years at zero percent interest.

Councilor Platz moved for passage, seconded by Councilor Weisner. Jonathan LaBonte, Transportation Director, presented on this item.

Motion passed 6-0.

2) **ORDER 20-03032025** – Authorizing the City Clerk to consolidate to one polling place for the June 10, 2025 School Budget Validation Referendum. *Public hearing.*

Councilor Walker moved for passage, seconded by Councilor Milks. Mayor Harmon opened the item for public hearing. There was no public comment. Councilor Gerry asked the overall savings to the City. The City Clerk answered the overall savings would be approximately \$4,000.

Motion passed 6-0.

3) **ORDER 21-03032025** – Authorizing the City Manager to sell 15 Academy Street (Parcel ID 230-132) and 261 Main Street (Parcel ID 231-004).

Councilor Walker moved for passage, seconded by Councilor Weisner.

The following spoke:

John Cleveland, Davis Ave

Mr. Cleveland asked questions that were answered by Mr. Glen Holmes, Director of Business & Community Development:

- 1) Is the Purchase and Sale agreement for a sale price of \$50,000 for both lots combined (15 Academy & 261 Main).
 - a. Yes, the agreement that was approved in the P&S agreement is for a total sale price of \$50,00 for both lots.

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- 2) Does the agreement require 16 Market Rate units?
 - b. Yes, the agreement calls for a minimum of 16 Market Rate units. The current number of planned units is 53.
- 3) Does the P&S agreement offer downtown incentive program funds provide up to \$250,000 for the project?
 - c. Yes, the agreement does provide for up to \$250,000 in downtown incentive funds.
- 4) There is a TIF and CEA attached for this project—what is the percentage of capture for the TIF?
 - d. Yes, a Tax Increment Financing (TIF) district has been created to cover this development. The capture rate for the TIF District is 100% of taxes on increased new value of the district.
- 5) What is the amount that is being provided to the Credit Enhancement Agreement for the developer for this project?
 - e. The Credit Enhancement Agreement (CEA) calls for 50% of the taxes paid on the increased new value to be returned to the developer up to and not to exceed \$1,000,000.00 (One Million Dollars) over the 30-year life of the TIF. (For clarity for the developer to receive the million dollars over the time frame they will have needed to increase the value of the property enough to be required to pay over two million dollars in taxes over the same period. This will be on property or properties that prior to this paying no taxes as it was owned by the city and not being used.)
- 6) How long is this TIF for?
 - f. The TIF is a 30-year TIF Approved by the State on March 20th, 2024, and has a start date of July 1, 2024 and an end date of June 30, 2054.
- 7) Is that Tax incentive program still available to the developer?
 - g. Yes, as part of the P&S agreement the incentive (CEA) is still available.
- 8) What is the benefit being derived to the community for providing the Credit Enhancement Agreement?
 - h. On the application to the State of Maine Department of Economic & Community Development the Benefit is listed as Tax Base Improvement and Public Facilities Improvement.
- 9) Matt Leonard is listed as the manager and signee, is he also the sole manager and owner of the LLC? If not, who are the other owners?
 - a. Auburn Town Center Apartments, LLC Registered Agent is Avery T. Day.
 - b. Highgate Development, LLC Registered Agent, is also Avery T. Day.

Motion passed 5-1-0 (Milks abstained).

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4) **ORDER 22-03032025** – Directing that final design and costs of the public safety facility building project be submitted to City Council for approval.

Councilor Whiting moved for passage, seconded by Councilor Platz. This item was opened for public comment, the following spoke:

Andy Titus, Rubellite Ln

Motion passed 6-0.

VII. Reports

a. Mayor's Report – Congratulated St. Dom's Boys Basketball Team for Class D Championship. Attended a briefing at Central Maine Healthcare regarding legislative items impacting the healthcare industry. Shared the upcoming Council schedule for March: March 18, 2025 - Executive Session with action, March 24, 2025 - Budget Workshop, and March 31, 2025 - Budget Workshop, starting at 5:30pm. Two Budget Town Hall meetings held by Mayor Harmon on March 27 in the Community Room at Auburn Hall from 6pm-7:30pm and on March 29 at APL Conference Room at 2:30pm.

b. City Councilors' Reports – Councilor Gerry reported on the success of the Drop In Center at 121 Mill St. Councilor Whiting noted an upcoming art auction to be held at APL on March 29. Councilor Platz gave an update on the School Committee's budget process starting this Wednesday, March 5 and a recent meeting of the Sustainability Initiatives meeting combining the SNRB and all working groups.

c. Student Representative Report – None.

d. City Manager Report – None.

VIII. Open Session

None.

IX. Executive Session

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Milks. Motion passed 6-0. Council adjourned at 8:02pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING MARCH 17, 2025 VOL 38 PAGE 14

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Councilor Milks and Councilor Weisner were absent. Student Representative Abdulahi arrived late at 7:08 P.M.

Consent Items

- 1) ORDER 23-03172025* – Appointing Bilal Hussein to the Planning Board (Associate Member), for an unexpired term ending 1/1/26, as nominated by the Appointment Committee.
- 2) ORDER 24-03172025* – Appointing Elisabeth Collier to the Board of Assessment Review for a term ending 4/1/28, as nominated by the Appointment Committee.
- 3) ORDER 25-03172025* – Appointing Jennifer Edwards as the Local Health Officer for the City of Auburn with a term expiration of 4/4/2028.

Motion for passage by Councilor Gerry, seconded by Councilor Walker. Motion passed 5-0.

II. Minutes – March 3, 2025 Regular Council Meeting

Motion to accept the minutes by Councilor Walker, seconded by Councilor Platz. Motion passed 4-1-0. (Councilor Cowan abstained due to absence at the last meeting).

III. Communications, Presentations and Recognitions

IV. Open Session

None.

V. Unfinished Business

VI. New Business

- 1) ORDER 26-03172025 - Approving event liquor license for the 2025 Signature Events: Auburn Lobster Festival, Saturday, May 17; Auburn Blues & Brews, Saturday, September 6; New Year's Auburn, Wednesday, December 31. Passage requires majority vote.

Motion for passage by Councilor Walker, seconded by Councilor Cowan.

There was no comment from the public.

Motion passed 5-0.

- 2) ORDER 27-03172025– Approving the omission of sidewalks in the Loring Avenue reconstruction design. Passage requires majority vote.

Motion for passage by Councilor Gerry, seconded by Councilor Cowan.

The following spoke:

Jeremiah Barlett, Chair of Complete Streets Committee
Maury Galarneau, Loring Ave
Mike Adler, Loring Ave
Dana Staples, Greenfield Dr

Dan Goyette, Engineering Director, gave a history of the street. Councilor Platz inquired about the safety history on this City and the guidance from the City's Comprehensive Plan.

City Manger Crowell explained that the Complete Streets Committee is working to enact the City's adopted Comprehensive Plan; however, in the case of a discrepancy or difference between staff and the Complete Streets Committee, it is to come to Council. There is no major safety concern on the street currently without sidewalks. The will of the public is to not support the sidewalks and staff agrees with the neighbors' majority opinion to not include sidewalks.

Motion passed 5-0.

3) ORDER 28-03172025 – Adopting the revised joint purchasing policy. First reading. Passage requires majority vote.

Motion for passage by Councilor Walker, seconded by Councilor Cowan.
There was no public comment.

City Manager Crowell explained the School Committee will be voting on this at their next meeting, and this item will come back for second reading to the Council with the School Committee's recommendation.

Mayor Harmon asked for a definition of "local vendor" be included for second reading.

Motion passed 5-0.

VII. Reports

a. Mayor's Report – Attended the Androscoggin County Commissioners Workshop focused on the Sheriff's facility on Center St and gave an update on the future of this facility. Attended screening at USM of Beyond the Bridge; about 85 people attended. Mentioned upcoming Town Hall Budget meetings upcoming on March 27 and March 29.

b. City Councilors' Reports - Recognized Rep. Egge who received an honor with skiing. Councilor Platz gave an update on the School Committee's budget process; has started sitting on the School Facilities committee.

c. Student Representative Report – Rep. Abdulahi mentioned non-profits opening to support kids and Rep. Egge said Happy St. Patrick's Day and congratulated the high school sports teams on their recent win.

d. City Manager Report – The City’s CIP proposal was presented to the Planning Board at their last meeting, as required by the City’s Charter. Discussed initiatives with our local congressional representatives and noted that some projects will not be getting funded.

VIII. Open Session

John Cleveland, Davis Ave

IX. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (C) for an economic development matter.

Executive Session pursuant to 1 M.R.S.A. Section 405(6) (A) for a personnel matter.

1) ORDER 29-03172025 - Removing Daniel Bilodeau from Water District Board of Trustees. Motion for passage by Councilor Whiting, seconded by Councilor Cowan. Motion passed 5-0.

X. Adjournment

Councilor Platz moved to adjourn, seconded by Councilor Walker. Motion passed 5-0. Council adjourned at 9:17pm.

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Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING APRIL 7, 2025 VOL 38 PAGE 17

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present.

I. Consent Items

- 1) **ORDER 30-04072025*** - Appointing Cliff Greim to serve on the Lewiston Auburn Railroad Corporation for the unexpired term (April 2025 through April 2027).
- 2) **ORDER 31-04072025*** - Appointing Jonathan LaBonté to serve on the Lewiston Auburn Railroad Corporation for a three year term (April 2025 through April 2028).
- 3) **ORDER 32-04072025*** - Appointing Jonathan LaBonté to vote the shares held by any shareholder for the Lewiston Auburn Railroad Corporation.

Motion for passage of items on the Consent Agenda by Councilor Walker, seconded by Councilor Milks. Motion passed 7-0.

II. Minutes March 17, 2025 Regular Council Meeting

Motion for passage by Councilor Walker, seconded by Councilor Cowan. Motion passed 5-2-0 (Weisner and Milks abstained due to absence at the last meeting).

III. Communications, Presentations and Recognitions

- o **Spirit of America Award Presentation** – Mayor Harmon awarded Silver Moore-Leamon the tribute award for her recycling efforts in the community.
- o **Safe Streets For All Update** – Eric Cousens, Director of Public Services, and Jason Ready from VHB presented an update on the project.
- o **2024 Summary of the Pro-Active Community Enforcement (PACE) Unit** – Police Chief Jason Moen gave a one year update on the success of the PACE Unit.

IV. Open Session

Tara Rousseau, Whitney St; commented on the trash in local City parks

Andres Morales, Summer St; commented on gang and drone activity in the neighborhood

V. Unfinished Business

VI. New Business

- 1) **ORDER 33-04072025** – Authorizing the donation of an Auburn Police vehicle (value approx. \$6,000) to the Law Enforcement Program at the Lewiston Regional Technical Center.

Motion for passage by Councilor Platz, seconded by Councilor Walker. Motion passed 7-0.

- 2) **ORDER 34-04072025** - Approving the Annual Reports to the Maine State Housing Authority for the Tax Year April 1, 2024 – March 31, 2025, and authorizing the City Manager to sign the annual reports for Affordable Housing Tax Increment Financing Districts, # 16 (Webster School), #21 (477 Minot Ave), and #22 (48 Hampshire Street), as provided by Business and Community Development Staff.

Motion for passage by Councilor Whiting, seconded by Councilor Walker. Motion passed 7-0.

VII. Reports

a. Mayor's Report – The Comprehensive Plan Committee met last week and is starting data analysis; interested persons can learn more about the project on the website. Recognized Fire Chief Robert Chase who received the Fire Chief of the Year award. Reported back on the two budget town hall meetings; well attended and lots of good questions were asked by members of the community.

b. City Councilors' Reports -- Councilor Whiting noted Tabers opens April 10. Councilor Walker noted upcoming meetings of the Age Friendly Committee and Neighbourhood Watch Meeting of New Auburn and United New Auburn Association meeting. Councilor Platz gave an update on the school department and budget process and school's facility's committee.

c. Student Representative Report – Abdulahi noted an upcoming sports meet; Egge noted the All City Concert is April 15 at ELHS and in May there is also a high school concert.

d. City Manager Report – Noted upcoming three budget workshops for the Council. City Manager will report back on the status of the City parks. Noted a cut in the OUI Work Program with Sherriff's Department; this community service program allowed the City to partner with the Sherriff's Department to get these parks cleaned. Staff are now brainstorming other ways to get this work done.

VIII. Open Session

IX. Executive Session – 8:05pm (Weisner, Milks, 7-0).

Executive Session pursuant to 1 M.R.S.A. Section 405(6) (C) for an economic development matter.

Executive Session pursuant to 1 M.R.S.A. Section 405(6) (C) for an economic development matter.

Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor negotiations.

Executive Session pursuant to 1 M.R.S.A. Section 405(6) (E) concerning a legal matter.

X. Adjournment

Council adjourned following Executive Sessions by unanimous consent.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING APRIL 22, 2025 VOL 38 PAGE 19

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Councilor Weisner was absent (excused). Student Representatives were absent.

I. Consent Items

- 1. ORDER 35-04222025*** - Authorizing the City Clerk to waive the \$60 Temporary Food Service licensing fee for the Auburn Exchange Club for the Lobster Festival Event scheduled to be held on May 17, 2025.
- 2. ORDER 36-04222025*** - Authorizing the City Clerk to waive the \$200 Food Service Establishment licensing fee for the Auburn Suburban Baseball & Softball (ASBS) concession stand operations during the 2025 season (April 2025-July 2025).
- 3. ORDER 37-04222025*** – Appointing David Lyon to the Auburn Water District Board of Trustees for an unexpired term ending March 1, 2026, as recommended by the Appointment Committee.
- 4. ORDER 38-04222025*** – Appointing Craig Phillips to the Auburn Housing Authority for an unexpired term ending October 1, 2029, as recommended by the Appointment Committee.
- 5. ORDER 39-04222025*** – Appointing Evan Cyr to the Zoning Board of Appeals for a term expiring May 1, 2028, as recommended by the Appointment Committee.

Motion for passage by Councilor Walker, seconded by Councilor Gerry. Motion passed 6-0.

II. Minutes – April 7, 2025 Regular Council Meeting

Motion to accept the minutes by Councilor Walker seconded by Councilor Cowan.

Motion passed 6-0.

III. Communications, Presentations and Recognitions

Mayor Harmon read the Proclamation recognizing Chief Robert L. Chase as 2024 Fire Chief of the Year and presented a plaque for his award.

Conservation Working Group's Earth Day Clean Up in Memory of Larry Pelletier – April 26, 10am-12pm – Anniversary Park, Festival Plaza & Pettengill Park

Mayor Harmon announced that Auburn has received notification from Maine Housing that our application for a Housing First project has been awarded to Auburn.

IV. Open Session

Cathy McDonald, speaking on behalf of the Lewiston-Auburn Liberty Festival

V. Unfinished Business

VI. New Business

VII. Reports

a. **Mayor's Report** – Mayor Harmon attended the Black Poster Project remembering the lives of those who died from substance abuse, and attended the grand opening of the Extra Space Storage.

b. **City Councilors' Reports** – Councilor Gerry attended Age Friendly's Easter Dinner. Councilor Whiting spoke in remembrance of Larry Pelletier. Councilor Walker remarked on the Age Friendly

IN COUNCIL WORKSHOP & MEETING APRIL 22, 2025 VOL 38 PAGE 20

Easter Dinner, feeding 125 people in the community; it was a well attended event. There will be an upcoming meeting of the Neighborhood Watch committee and UNAA where a speaker from the City will be present; spoke in remembrance of Larry Pelletier. Councilor Platz gave an update from the School Committee budget process and made cuts without impacting positions and also secured a long-time architect and engineer. Councilor Milks gave an update on the Sewerage Board and asked for those who are interested in serving on the Board to apply.

c. **Student Representative Report** – None.

d. **City Manager Report** – Mentioned the City Clerk's office will be closed on May 9 for training.

e. **February 2025 Finance Report** – Kelsey Earle, Finance Director

Councilor Platz moved to accept the report, seconded by Councilor Walker. Motion passed 6-0.

VIII. Open Session

None.

The City Council recessed the meeting and resumed the CIP Budget workshop at 7:31PM.

IX. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (A) for City Manager's Quarterly Review.
No action to follow.

The Council moved into Executive Session at 8:16PM and then adjourned.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING MAY 5, 2025 VOL 38 PAGE 21

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Student Representative Mubarik Abdulahi was absent.

I. Consent Items

II. Minutes – April 22, 2025 Regular Council Meeting

Motion to accept the minutes made by Councilor Walker, seconded by Councilor Platz.

Motion passed 6-0-1 (Weisner abstained due to absence at the last meeting).

III. Communications, Presentations and Recognitions

- Volunteer of the Season – Recreation Department; Mayor Harmon presented the award to Jeff Smith, recognized as the Winter 2024 Volunteer of the Season.
- Comprehensive Plan Update presented by Chair John Cleveland and Planning Director, David Hediger.
- Communication: Tax/Clerk Office closed for business on May 9 for training

IV. Open Session

Misty Edgecomb, resident – held comments for relevant agenda item

Johanna Mitchell, Lake St – spoke on police response incident at 133 Lake St

V. Unfinished Business

VI. New Business

1) RESOLVE 01-05052025 – Adopting the Appropriations Resolve (Municipal Budget) for Fiscal Year 2026. First reading/public hearing. ROLL CALL VOTE. Passage requires majority vote.

Motion for passage by Councilor Platz, seconded by Councilor Cowan.

Mayor Harmon opened the public hearing.

The following spoke:

Misty Edgecomb, resident

Becky Hutchins, County Club Dr

James Parakilas, Lewiston

Cathy Lou, 393 Center St

Mayor Harmon closed the public hearing.

Councilor Gerry moved to amend the proposed budget to cut Councilor and Mayor salary by 50%. Seconded by Councilor Cowan. Mayor Harmon and City Manager Crowell explained this process cannot be done by amending the budget, it is achieved through ordinance amendment, per Charter Sec. 2.2. On a roll call vote by request of Councilor Gerry, motion fails 2-5 (Whiting, Walker, Platz, Cowan, Weisner).

Motion passes 6-1 (Gerry) on a roll call vote.

IN COUNCIL WORKSHOP & MEETING MAY 5, 2025 VOL 38 PAGE 22

2) ORDER 40-05052025 – Authorizing the City’s general obligation bonds in the amount of \$11,762,700 to finance the City’s FY26 Capital Improvement Program (CIP). First reading. ROLL CALL VOTE. Passage requires five (5) affirmative votes.

Motion for passage by Councilor Cowan, seconded by Councilor Whiting.
Mayor Harmon opened the item for public comment. There was no comment.

Motion passes 5-2 (Gerry, Walker) on a roll call vote.

3) ORDER 41-05052025 – Adopting the five year Capital Improvement Plan (2026-2030). Passage requires majority vote.

Motion for passage by Councilor Platz, seconded by Councilor Whiting.
No comment from the public.

Motion passed 7-0.

4) ORDER 42-05052025 – Adopting the Fiscal Year 2026 Budget of the Auburn School Department. Passage requires majority vote.

Motion for passage by Councilor Walker, seconded by Councilor Weisner.
Mayor Harmon opened the item for public comment. There was no comment.

Motion passed 7-0. The School Budget Validation Referendum will be held June 10, 2025.

5) ORDER 43-05052025 – Accepting the Safe Streets for All report and safety action plan. Passage requires majority vote.

Motion for passage by Councilor Cowan, seconded by Councilor Weisner.
There was no comment by the public.

Motion passed 7-0.

6) RESOLVE 02-05052025 - Adopting “Vision Zero” for Traffic Safety. Passage requires majority vote.

Motion for passage by Councilor Whiting, seconded by Councilor Gerry.
There was no comment by the public.

Motion passed 7-0.

7) ORDER 44-05052025 - Nominations for the Androscoggin County Budget Committee Caucus to be held May 21, 2025. Passage requires majority vote.

Motion for passage by Councilor Platz, seconded by Councilor Gerry.
There was no comment by the public.

Motion passed 7-0.

VII. Reports

a. Mayor's Report – served as judge for Letters for Literacy, a fundraising initiative. Last week, the Maine Mayor's Coalition held Mayor's Day in Augusta; attended CMCC awards banquet; attended the grand opening of Safe Voices.

b. City Councilors' Reports – Councilor Whiting noted that the Auburn Public Library has passes for various museums and cultural institutions and has added the Botanical Garden in Boothbay. Councilor Cowan attended Safe Voices grand opening. Councilor Milks reported on a lot of work recently done on Court Street regarding the separation of combined sewer lines. Councilor Walker thanked Sam Boss for putting together the Earth Day Community Clean up held May 3. Councilor Platz noted the pollinator garden initiative in Pettengill Park.

c. Student Representative Report – The high school is holding spring concerts, band and choir, 6:30pm in the ELHS Auditorium. Shout out to Seniors graduating next month.

d. City Manager Report – Noted the pollinator garden is certified by the UMaine Extension; noted police response to recent events in the City impacting youth.

e. 2025 March Finance Report – Kelsey Earle, Finance Director – reported all departments are operating as expected for this time of year; no concerns to note. Motion to accept the report by Councilor Walker, seconded by Councilor Cowan. Motion passed 7-0.

VIII. Open Session

None.

IX. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (A) for a personnel matter. Action to follow.

At 8:23pm, Councilor Walker moved to enter executive session, seconded by Councilor Platz. Motion passed 7-0.

Council came out of executive session at 8:33pm.

Motion for passage of **ORDER 45-05052025**, to remove Trustee Daniel Bilodeau from the Auburn Sewerage District Board of Trustees due to non-attendance of at least three consecutive meetings. Motion by Councilor Walker, seconded by Councilor Weisner.

Motion passed 6-1 (Milks opposed).

X. Adjournment

Councilor Walker moved to adjourn at 8:35pm, seconded by Councilor Cowan. Motion passed 7-0.

IN COUNCIL WORKSHOP & MEETING MAY 19, 2025 VOL 38 PAGE 24

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Student Representatives Mubarik Abdulahi and Anaya Egge were absent.

I. Consent Items

1. ORDER 46-05192025* – Appointing Belinda Gerry to the Age Friendly Community Committee, for a term that expires June 1, 2028.
2. ORDER 47-05192025* – Appointing Leroy Walker to the Age Friendly Community Committee, for a term that expires June 1, 2028.
3. ORDER 48-05192025* – Appointing Jan Biron to the Age Friendly Community Committee, for a term that expires June 1, 2028.

Councilor Weisner moved for passage, seconded by Councilor Milks. Motion passed 5-0-2 (Gerry, Walker recused).

II. Minutes – May 5, 2025 Regular Council Meeting

Councilor Walker moved to approve the minutes, seconded by Councilor Platz. Motion passed 7-0.

III. Communications, Presentations and Recognitions

Communication: School Budget Validation Referendum Election – Absentee Ballots now available; all wards voting at Auburn Hall on June 10, 2025 – Polls open from 7:00am until 8:00pm

The Mayor read the Maine Arbor Week 2025 Proclamation. David Griswold, Chair of the Community Forest Working Group, spoke on the upcoming events of the committee, the status of the city tree nursery, and upcoming Tree City USA celebrations.

The Mayor read National Public Works Week Proclamation & gave notice of APW's Open House on May 31.

IV. Open Session

None.

V. Unfinished Business

- 1) RESOLVE 01-05052025 – Adopting the Appropriations Resolve (Municipal Budget) for Fiscal Year 2026. Second reading. ROLL CALL VOTE. Passage requires majority vote.

Motion for passage by Councilor Walker, seconded by Councilor Cowan.

The Mayor opened this item for public comment. There was no comment. Public hearing was closed.

IN COUNCIL WORKSHOP & MEETING MAY 19, 2025 VOL 38 PAGE 25

The motion passed 6-1 (Gerry) on a roll call vote.

2) ORDER 40-05052025 – Authorizing the City’s general obligation bonds in the amount of \$11,762,700 to finance the City’s FY26 Capital Improvement Program. Second reading/public hearing. ROLL CALL VOTE. Passage requires an affirmative vote of 5 Councilors at the second reading.

Councilor Whiting moved for passage, seconded by Councilor Milks.

The Mayor opened the item for public comment. There was no comment. The public hearing was closed.

Motion passed 6-1 (Gerry) on a roll call vote.

VI. New Business

1) ORDER 49-05192025 - Credit Enhancement Agreement 63 Academy Street (Charles Jordan House). Public hearing. Passage requires majority vote.

Motion for passage by Councilor Walker, seconded by Councilor Gerry.

Glen Holmes, Community Development Director, gave an overview of the project.

The Mayor opened this item for public comment. There was no comment. The public hearing was closed.

Motion passed 7-0.

2) ORDER 50-05192025 - Omnibus TIF #33 KLEW Airplane Hangars. Public hearing. Passage requires majority vote.

Glen Holmes, Community Development Director, gave an overview of the project.

Motion for passage by Councilor Walker, seconded by Councilor Platz.

The Mayor opened this item for public comment. There was no comment. The public hearing was closed.

Councilor Platz asked what is to be placed in a \$1.5 million hangar. Jonathan LaBonte, Transportation Director, responded that small aircraft could be placed or potentially a large jet; up to 4 80x40 units; there is some flexibility in its use.

Motion passed 7-0.

3) ORDER 51-05192025 – Initiating referral to the Planning Board of proposed amendment of Chapter 60, “Zoning”, regarding General Business and Multifamily Suburban District Density Requirements. Passage requires majority vote.

Motion for passage by Councilor Walker, seconded by Councilor Cowan.

Mayor Harmon opened the item for public comment. The following spoke:

Stephen Beale, Johnson Rd

Public comment was closed.

Motion passed 7-0.

4) ORDER 52-05192025 – Adopting by-laws creating the Auburn Community Development Corporation (CDC). Passage requires majority vote.

Motion for passage by Councilor Platz, seconded by Councilor Weisner.

Mayor Harmon opened this item for public comment. There was no comment.

Motion passed 6-1 (Gerry).

VII. Reports

a. Mayor's Report – Mayor Harmon spoke on the “MMA For A Day” event held at ELHS. Attended the Salt & Light Open House. Home For Good = Housing First; attended a collaborative meeting with other stakeholders. Thanked city staff for organizing the Lobster Festival held on May 17.

b. City Councilors' Reports – Councilor Gerry shared today is Mayor Harmon's birthday. Councilor Whiting recognized Healthy Androscoggin and Anaya Egge. Councilor Cowan recognized Councilor Whiting for his efforts with Healthy Androscoggin; recognized it was National EMS Week. Councilor Weisner reported on attending the Lobster Festival. Councilor Walker thanked everyone who attended the Age Friendly Committee clothing giveaway event; reminded the public of the UNAA meeting at Rolly's Diner on May 27, City Manager Phil Crowell will be the guest speaker. Councilor Platz noted the APW Open House on May 31 and noted the City's involvement with promoting pollinator gardens will also be present.

c. Student Representative Report – None.

d. City Manager Report - City Manager Crowell gave a few updates on upcoming construction projects throughout the City including on Center Street, Stetson Road, Court Street; the City's Street Scan project is complete and the City is awaiting compiled results; paving projects. Merrow Road; Main Street is scheduled with DOT; Minot Avenue study from Hotel Road to the By-Pass is underway. Gave an update on Engine Two; likely to see improvement in July. The PAL center is on track and expected to be completed by July 1. Residents will receive a postcard soon about the Comp Plan; survey closes June 6.

IN COUNCIL WORKSHOP & MEETING MAY 19, 2025 VOL 38 PAGE 27

Councilor Walker noted the road improvements on Soper Mills Road but noted that speeding is occurring there.

VIII. Open Session

None.

IX. Executive Session

None.

X. Adjournment

Motion to adjourn by Councilor Platz, seconded by Councilor Weisner.
Motion passed 7-0. Councilor adjourned at 7:38pm.

A TRUE COPY ATTEST

Emily F. Carrington

IN COUNCIL WORKSHOP & MEETING JUNE 2, 2025 VOL 38 PAGE 28

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present.

I. Consent Items

II. Minutes – May 19, 2025 Regular Council Meeting

Councilor Walker moved to accept the minutes, seconded by Councilor Platz. Motion passed 7-0.

III. Communications, Presentations and Recognitions

IV. Open Session

None.

V. Unfinished Business

1) ORDER 28-03172025 – Adopting the revised joint purchasing policy. Passed first reading on March 17, 2025. Second reading. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan. There was no public comment. Councilor Platz noted that this work is being paralleled with the School Committee. Motion passed 7-0.

VI. New Business

VII. Reports

a. Mayor's Report – Mr. Brenchick, the City's economic development director, has continued to set up tours of manufacturing in the city; recognized Phil Crowell as the Citizen of the Year named by the L-A Chamber of Commerce. Attended the AARP coffee event at the Senior Center with the City Manager and spoke on the budget. Recognized the Public Works Open House event on Saturday. Gave an update on the Comp Plan Committee and encouraged citizens to complete the survey that closes June 6. Encouraged citizens to vote on the School Budget Validation Referendum on June 10.

b. City Councilors' Reports – Councilor Gerry Asked for a revised update on 121 Mill St and a presentation on the L-A Transit Bus Pass program at an upcoming meeting. Councilor Whiting attended a site walk with Museum L-A, and the Public Library will be hosting a trivia night at Lost Valley. Councilor Walker noted a need for information on how the City is going to take care of trash pick up downtown and the bulky waste program ending at the end of June. Thanked the City Manager for attending the UNAA meeting. Councilor Platz congratulated the Public Works department on a successful open house and the Adult Education Graduation is occurring this Thursday at ELHS and Tuesday June 10 is the School Budget Validation Referendum.

c. Student Representative Report – Representative Egge congratulated all seniors graduating on Saturday, May 31 and all the work that went into holding the event at NSBA on short notice. Representative Abdulahi noted that June 7 is a mental health bike ride happening in downtown Lewiston.

d. City Manager Report – Congratulated staff on moving ELHS graduation to NSBA on short notice.

IN COUNCIL WORKSHOP & MEETING JUNE 2, 2025 VOL 38 PAGE 29

e. April 2025 Finance Report – Kelsey Earle, Finance Director stated that no issues are noted. All departments are operating at expected or better revenue and expenditure levels.

Councilor Walker moved to accept the April 2025 Finance Report. Seconded by Councilor Cowan. Motion passed 7-0.

VIII. Open Session

None.

IX. Executive Session

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Milks. Motion passed 7-0. Council adjourned at 7:15pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING JUNE 16, 2025 VOL 38 PAGE 30

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Councilor Gerry and Councilor Cowan were absent (excused). An Executive Session pursuant to Title 1 MRSA Section 405(6)(E) to discuss a legal matter was held at the 5:30PM workshop.

I. Consent Items

1) **ORDER 53-06162025** - Confirming Chief Moen's appointment of John Konczal, Cody Taylor, Dominic Chasse, Cyintama Kenny Micomyiza, and Trevin Ritchie as Constables with firearm for the Auburn Police Department.

Councilor Platz moved for passage, seconded by Councilor Walker. Motion passed 5-0.

II. Minutes – June 2, 2025 Regular Council Meeting

Councilor Walker moved to accept the minutes, seconded by Councilor Platz. Motion passed 4-0 (Councilor Weisner abstained).

III. Communications, Presentations and Recognitions

- Recognizing Student Representative Anaya Egge

Mayor Harmon presented Student Representative Egge with a certificate and award.

- Recognizing YMCA Director & CEO Steve Wallace

Mayor Harmon congratulated Steve Wallace in absentia and presented a Key to the City to be given to Mr. Wallace.

- Communication: Official Election Results – FY26 School Budget Validation Referendum
- Communication: Nomination petitions available from the City Clerk's office starting 7/7
- Communication: Notice of Resignation – G. Muzela, Auburn Sewerage Board of Trustees

IV. Open Session

Eric Santos, resident, spoke on building a skatepark in the City of Auburn

V. Unfinished Business

VI. New Business

1) **ORDER 54-06162025** - CDBG/HOME Consortium Action Plan for Program Year 2025. Public hearing. Passage requires majority vote.

Mayor Harmon opened this item for public hearing. There was no comment.

Councilor Platz moved for passage, seconded by Councilor Walker. Motion passed 5-0.

2) **ORDER 55-06162025** - Authorizing the City Manager to sign the Auburn-Lewiston Consortium Mutual Cooperation Agreement to renew the Consortium under the HOME Investment Partnerships Program valid for a three year period. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Whiting. Motion passed 5-0.

IN COUNCIL WORKSHOP & MEETING JUNE 16, 2025 VOL 38 PAGE 31

3) **ORDER 56-06162025** – Submitting District 5 and District 6 ballots to the Androscoggin County Commission for the 2026/27/28 Budget Committee. Passage requires majority vote.

Councilor Weisner moved for passage, seconded by Councilor Platz. There was no public comment.

Motion passed 5-0.

4) **ORDER 57-06162025** – Authorizing the City Manager to execute the Collective Bargaining Agreement with the Auburn Firefighters Association, Local 797, International Association of Firefighters, AFL-CIO effective 07/01/2025. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Milks. There was no public comment.

Motion passed 5-0.

5) **ORDER 58 -06162025** – Waiving the \$60 temporary food license fee for the Age Friendly Community Committee to hold concessions during the Community Concerts events held weekly June 18 through August 20, 2025 in Festival Plaza. Passage requires majority vote.

Councilor Milks moved for passage, seconded by Councilor Weisner. There was no public comment.

Motion passed 5-0.

6) **ORDINANCE 02-06162025** – Amending Chapter 2, “Administration”, of the City’s Code of Ordinances, to create a permanent Homelessness Committee. 1st reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Whiting moved for passage, seconded by Councilor Platz. There was no public comment.

Councilor Platz asked if there would be carry-over from the existing ad-hoc committee; Mayor Harmon responded there would not be, this would be a new committee.

Councilor Wesiner moved to amend Sec. 2 of the proposed ordinance to add an additional member under Section 2 specifically as a veteran represented on this committee. Seconded by Councilor Walker. Motion passed 5-0.

Motion passed 5-0, as amended on a roll call vote.

VII. Reports

a. Mayor’s Report – Mayor Harmon attended the rebuilding of housing along Mount Auburn. Mayor Harmon and Councilor Walker attended the Auburn Adult Education graduation. Attended the Ocean State Job Lots ribbon cutting on Center Street. Attended the second planning meeting of the Airport Master Plan.

b. City Councilors’ Reports – Councilor Whiting welcomed Ocean State Job Lots and congratulated Steve Wallace. Councilor Walker noted the Age Friendly Committee will be operating concessions during the Concert Series events. UNAA will be hosting the School Superintendent. Neighborhood Watch meeting upcoming. Councilor Platz gave updates on the school department; recognizing retiring members. Congratulated everyone who worked to get the school budget passed. The Finance Committee of the school department met and shared that Lily is the new events coordinator on the school side and booking several large scale events to generate revenue for the school. Shared an update on the planning committee exploring moving 6th grade to the middle school.

IN COUNCIL WORKSHOP & MEETING JUNE 16, 2025 VOL 38 PAGE 32

c. Student Representative Report – Anaya Egge thanked everyone for welcoming her to the position and noted she has learned a lot about the community and the process of local government. Mr. Abdullahi congratulated Anaya; wished everyone a good summer.

d. City Manager Report – Noted that residents have received a postcard on the Comp Plan process; please take the survey. Thanked the Council for supporting attending the Gettysburg Leadership training, thanked the team for support while away.

VIII. Open Session

IX. Executive Session

Executive Session pursuant to Title 1 MRSA Section 405(6)(D) for labor negotiations with the Police Department. *No action to follow.*

Motion to enter at 7:35PM (Walker, Platz). Motion passed 5-0.

Executive Session pursuant to Title 1 MRSA Section 405(6)(C) for a real estate matter. *No action to follow.*

X. Adjournment

Councilor Platz moved to adjourn at 8:04PM, seconded by Councilor Weisner. Motion passed 5-0.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING JULY 7, 2025 VOL 38 PAGE 33

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Councilor Platz was absent (excused).

I. Consent Items

II. Minutes – June 16, 2025 Regular Council Meeting

Councilor Whiting added he was in attendance of the Adult Education graduation ceremony.

Councilor Whiting moved to accept the minutes with the addition, seconded by Councilor Walker. Motion passed 5-0-1 (Councilor Cowan abstained).

III. Communications, Presentations and Recognitions

- Welcome to Summer Interns – Mubarak Abdulahi, Safiya Mohamed, Abdi Adow
- Nomination petitions available from the City Clerk's office starting today, 7/7; must be returned by August 21.
- Communication: Septic Inspections for Tier II - Copy of Notice
- Mayor Harmon recognized today as the 76th anniversary of Ofc. Philbrick's death while in the line of duty.

IV. Open Session

Matt Harris, Turner St – asked about the decrease of trash & waste pick up services, deteriorated buildings that present as a fire hazard, and the vehicle replacement schedule with Police and Fire.

V. Unfinished Business

1) ORDINANCE 02-06162025 – Amending Chapter 2, "Administration", of the City's Code of Ordinances, to create a permanent Homelessness Committee. Amended and passed first reading June 16, 2025. Public hearing/second reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Gerry moved for passage, seconded by Councilor Cowan.

Mayor Harmon opened this item for public comment. There was no comment. Public hearing was closed.

Motion passed 6-0 on a roll call vote.

VI. New Business

1) ORDINANCE 03-07072025 – Amending Chapter 60, "Zoning", of the City's Code of Ordinances, pursuant to Sec. 60-307, Dimensional regulations, in the General Business (GB)

IN COUNCIL WORKSHOP & MEETING JULY 7, 2025 VOL 38 PAGE 34

and Multifamily Suburban (MFS) Zoning Districts. First reading. ROLL CALL VOTE. *Passage requires majority vote.*

Councilor Walker moved for passage, seconded by Councilor Cowan.

Mayor Harmon opened this item for public comment, there was no comment.

Motion passed 5-1 (Milks opposed).

2) ORDER 59-07072025 – Approving the use of 67 Kittyhawk Ave as a temporary Fire Station for the City of Auburn. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Whiting.

Mayor Harmon opened this item for public comment, there was no comment.

Motion passed 6-0.

3) ORDER 60-07072025 – Adopting revenue changes to the City’s Master Fee Schedule (APPENDIX A). Passage requires majority vote.

Councilor Gerry moved for passage, seconded by Councilor Walker.

Mayor Harmon opened this item for public comment, there was no comment.

Motion failed 3-3 (Gerry, Weisner, Milks).

The City Manager will bring this item for a workshop on July 21 with schedules showing prior fees and proposed changes.

4) ORDER 61-07072025 - Action regarding Maine Waste to Energy Board Representative (Mid-Maine Waste Action Corporation). Passage requires majority vote.

Councilor Whiting moved for passage, seconded by Councilor Cowan.

Mayor Harmon opened this item for public comment, there was no comment.

Motion passed 6-0.

VII. Reports

a. Mayor’s Report – Provided an update on the manufacturing facility tours; toured the Maine Mill construction in September. Provided an update on the Comp Plan Committee’s upcoming community outreach sessions.

b. City Councilors’ Reports - Councilor Gerry and Councilor Walker asked the City Manager for a copy of the policy on the City’s Cooling and Warming centers. Councilor Whiting noted that Maine Mill will be having a fundraiser upcoming for people to see the new construction. Councilor Gerry asked about the memorial bench for John Jenkins along the

IN COUNCIL WORKSHOP & MEETING JULY 7, 2025 VOL 38 PAGE 35

bridge; City Manager Crowell noted that due to safety concerns this was not included in the planning, however, other considerations are being made to include a memorial bench elsewhere. Councilor Walker noted that Maine Waste to Energy's Executive Committee meeting is tomorrow at noon, all Councilors are welcome to attend.

c. Student Representative Report – Thanked everyone for their support and encouragement as summer intern.

d. City Manager Report – City Manager Crowell noted on some upcoming events - welcomed Nutty Netties who will be having a ribbon cutting tomorrow afternoon, all are welcome to attend. July 17 will be the 2nd movie in the park in Festival Plaza; the Police Department will be hosting National Night Out on August 5th.

VIII. Open Session

None.

IX. Executive Session – Motion to enter Executive Session pursuant to 1 M.R.S.A. Section 405(6) (C) for an economic development matter (continued) and Executive Session pursuant to 1 M.R.S.A. Section 405(6) (A) for city manager's evaluation. Motion made by Councilor Gerry, seconded by Councilor Walker. Motion passed 6-0. Council entered executive session at 7:45pm.

X. Adjournment

Council adjourned immediately following Executive Session.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING JULY 21, 2025 VOL 38 PAGE 36

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present.

I. Consent Items

1) ORDER 62-07212025* – Appointing Frank Pippin to the Age Friendly Community Committee for a term that expires June 1, 2028.

2) ORDER 63-07212025* – Appointing Brennan Edwards as Student Representative to City Council for a term that expires June 30, 2027.

Councilor Walker moved for passage, seconded by Councilor Weisner. Motion passed 7-0.

II. Minutes – July 7, 2025 Regular Council Meeting

Councilor Walker moved for passage, seconded by Councilor Cowan. Motion passed 6-0-1 (Platz abstained due to absence at the meeting).

III. Communications, Presentations and Recognitions

- City Clerk Emily Carrington administered the Oath of Office to new Student Representative Brennan Edwards

- The Assessor's Office gave a brief presentation on Tax Commitment for FY26; the mil rate is \$22.88, a \$0.63 increase. Tax bills are projected to be sent in early August.

IV. Open Session

Maurice Galarneau, Auburn resident – spoke on Loring Avenue sidewalk

Mike Norton, Eastman Lane – spoke on pothole at Walmart and Lowes; the property owner is responsible for fixing this and the City has notified the property owner

V. Unfinished Business

1) ORDINANCE 03-07072025 – Amending Chapter 60, “Zoning”, of the City's Code of Ordinances, pursuant to Sec. 60-307, Dimensional regulations, in the General Business (GB) and Multifamily Suburban (MFS) Zoning Districts. Passed first reading on July 7, 2025. Second reading/public hearing. ROLL CALL VOTE. Passage requires majority vote.

Councilor Whiting moved for passage, seconded by Councilor Cowan.

Mayor Harmon opened this item for public hearing. There was no comment.

Motion passed 7-0 on a roll call vote.

VI. New Business

1) ORDER 64-07212025 – Authorizing the City Manager to sell tax-acquired property at 145 Eastman Lane. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Gerry. Mayor Harmon opened this item for public comment.

The following spoke:

Quentin Chapman, Eastman Lane

Mike Norton, Eastman Lane

Councilor Milks moved to amend the ORDER to remove “affordable housing”. Mayor Harmon clarified that that order does not mention affordable housing. Councilor Milks withdrew the amendment.

The Council discussed the process for RFQ and the project details.

Motion passed 4-3 (Milks, Weisner, Walker opposed).

2) ORDER 65-07212025 – Action on tax abatement for 27 Beacon Street for 2023-2024 tax year. Passage requires majority vote.

Councilor Cowan moved for passage, seconded by Councilor Gerry.

Karen Scammon, Assessor, explained the reason for the abatement request.

Mayor Harmon opened the item for public comment. There was no comment.

Motion passed 7-0.

3) ORDER 66-07212025 – Adopting revised Fee Schedule (Appendix A). Passage requires majority vote.

Councilor Platz moved for passage, seconded by Councilor Whiting.

The following spoke:

Jason Levesque, Youngs Corner Road

Motion failed 3-4 (Gerry, Milks, Weisner, Walker).

VII. Reports

a. Mayor’s Report - Attended the ribbon cutting for Nutty Netties on Court St; gave an update on the Comp Plan – focus groups are being held over the next few weeks regarding the environment, services, and people.

b. City Councilors’ Reports - Councilor Whiting thanked Mount Auburn Apartments, the first building is leasing and the second building has quickly been rebuilt following the fire last year. Councilor Platz mentioned he ran in Emily’s Run on Sunday and thanked public works for helping on managing the route of the run.

c. Student Representative Report - Mubarik welcomed Brennan. Brennan thanked everyone for welcoming him to the Council, encouraged Councilors to speak to students directly.

d. City Manager Report - Mentioned a military fellowship through ICMA, participated in the program and had a deputy commander of a base shadow Auburn last week. August 5th will be the Police Department's National Night Out in Festival Plaza. A training exercise will be held at ELHS on 7/23 by Androscoggin HAZMAT unit. The Auburn Business and Community Development offices have relocated to 121 Mill St. Councilor Milks noted on August 2nd is the Matt Clossen memorial scholarship fundraiser at Lost Valley at 6PM to raise funds for an ELHS student.

e. May 2025 Finance Report – Kelsey Earle, Finance Director – Total revenues are on track with budgeted revenues; noted a School Department variance on expenditures.

Councilor Walker moved to accept the Finance Report, seconded by Councilor Milks. Motion passed 7-0.

VIII. Open Session

The City Manager clarified the property line of where the City property abuts Lowes property line; in response to the comment about a pothole at the earlier Open Session.

IX. Executive Session as scheduled was held at the end of the 5:30PM workshop. Motion by Councilor Platz to enter Executive Session pursuant to 1 MRSA Section 405 (6)(A) for evaluation of the City Manager. Seconded by Councilor Weisner. Motion passed 6-0. Entered Executive Session at 6:30PM and exited at 6:50PM.

X. Adjournment

Motion to adjourn made by Councilor Platz, seconded by Councilor Weisner.

Motion passed 7-0. Council adjourned at 8:51pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL WORKSHOP & MEETING AUGUST 4, 2025, VOL 38 PAGE 39

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present.

I. Consent Items

None

II. Minutes – July 21, 2025, Regular Council Meeting

Councilor Walker moved for passage, seconded by Councilor Weisner. Motion passed 7-0

III. Communications, Presentations and Recognitions

- Notice of Denial was presented to the Councillors (MV Auburn dba Marijuanaville, 65 Washington St. N.
- Mayor Harmon read out the Proclamation – National Night Out. This event will be held August 5, 2025, at Festival Plaza.

IV. Open Session

Charles Soule, Lewiston, spoke regarding the on-line newspaper he edits. **V.**

Unfinished Business

None

VI. New Business

- 1) **ORDER 67-08042025**-Waiving the Temporary Food License Fee (\$60) for Age Friendly Community Committee Lobster Feed fundraiser event occurring on August 9, 2025.
Councilor Platz motioned for passage. Councilor Gerry seconded. Mayor Harmon opened this item for public comment. There was no comment.
Motion passed 7-0.
- 2) **ORDER 68-08042025** – Amending the City’s Master Fee Schedule (APPENDIX A).
Councilor Whiting motioned for passage. Councilor Platz seconded. Mayor Harmon opened this item for public comment. Mr. Chapman Eastman Lane spoke in opposition to the order.
The motion passed 6-1. (Milks opposed)
The City Council had a robust discussion of the Order.
Councilor Whiting moved to amend the order as follows: Marijuana fees to have a 5% increase in the fee schedule rather than the proposed 10% increase. Councilor Walker seconded. The motion passed 6-1. (Milks opposed)

- 3) **ORDINANCE 04-08042025** – Amending Chapter 14, “Business Licenses and Permits”, Sec. 14-658(e) to remove: Application and license fees.”

Councilor Gerry motioned for passage. Councilor Platz seconded. Mayor Harmon opened this item for public comment. There was no comment.
Roll Call Vote the motion passes 7-0.

- 4) **ORDER 69-08042025** – Approval of City Manager’s Evaluation and Wage Adjustment.

Councilor Walker motioned for passage. Councilor Platz seconded. Mayor Harmon opened this item for public comment. There was no comment. Councilor Gerry asked if this would change the City Manager’s contract. The Mayor responded that it does not.

The motion passed 6-1. (Councilor Gerry opposed)

VII. Reports

a. Mayor’s Report – The Comp Plan public in-person input sessions have been completed. Citizens can still go to the city website to register input.

b. City Councillors’ Reports - Councilor Gerry spoke in support of National Night Out and encouraged all to attend. Councilor Weisner spoke in support of the LA Balloon Festival and encouraged all to attend. Councilor Walker also spoke in support of the Balloon Festival. Councilor Platz noted the School Committee would meet Wednesday August 6th at 6pm.

c. Student Representative Report – Student Representative Brennan spoke on the Edward Little Youth Forum taking place on August 8th and encouraged people to visit the Edward Little booth at the Balloon Festival.

d. City Manager Report – The City Manager encouraged citizens to attend the Blues, Brews and Cruise event August 16th Noon to 5PM Festival Plaza.

VIII. Open Session

None

IX. Executive Session as scheduled was held at the end of the 5:30PM workshop. Motion by Councilor walker to enter Executive Session pursuant to 1 MRSA Section 405 (6)(A) for evaluation of the City Manager. Seconded by Councilor Milks. Motion passed 7-0. Entered Executive Session at 6:05 PM and exited at 6:42 PM.

X. Adjournment

Motion to adjourn made by Councilor Walker, seconded by Councilor Cowan. Motion passed 7-0. Council adjourned at 7:55 pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL MEETING AUGUST 18, 2025, VOL 38 PAGE 41

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present. Student Representatives were absent.

I. Consent Items

- 1) ORDER 70-08182025* – Appointing Jennifer Eugley to the Homelessness Committee, representing an organization providing respite services in the city, for a term that expires 08/31/2028.
- 2) ORDER 71-08182025* – Appointing Rebecca Austin to the Homelessness Committee, representing an organization providing shelter services in the city, for a term that expires 08/31/2028.
- 3) ORDER 72-08182025* – Appointing Dawn Comeau to the Homelessness Committee, representing an organization providing housing services in the city, for a term that expires 08/31/2028.
- 4) ORDER 73-08182025* – Appointing Thomas Lee Hibbert to the Homelessness Committee, representing an organization providing addiction services in the city, for a term that expires 08/31/2028.
- 5) ORDER 74-08182025* - Appointing Angela Blier to the Homelessness Committee, representing an organization providing mental health services in the city, for a term that expires 08/31/2027.
- 6) ORDER 75-08182025* - Appointing Rev. George Sabin Sheats to the Homelessness Committee, representing an organization providing veteran services in the city, for a term that expires 08/31/2027.
- 7) ORDER 76-08182025* - Appointing Cecilia Natale to the Homelessness Committee, representing an organization providing health care services in the city, for a term that expires 08/31/2027.
- 8) ORDER 77-08182025* - Appointing David Bilodeau to the Homelessness Committee, as a resident member, for a term that expires 08/31/2026.
- 9) ORDER 78-08182025* - Appointing Bill Lowenstein to the Homelessness Committee, as a resident member, for a term that expires 08/31/2026.
- 10) ORDER 79-08182025* - Appointing Timothy Cowan to the Homelessness Committee as city councilor representative.
- 11) ORDER 80-08182025 – Casting Auburn’s ballot for the MMA Executive Committee (Vice President & three committee seats). Passage requires majority vote.

IN COUNCIL MEETING AUGUST 18, 2025, VOL 38 PAGE 42

Motion for passage by Councilor Walker, seconded by Councilor Wesiner. Motion passed 7-0.

II. Minutes – August 4, 2025, Regular Council Meeting

Councilor Whiting stated that Charles Soule is a resident of Lewiston.

Councilor Cowan moved to approve the minutes as corrected; seconded by Councilor Walker, passed 7-0.

III. Communications, Presentations and Recognitions

- Mayor Harmon recognized Volunteer of the Season, Kayla Thoits of the Recreation Department. Ms. Thoits was presented an award to recognize her contributions to the community.

IV. Open Session

None.

V. Unfinished Business

1) ORDINANCE 04-08042025 – Amending Chapter 14, “Business Licenses and Permits”, Sec. 14-658(e) to remove “Application and license fees”. Passed first reading August 4, 2025. Second reading/public hearing. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Weisner. Mayor Harmon opened the item for public hearing. There was no comment.

Motion passed 7-0 on a roll call vote.

VI. New Business

1) ORDINANCE 05 -08182025 – Amending Chapter 12, “Housing”, to add Article V, “Vacant and Abandoned Buildings”. First reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.

There was no comment on this item.

Councilor Gerry moved to amend ORDINANCE 05-08182025 with the suggested two non-substantive grammatical corrections as read by the Mayor. Seconded by Councilor Walker.

Motion to amend passed 7-0.

Motion passed 7-0 on roll call vote, as amended.

2) ORDINANCE 06-08182025 – Adopting a 180 day moratorium on needle exchange services in the City of Auburn effective August 1, 2025. First reading; may consider a vote to dispense the requirement of a second reading. ROLL CALL VOTE. Passage requires majority vote.

Mayor Harmon commented that there are currently no needle exchange services operating in the City nor are there any applications; this moratorium gives time for the City to develop regulations. To make effective upon passage of first reading, a motion would need to be made to waive the second reading.

Councilor Weisner moved for passage, seconded by Councilor Cowan.

This item was opened for comment. There was no comment on this item.

Councilor Whiting moved to dispense the requirement of second reading, seconded by Councilor Cowan. Motion requires unanimous vote of all Councilors present. Vote was 6-1 (Gerry). Motion fails. This reading will serve as first reading.

Motion passed 7-0 on a roll call vote.

VII. Reports

a. Mayor's Report – Thanked city staff who participated in National Night Out and the Blues, Brews and Cruise event held on August 16.

b. City Councilors' Reports – Councilor Cowan recognized the effort for National Night Out. Councilor Weisner recognized all involved for National Night Out; Blues & Brews event and congratulated all on a great balloon launch for this past Balloon Festival. Councilor Walker recognized the success of the Balloon Festival, thanked all who helped with the Age Friendly concessions booth. Councilor Platz gave a brief update on the School Department; announced Mark Thibideau as the new principal of Washburn Elementary.

c. Student Representative Report – None.

d. City Manager Report – Recognized all of the city staff who were involved with successful and well attended events at National Night Out, Blues, Brews & Cruise.

VIII. Open Session

Rick Nadeau, Eastman Lane – inquired about the process for purchasing city-owned property on Eastman Lane; the Mayor and City Manager responded.

IX. Executive Session pursuant to Title 1 Section 405 (6)(C) regarding an economic development matter. *No action to follow.* Councilor Walker moved to enter Executive Session, seconded by Councilor Cowan. Motion passed 7-0 at 7:23pm. Council declared out of Executive Session at 7:34pm.

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Wesiner. Motion passed 7-0. Council adjourned at 7:34pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL MEETING SEPTEMBER 2, 2025, VOL 38 PAGE 45

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present. Student Representatives were absent.

I. Consent Items

II. Minutes – August 18, 2025 Regular Council Meeting

Councilor Walker moved to accept the minutes, seconded by Councilor Cowan. Motion passed 7-0.

III. Communications, Presentations and Recognitions

Mayor Harmon recognized Auburn resident Richard Morhauser's 100th birthday held on September 1, 2025 and presented Mr. Morhauser with a Key to the City.

IV. Open Session

Stephen Beale, 575 Johnson Rd

V. Unfinished Business

1) ORDINANCE 05-08182025 – Amending Chapter 12, "Housing", to add Article V, "Vacant and Abandoned Buildings". Amended and passed first reading August 18, 2025. Second reading/public hearing. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Whiting.

Move to amend Sec. 12-281(A) to strike words "consent to" and replace with "arrange for" and strike out entire 3rd and 4th sentences due to redundancy. Seconded by Councilor Whiting. Motion passed 7-0.

Mayor Harmon opened the item for public hearing. No comment.

Motion passed 7-0 on a roll call vote, as amended.

2) ORDINANCE 06-08182025 – Adopting a 180 day moratorium on needle exchange services in the City of Auburn effective August 1, 2025. Passed first reading August 18, 2025. Second reading/public hearing. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.

Mayor Harmon opened the item for public hearing. No comment.

Motion passed 7-0 on a roll call vote.

IN COUNCIL MEETING SEPTEMBER 2, 2025, VOL 38 PAGE 46

VI. New Business

3) ORDER 81-09022025 – Amending the City’s Master Fee Schedule, Appendix A, regarding Vacant and Abandoned Buildings. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Gerry.

Mayor Harmon opened this item for public comment. No comment.

Motion passed 7-0.

VII. Reports

a. **Mayor’s Report** – Mayor Harmon gave an update on the Comp Plan Committee; the inventory analysis document is available on the City’s website. Gave an update on 121 Mill Street and an installation of a fence that was installed last week and has been completed. A follow up Tenant Meeting will occur at Barker Arms next week along with staff from the Community Resource Center. The PAL Center ribbon cutting will occur on Friday, September 5 at 3:30PM at Chestnut St.

b. **City Councilors’ Reports** – Councilor Gerry asked for clarification on the meeting time at Barker Arms. Auburn Housing Authority will be sending notice to residents. Councilor Whiting noted that volunteers are needed for the trails. Councilor Walker shared that on October 26 the United New Auburn Association will be holding a Halloween event for children from 12-2:30pm. Councilor Platz shared that on 9/3 there will be an audit committee meeting.

c. **Student Representative Report** – None.

d. **City Manager Report** – Provided an update on the Property Tax Assistance Program and have issued 145 checks to eligible residents. \$125,913 was the total payout; \$875 was the average amount received per applicant. Thanked city staff for their work.

VIII. Open Session

IX. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor negotiations with the Police Command. Requires 3/5 majority vote to enter Executive Session. No action to follow.

Motion to enter executive session by Councilor Walker at 7:24pm, seconded by Councilor Platz. Motion passed 7-0. Came out of Executive Session at 7:35pm.

X. Adjournment

Councilor Platz moved to adjourn, seconded by Councilor Weisner. Motion passed 7-0, adjourned at 7:35pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL MEETING SEPTEMBER 15, 2025, VOL 38 PAGE 47

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present. Student Representative Mubarik Abdulahi was absent.

I. Consent Items

1) ORDER 82-09152025* – Confirming Chief Moen’s appointment of David Strait as Constable with firearm for the Auburn Police Department.

2) ORDER 83-09152025* - Approving the renewal of an Auto Graveyard/Junkyard permit for Randy’s Auto, 899 Broad St.

3) ORDER 84-09152025* - Approving the renewal of an Auto Graveyard/Junkyard permit for M&P Auto, Inc., 227 Merrow Rd.

4) ORDER 85-09152025* - Approving the renewal of an Auto Graveyard/Junkyard permit for Prolerized New England Company, LLC., 522 Washington St. North.

5) ORDER 86-09152025* - Approving the renewal of an Auto Graveyard/Junkyard permit for Isadore T. Miller, 79 & 80 Old Hotel Rd.

Motion for passage by Councilor Walker, seconded by Councilor Weisner. Passed 7-0.

II. Minutes – September 2, 2025 Regular Council Meeting

Motion to accept the minutes by Councilor Walker, seconded by Councilor Cowan. Passed 7-0.

III. Communications, Presentations and Recognitions

IV. Open Session

Peter Rubens, regarding the Androscoggin River

Joe Thomas, ATU Transit Union President

V. Unfinished Business

1) ORDER 87-09152025 – Business License Denial Appeal Hearing pursuant to Sec. 14-662 of the City’s Code of Ordinances regarding 65 Washington St N, Medical Cannabis Retail Store. Action to follow.

Mayor opened the hearing. Mr. Frank Berenyi presented representing the applicant. The City Clerk presented on the license denial. Questions from the Council and applicant concerned the mailing address of the church and school. The school and church exist on the same parcel. The Mayor opened the item for public comment. There was no comment from the public. The Mayor closed the hearing.

IN COUNCIL MEETING SEPTEMBER 15, 2025, VOL 38 PAGE 48

Motion to deny the license previously denied by the City Clerk was made by Councilor Platz. Seconded by Councilor Walker.

A draft Findings of Fact was presented by Attorney Carey. An amendment to the main motion was made to adopt the Findings and Conclusions by Councilor Gerry. Seconded by Councilor Whiting. Motion passed 7-0.

Motion passed as amended 7-0.

2) Public Hearing - CDBG/HOME Consolidated Annual Performance Evaluation Report (CAPER) Program Year 2024. Public hearing, no action to follow.

Mr. Holmes, Director of Community & Business Development, presented an update on this five year plan.

VI. New Business

1) ORDER 88-09152025 – Public hearing regarding 67 Minot Avenue (Parcel ID 240-271) on the prompt action to secure the structure. Public hearing and action to follow.

Miracle Enterprises, LLC, is the owner of the business. Representatives were in attendance from the company to speak on the property.

Eric Cousens, Director of Public Services, and David O'Connell, Fire Inspector, presented their findings on determining the security of the structure.

A letter from Zack Brandwein, included in the amended packet, was accepted into the record.

Councilor Whiting moved to adopt the findings of fact and conclusions of law as drafted. Seconded by Councilor Walker.

Councilor Milks moved to amend the language in 9) to strike “served” and replace with “sent”. Seconded by Councilor Gerry. Motion passed 7-0.

Motion passed 7-0, as amended.

2) ORDER 89-09152025 - Public hearing regarding 67 Minot Avenue (Parcel ID 240-271) on the request for ongoing order to secure the structure. Public hearing and action to follow.

Eric Cousens, Director of Public Services, and David O'Connell, Fire Inspector, presented their findings on determining the security of the structure.

A representative of the company stated she would be working to secure the building. Mayor Harmon asked the representatives of the company if they agree to let city staff secure the building if the plan for the company to secure the building is not executed.

IN COUNCIL MEETING SEPTEMBER 15, 2025, VOL 38 PAGE 49

Representatives of the company stated they would be working to secure the building. Councilors stated agreement with the draft order that staff be authorized to secure the building. Attorney Carey stated the draft order could be amended to allow staff to inspect the building.

Councilor Milks moved to adopt and amend the order to include that staff be authorized to inspect the building prior to securing and that 9) be amended to strike “serve” and add “sent”. Seconded by Councilor Cowan. Motion passed 7-0.

3) ORDER 90-09152025 - Approving the renewal of an Auto Graveyard/Junkyard permit for Don’s No Preference Towing, dba Morris Auto Parts, 940 Washington St. North with conditions. Passage requires majority vote.

Motion for passage by Councilor Walker, seconded by Councilor Platz.
Motion passed 7-0.

4) ORDER 91-09152025 - Designating Phillip Crowell, City Manager, as the Voting Delegate for the City of Auburn for the MMA Annual Business Meeting to be held October 8, 2025. Passage requires majority vote.

Motion for passage by Councilor Milks, seconded by Councilor Walker.
Motion passed 7-0.

VII. Reports

- a. **Mayor’s Report** – Mayor Harmon spoke on a few updates in the community including the status of the Community Resource Center to residents of Barker Mill Arms. The PAL Ribbon Cutting took place on September 5, 2025. Met with committees regarding carry-over bills concerning housing matters. The Public Library held its block party this past weekend with approximately 400 participants.
- b. **City Councilors’ Reports** – Spoke on the positive resident meeting with the Mayor and Barker Mill Arms concerning the Community Resource Center. Councilor Whiting noted he was riding in the Dempsey Challenge. Councilor Cowan stated there would be a Town Hall meeting on September 29 in the Community Room at Auburn Hall at 6pm. Maine State Music Theatre has some events they are coordinating with the ELHS Auditorium. Full Plates Full Potential offers culinary training at ELHS. Congratulated Lt. Harrington on graduating the FBI academy. Councilor Milks spoke positively on the PAL Center Ribbon Cutting. Councilor Platz gave an update on the hiring of the School Department. To date, 55 staff members have been hired including teachers and support staff. There are 24 vacancies remaining district-wide.

IN COUNCIL MEETING SEPTEMBER 15, 2025, VOL 38 PAGE 50

c. Student Representative Report – Brennan Edwards spoke on the start of the new school year, no phones are allowed at ELHS. There will be a home football game on Friday, come out to support ELHS.

d. City Manager Report – Gave an update on the PAL Center. Thanked those who attended the 9/11 ceremony and hosted the blood drive. Thanks to the Finance department and tax staff as taxes were due today.

VIII. Open Session

IX. Executive Session

X. Adjournment

Motion to adjourn by Councilor Platz, seconded by Councilor Milks. Passed 7-0.

Council adjourned at 8:53pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL MEETING OCTOBER 6, 2025 VOL 38 PAGE 51

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Councilor Weisner was absent.

I. Consent Items

1. ORDER 92-10062025 – Confirming Chief Moen’s appointment of Andrew St. Pierre as Constable with firearm for the Auburn Police Department.

Motion for passage by Councilor Walker, seconded by Councilor Milks. Motion passed 6-0.

II. Minutes – September 15, 2025 Regular Council Meeting

Councilor Cowan moved to adopt the minutes with the following correction: Councilor Gerry’s name was to be added to the minutes under Reports. Motion seconded by Councilor Walker. Motion passed 6-0 as amended.

III. Communications, Presentations and Recognitions

- John Jenkins Hearts & Hands Leadership & Service Award
Mayor Harmon presented the 2025 Award to Rita Beaudry
- Manufacturing Month Proclamation
Mayor Harmon presented the proclamation to representatives from Panolam Surface Systems
- Domestic Violence Month Proclamation
Mayor Harmon presented the proclamation to Kara Barnies of Safe Voices
- Continuation of the Washington Street Traffic Study presentation from the Workshop
- Comp Plan Update provided by Lauren Caffé, Long Range Planner, and John Cleveland, Chair of the Comprehensive Plan Committee
- Mayor Harmon reminded the public that absentee voting is now available now through October 30

IV. Open Session

Michael Norton, Eastman Lane

V. Unfinished Business

VI. New Business

1) ORDINANCE 07-10062025 – Amending Chapter 24, “Human Relations and Services”, Article II, Sec. 24-23 of the City’s General Assistance Program regarding annual adjustment of maximum benefits effective October 1, 2025. First reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Whiting moved for passage, seconded by Councilor Gerry.

There was no comment on this item.

Motion passed 6-0 on a roll call vote.

2) ORDER 93-10062025 – Initiating action to Planning Board regarding rezoning of the municipal Airport. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Milks.

There was no public comment.

Motion passed 6-0.

3) ORDER 94-10062025 – Authorizing the City Manager to execute the Collective Bargaining Agreement between the City of Auburn and the Auburn Fraternal Order of Police Command Unit covering 07/01/2025 to 06/30/2028. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Milks.

There was no public comment.

Motion passed 6-0.

VII. Reports

a. Mayor’s Report - Recognized Jennifer Edwards for receiving Above and Beyond Award for services provided to homeless. Recognized Jonathan LaBonte for a successful groundbreaking ceremony for the hangar projects.

b. City Councilors’ Reports - Councilor Gerry asked Mayor Harmon about his agenda for serving the homeless population. Councilor Whiting attended the Androscoggin County budget meetings and noted that construction is starting on Stetson Road. Councilor Cowan spoke on the Lewiston Auburn Transit Community. Councilor Platz noted the School’s budget calendar was released; on November 19, the School will review its budget and January 5 will have preliminary budget discussion. An upcoming meeting will be held to discuss combining Grade 6 to the Auburn Middle School.

IN COUNCIL MEETING OCTOBER 6, 2025 VOL 38 PAGE 53

c. Student Representative Report - Representative Abdulahi asked about the four-way intersection along Turner Street, and asked why a crosswalk does not exist at this location. The City Manager will look into this. Representative Edwards noted an upcoming ALICE training at the High School, gave an update on MSMT, and upcoming sports events.

d. City Manager Report – Commented on the new website; reminded the public that the project on Center Street and Union Street is not a city project and complaints should be directed to Maine DOT.

VIII. Open Session

None.

IX. Executive Session

X. Adjournment

Councilor Platz moved to adjourn, seconded by Councilor Cowan. Motion passed 6-0, adjourned at 8:24pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk