



City Council Workshop & Meeting  
Agenda  
March 3, 2025  
Auburn Hall, Council Chambers

5:30 PM Workshop

- **Purchasing Thresholds** – Kelsey Earle, Finance Director
- **Road Assessment** – Dan Goyette, Engineering Director
- **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 with Police & Fire Command.

7:00 PM Meeting

Pledge of Allegiance & Roll Call - *Roll call votes will begin with Councilor Walker*

- I. **Consent Items** – *All items with an asterisk (\*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Passage of items on the Consent Agenda requires majority vote.*
- II. **Minutes** – February 18, 2024 Regular Council Meeting
- III. **Communications, Presentations and Recognitions**
  - LATC Presentation - Larry Allen, MPO Transportation Director
- IV. **Open Session** – *Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.*
- 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. *Passage requires majority vote.*

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

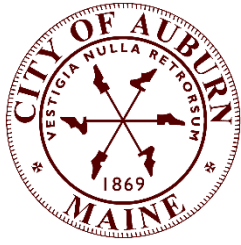
**VII. Reports**

- a. **Mayor's Report**
- b. **City Councilors' Reports**
- c. **Student Representative Report**
- d. **City Manager Report**

**VIII. Open Session** - *Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.*

**IX. Executive Session**

**X. Adjournment**



## City of Auburn City Council Information Sheet

**Council Workshop or Meeting Date:** March 3, 2025

**Subject:** Executive Session

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

**Executive Session:** On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

- (1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;
  - (2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;
  - (3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and
  - (4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present.
- This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

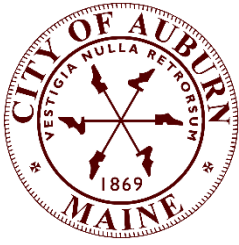
D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



## City of Auburn City Council Information Sheet

**Council Workshop or Meeting Date:** March 3, 2025

**Subject:** Executive Session

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

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- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.

## **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 5<sup>th</sup>. 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

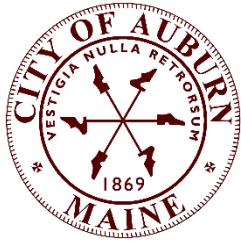
Councilor Walker thanked Public Works for a great job with snow removal for the past week of winter storms.

**X. Adjournment**

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

**A TRUE COPY ATTEST**

Emily F. Carrington, City Clerk



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** March 3, 2025

**ORDER 19-03032025**

**Author:** Jonathan P. LaBonte

**Subject:** Hangar #5 Loan – Auburn Lewiston Municipal Airport

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**Information:**

The Cities of Auburn and Lewiston, through the Auburn-Lewiston Municipal Airport, entered into a long-term lease with a developer for the original construction of a 27,400 hangar for the Constellation project of Lufthansa. In August 2014, to provide relief to the airport and to achieve savings by owning a hangar versus leasing it, the cities provided a loan (from their respective fund balances) to the airport for its acquisition. With the 2018 departure of Lufthansa, the airport faced financial challenges, and a request was made to the cities to restructure the debt, extending the loan period from maturity in FY2027 to FY2034.

In March of 2023, Elite Airways was evicted for non-payment. Without a tenant for Hangar #5, the challenge of addressing abandoned aviation and non-aviation property, and the shift in FY23 and FY24 of all utilities to the airport, both cities agreed to deferring the FY23 and FY24 loan payments.

While the full loan payment was made in FY25, the Airport is operating Hangar #5 at a significant loss, despite now having 15 aircraft based in that building that would otherwise be at other Maine Airports. Efforts to find a new master lease tenant or potential buyers was unsuccessful. In the interest of controlling costs, while staying committed to full repayment to both cities, the Airport is requesting that the outstanding principal (approximately \$600,000 per city) be refinanced over 20 years at zero percent interest.

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**City Budgetary Impacts:** No operating budget impacts

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**Staff Recommended Action:** Passage of this Order

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**Previous Meetings and History:**

August 18, 2014 – City Council authorizes 13-year loan from its General Fund to finance purchase of Hangar #5

October 15, 2018 – City Council authorizes an amendment to the loan to extend payback period from FY27 to FY34

August 7, 2023 – City Council authorizes FY23 and FY24 loan payments be deferred

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**City Manager Comments:**

I concur with the recommendation. Signature:

**Attachments:**

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**ORDER 19-03032025**

# City Council Order

## IN CITY COUNCIL

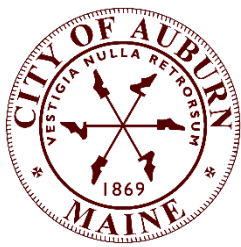
**ORDERED**, authorizing the Finance Director to execute an agreement with the Auburn Lewiston Municipal Airport to refinance the outstanding principal on the Hangar #5 loan for 20 years at zero percent interest.

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**Richard S. Whiting**, Ward One  
**Benjamin J. Weisner**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Stephen G. Milks**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** March 3, 2025

**ORDER 20-03032025**

**Author:** Emily F. Carrington, City Clerk

**Subject:** Request to consolidate to one polling place for the June 10, 2025 School Budget Validation Referendum

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**Information:** The annual School Budget Validation Referendum is scheduled for Tuesday, June 10, 2025 and is the only ballot for this city-wide election. Historically, when this is the only ballot question, and not in conjunction with a State election, turnout has been low. Looking at the last election held in June 2021 when this was the only ballot, turnout was approximately 4% city-wide with all polling locations open:

June 8, 2021

Turnout: 706 voters **(4%)**

By Ward:

1&2 = 320

3&4 = 188

5 = 127

Absentee = 71

Having all polling places open would require a minimum of 5 election workers at each location working approximately 15 or 16 hours each. Staff is recommending that we consolidate to one centralized polling place (Auburn Hall) for this election. There would be a cost savings for consolidating, the Boy's & Girl's Club would not have to close (they typically close the day before and the day of each election), and regular programming could occur at the Auburn Senior Center. Anticipated savings for consolidating is approximately \$4,000. A public hearing notice was placed in the SunJournal on February 25 and posted at Auburn Hall.

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**City Budgetary Impacts:**

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**Staff Recommended Action:** Motion for passage.

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**Previous Meetings and History:**

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**City Manager Comments:**

I concur with the recommendation. Signature:

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**Attachments:** ORDER, Statute reference (Title 21-A)

**Title 21-A: ELECTIONS**  
**Chapter 9: CONDUCT OF ELECTIONS**  
Subchapter 1: PREELECTION PROCEDURE  
**Article 2: LOCAL OFFICIALS' RESPONSIBILITIES**

**§631-A. Voting places**

**1. Establishing suitable voting places.** If the municipal officers determine that there is no building within a voting district that is suitable for a voting place, as described in [section 627 \(../21-A/title21-Asec627.html\)](#), the municipal officers may, subject to the approval of the Secretary of State, establish a voting place outside the voting district in a suitable building that is as close as possible to the voting district and as convenient as possible to the voters of the voting district.

[PL 2007, c. 455, §28 (NEW).]

**2. Consolidating voting places.** The municipal officers may, after public notice and hearing held at least 90 days before an election, and subject to the approval of the Secretary of State, consolidate voting places so that more than one voting district votes in the same voting place. When voting places are consolidated under this process, the voters from the different voting districts may vote in the same or separate guardrail enclosures in the building.

[PL 2007, c. 455, §28 (NEW).]

**3. Change of voting place.** If the municipal officers wish to change the location of a voting place, they must apply to the Secretary of State at least 60 days before the next statewide election, unless an emergency exists. The Secretary of State shall design the application form. The Secretary of State must approve the application before the voting place may be changed.

[PL 2011, c. 342, §21 (NEW).]

SECTION HISTORY

PL 2007, c. 455, §28 (NEW). PL 2011, c. 342, §21 (AMD).

**City of Auburn  
Notice of  
Public Hearing  
March 3, 2025**

The Auburn City Council will hold a public hearing at their regular meeting on Monday, March 3, 2025, beginning at 7:00 P.M. or as soon as possible thereafter in the Council Chambers of Auburn Hall, 60 Court Street, Auburn, Maine, to receive public comment on the proposed consolidation of voting places to be held in one location, Auburn Hall, 60 Court Street, for the June 10, 2025 School Budget Validation Referendum Election. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Emily F. Carrington, City Clerk



**ORDER 20-03032025**

# City Council Order

## IN CITY COUNCIL

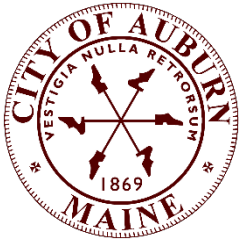
**ORDERED**, that the City Council hereby authorizes the City Clerk to consolidate to one polling place (Auburn Hall, 60 Court Street) for the School Budget Validation Referendum scheduled to be held on Tuesday, June 10, 2025.

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**Richard S. Whiting**, Ward One  
**Benjamin J. Weisner**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Stephen G. Milks**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** March 3, 2025

**ORDER 21-03032025**

**Author:** Glen E. Holmes, Director of Business & Community Development

**Subject:** Sale of 15 Academy Street, Parcel ID 230-132, and 261 Main Street, Parcel ID 231-004.

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**Information:** The properties located at 15 Academy and 261 Main Street have been under a Purchase and Sale Agreement since April 9, 2024, this agreement was authorized by the City Council under Order Number 167-12192022. The Developer has conducted due diligence and is requesting the closing on the real estate. Next steps are to finalize property control before presenting to the Planning Board and moving to construction. All aspects of the Purchase and Sale Agreement will remain in force to ensure the completion of the project.

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**City Budgetary Impacts:** None – sale of property covers commission and associated costs.

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**Staff Recommended Action:** Approve the Order as presented.

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**Previous Meetings and History:** Executive Session on February 18, 2025

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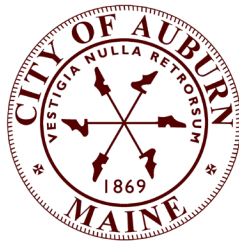
**City Manager Comments:**

I concur with the recommendation. Signature:



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**Attachments:**



**ORDER 21-03032025**

# City Council Order

## IN CITY COUNCIL

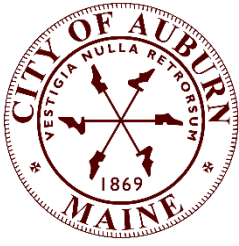
**ORDERED** that the City Manager is hereby directed to execute all necessary closing documents, including but not limited to deeds, title affidavits, settlement statements, and any other required paperwork, to complete the sale of the properties located at 15 Academy Street (Parcel ID 230-132) and 261 Main Street (Parcel ID 231-004), as negotiated in the Purchase and Sale Agreement authorized by Order 167-12192022.

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**Benjamin J. Weisner**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Stephen G. Milks**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** March 3, 2025

ORDER 22-03032025

**Author:** Phil Crowell, City Manager

**Subject:** Public Safety Facility Final Design Approval

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**Information:**

On October 23, 2023, the City Council approved Order 131-10162023 Authorizing Issuance of General Obligation Bonds and Tax Levy pursuant to Order 119-09052023 (the "Bond Referendum Order"), if authorized by the voters of the City of Auburn, the issuance of the City's General obligation bonds in the principal amount not to exceed \$45,000,000 to finance a new public safety facility to house the headquarters of the City's Police Department and Fire Department.

On November 7, 2023, voters in Auburn voted in favor of taking the next step in building a new public safety facility in Auburn by approving bonding the construction of the facility. (YES = 3,392 / NO = 2,405 / BLANK = 473 / TOTAL VOTES = 6,270).

On February 12, 2024, the Mayor's Ad-Hoc Public Safety Building Committee began their work in making recommendations for the hiring of a Design Team (Port City Architect) and Construction Manager (Allied Construction). To date, they have participated in four meetings which included the review of RFP's, interviews of bidders for this project, and preliminary designs of the facility. The committee has also toured two facilities to gain ideas of recent public safety projects in the region.

The order being proposed will require the City Council to approve the final design and costs of the public safety facility which meets the expectations of the proposed conceptual design presented and approved by the Auburn voters on November 7, 2023, and does not exceed the bonding limit of \$45,000,000.

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**City Budgetary Impacts:** Approved by voters not to exceed a bonding obligation of \$45,000,000.

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**Staff Recommended Action:** Approve the order.

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**Previous Meetings and History:** NA

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**City Manager Comments:**



I concur with the recommendation. Signature:

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**Attachments:** City Referendum Ballot, 2023 Election Totals, Order 131-10162023



MUNICIPAL REFERENDUM ELECTION

Question 1:

Shall the City of Auburn authorize the issuance of general obligation bonds or notes in anticipation of such bonds in the principal amount not to exceed \$45,000,000 and appropriate the proceeds of such bonds, together with investment earnings, if any, to fund the construction of a new public safety facility at 550 Minot Avenue in Auburn to house the headquarters of the City's Police Department and Fire Department, including all necessary professional services, real estate acquisition and off-site improvements related to such construction project, costs of issuance and capitalized interest as permitted?

- YES
- NO

Treasurer Financial Statement Pursuant to 30-A MRSA §5772 (2-A): The following is a summary of the bonded indebtedness of the City of Auburn as of November 7, 2023:

A. City Debt:

- Bonds outstanding and unpaid: \$146,472,150
- Bonds authorized but unissued: \$0
- Bonds to be issued if Question 1 is approved: Not to exceed \$45,000,000

B. Costs: The anticipated average interest rate on the proposed bonds is approximately 4.00%. Assuming a 30 year term, the estimated cost of the proposed bonds if Question 1 is approved will be:

Bond Principal:	\$45,000,000
Estimated Interest:	\$37,800,000
Total Estimated Debt Service:	\$82,800,000

C. Validity

The foregoing represents an estimate of costs associated with the financing and such estimates will change due to market conditions. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the foregoing estimate of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued, and the total cost of principal and interest to be paid at maturity. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Jill Eastman

Treasurer, City of Auburn

the City of Auburn, Maine, in the sum of \$45,000,000, for the purpose of financing the construction of a new public safety facility at 550 Minot Avenue in Auburn to house the headquarters of the City's Police Department and Fire Department, including all necessary professional services, real estate acquisition and off-site improvements related to such construction project, costs of issuance and capitalized interest as permitted.

IF YOU COMPLETED THE FRONT SIDE OF THIS BALLOT,  
YOU HAVE COMPLETED VOTING

**MUNICIPAL ELECTION - 11/7/2023**

	<b>Tabulators</b>		
	City 1	City 2	TOTAL
<b>MAYOR</b>			
Harmon, Jeffrey D.	3275	493	3768
Levesque, Jason J.	2043	292	2335
Write-In	13	3	16
Blanks	133	18	151
<b>TOTAL VOTES</b>	<b>5464</b>	<b>806</b>	<b>6270</b>
<b>WARD 1 CITY COUNCIL</b>			
Whiting, Richard S.	613	252	865
Write-In	16	6	22
Blanks	172	75	247
<b>TOTAL VOTES</b>	<b>801</b>	<b>333</b>	<b>1134</b>
<b>WARD 2 CITY COUNCIL</b>			
Cowan, Timothy M.	638	286	924
Hawes, Ryan A.	273	122	395
Write-In	2	4	6
Blanks	103	61	164
<b>TOTAL VOTES</b>	<b>1016</b>	<b>473</b>	<b>1489</b>
<b>WARD 3 CITY COUNCIL</b>			
Mehrmann, John P.	375	0	375
Milks, Stephen G.	720	0	720
Write-In	13	0	13
Blanks	240	0	240
<b>TOTAL VOTES</b>	<b>1348</b>	<b>0</b>	<b>1348</b>
<b>WARD 4 CITY COUNCIL</b>			
Weisner, Benjamin J.	713	0	713
Write-In	9	0	9
Blanks	320	0	320
<b>TOTAL VOTES</b>	<b>1042</b>	<b>0</b>	<b>1042</b>
<b>WARD 5 CITY COUNCIL</b>			
Damien, Stefanie Mahr	416	0	416
Walker, Sr., Leroy G.	777	0	777
Write-In	3	0	3
Blanks	61	0	61
<b>TOTAL VOTES</b>	<b>1257</b>	<b>0</b>	<b>1257</b>
<b>CITY COUNCIL AT LARGE</b>			
Gerry, Belinda A.	2383	287	2670
Platz, Adam R.	2599	394	2993
Smith, Ryan E.	1579	231	1810
Staples, Dana N.	1949	308	2257
Write-In	29	7	36

Write-In	17	4	21
Blanks	2372	381	2753
<b>TOTAL VOTES</b>	<b>10928</b>	<b>1612</b>	<b>12540</b>
<b>WARD 1 SCHOOL COMMITTEE</b>			
McGuigan, Korin M.	622	271	893
Write-In	15	4	19
Blanks	164	58	222
<b>TOTAL VOTES</b>	<b>801</b>	<b>333</b>	<b>1134</b>
<b>WARD 2 SCHOOL COMMITTEE</b>			
Hart, Pamela B.	817	387	1204
Write-In	14	7	21
Blanks	185	79	264
<b>TOTAL VOTES</b>	<b>1016</b>	<b>473</b>	<b>1489</b>
<b>WARD 3 SCHOOL COMMITTEE</b>			
Gautier, Patricia M.	1071	0	1071
Write-In	15	0	15
Blanks	262	0	262
<b>TOTAL VOTES</b>	<b>1348</b>	<b>0</b>	<b>1348</b>
<b>WARD 4 SCHOOL COMMITTEE</b>			
Write-In	46	0	46
Blanks	996	0	996
<b>TOTAL VOTES</b>	<b>1042</b>	<b>0</b>	<b>1042</b>
<b>WARD 5 SCHOOL COMMITTEE</b>			
Poisson, Sr., Daniel F.	1064	0	1064
Write-In	12	0	12
Blanks	181	0	181
<b>TOTAL VOTES</b>	<b>1257</b>	<b>0</b>	<b>1257</b>
<b>SCHOOL COMMITTEE AT LARGE</b>			
Albert, Pamela F.	3739	545	4284
Knight, Casey L.	3289	459	3748
Write-In	71	16	87
Write-In	23	10	33
Blanks	3806	582	4388
<b>TOTAL VOTES</b>	<b>10928</b>	<b>1612</b>	<b>12540</b>
<b>MUNICIPAL REFERENDUM QUESTION 1</b>			
<p>Shall the City of Auburn authorize the issuance of general obligation bonds or notes in anticipation of such bonds in the principal amount not to exceed \$45,000,000 and appropriate the proceeds of such bonds, together with investment earnings, if any, to fund the construction of a new public safety facility at 550 Minot Avenue in Auburn to house the headquarters of the City's Police Department and Fire Department, including all necessary professional services, real-estate acquisition and off-site improvements related to such construction, project, costs of issuance and capitalized interest as permitted?</p>			
Yes	2944	448	3392

No	2106	299	2405
Blanks	414	59	473
<b>TOTAL VOTES</b>	<b>5464</b>	<b>806</b>	<b>6270</b>
<b>STATE OF MAINE REFERENDUM ELECTION 11/07/2023</b>			
	<b>Tabulators</b>		
	State 1	State 2	TOTAL
<b>QUESTION 1: CITIZEN INITIATIVE</b>			
Do you want to bar some quasi-governmental entities and all consumer-owned electric utilities from taking on more than \$1 billion in debt unless they get statewide voter approval?			
Yes	3505	529	4034
No	1701	253	1954
Blanks	244	20	264
<b>TOTAL VOTES</b>	<b>5450</b>	<b>802</b>	<b>6252</b>
<b>QUESTION 2: CITIZEN INITIATIVE</b>			
Do you want to ban foreign governments and entities that own, control, or influence from making campaign contributions or financing communications for or against candidates or ballot questions?			
Yes	4583	678	5261
No	752	116	868
Blanks	115	8	123
<b>TOTAL VOTES</b>	<b>5450</b>	<b>802</b>	<b>6252</b>
<b>QUESTION 3: CITIZEN INITIATIVE</b>			
Do you want to create a new power company governed by an elected board to acquire and operate existing for-profit electricity transmission and distribution facilities in Maine?			
Yes	1439	246	1685
No	3940	548	4488
Blanks	71	0	71
<b>TOTAL VOTES</b>	<b>5450</b>	<b>794</b>	<b>6244</b>
<b>QUESTION 4: CITIZEN INITIATIVE</b>			
Do you want to require vehicle manufacturers to standardize on-board diagnostic systems and provide remote access to those systems and mechanical data to owners and independent repair facilities?			
Yes	4364	661	5025
No	986	133	1119
Blanks	100	8	108
<b>TOTAL VOTES</b>	<b>5450</b>	<b>802</b>	<b>6252</b>

**QUESTION 5: CONSTITUTIONAL AMENDMENT**

Do you favor amending the Constitution of Maine to change the time period for judicial review of the validity of written petitions from within 100 days from the date of filing to within 100 business days from the date of filing of a written petition in the office of the Secretary of State, with an exception for petitions filed within 30 calendar days.

Yes	3042	462	3504
No	2172	311	2483
Blank	236	29	265
<b>TOTAL VOTES</b>	<b>5450</b>	<b>802</b>	<b>6252</b>

**QUESTION 6: CONSTITUTIONAL AMENDMENT**

Do you favor amending the Constitution of Maine to require that all of the Constituion be included in the official printed copies of the Constitution prepared by the Secretary of State?

Yes	3695	589	4284
No	1562	189	1751
Blank	193	24	217
<b>TOTAL VOTES</b>	<b>5450</b>	<b>802</b>	<b>6252</b>

**QUESTION 7: CONSTITUTIONAL AMENDMENT**

Do you favor amending the Constitution of Maine to remove a provision requiring a circulator of a citizen's initiative or people's veto petition to be a resident of Maine and a registrerd voter in Maine, requirements that have been ruled unconstitutional in Federal court?

Yes	1553	266	1819
No	3640	505	4145
Blank	257	31	288
<b>TOTAL VOTES</b>	<b>5450</b>	<b>802</b>	<b>6252</b>

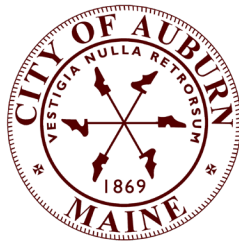
**QUESTION 8: CONSTITUTIONAL AMENDMENT**

Do you favor amending the Constitution of Maine to remove a provision prohibiting a person under guardianship for reasons of mental illness from voting Governor, Senators and Representatives, which the United States District Court for the District of Maine found violates the United States Constitution and federal Law?

Yes	2329	367	2696
No	2890	410	3300
Blanks	231	25	256
<b>TOTAL VOTES</b>	<b>5450</b>	<b>802</b>	<b>6252</b>

<b>Total Ballots Cast</b>			<b>6252</b>
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# City Council Order

## IN CITY COUNCIL

### **TITLE: ORDER AUTHORIZING ISSUANCE OF GENERAL OBLIGATION BONDS AND A TAX LEVY THEREFOR**

WHEREAS, pursuant to Order 119-09052023 (the "Bond Referendum Order"), the City Council submitted a referendum question to the voters of the City of Auburn to see if they would authorize the issuance of the City's general obligation bonds (and notes in anticipation thereof) in the principal amount not to exceed \$45,000,000 to finance a new public safety facility to house the headquarters of the City's Police Department and Fire Department (referred to as the "Public Safety Building Project"); and

WHEREAS, the City Council now desires to supplement the Bond Referendum Order to hold a public hearing with respect to the Public Safety Building Project and the bonds prior to the referendum vote and to establish certain details of the bonds, if approved by the voters;

**NOW, THEREFORE, be it hereby ORDERED by the Auburn City Council**, following a public hearing duly called and held as required by Section 8.13 of the Auburn City Charter:

THAT subject to and conditioned on an approving vote of the voters of the City pursuant to the Referendum Order and Section 8.13(C)(2) of the City Charter, there is hereby authorized the issuance and sale of the City's general obligation bonds and notes in anticipation thereof in the principal amount not to exceed \$45,000,000, the proceeds of which, including original issue premium and investment earnings thereon, if any, are hereby appropriated to finance the Public Safety Building Project.

### **Be It Further Ordered by the Auburn City Council:**

THAT the Finance Director is hereby authorized, in the name of and on behalf of the City, to prepare, issue, and sell the City's bonds and notes in the aggregate amount of \$45,000,000, which issuance and sale may be at one time or from time to time as one or more separate bond issues, or consolidated with any other issue of bonds and notes authorized to be issued by the City Council, as term bonds or serial bonds, through a public offering or a private placement, on a competitive or negotiated basis, or some combination of any of the foregoing, all as the Finance Director shall determine to be appropriate in her sole discretion.

THAT the Finance Director is hereby authorized, in the name of and on behalf of the City, to establish, determine and approve the form, dates, maturities (not to exceed the maximum term permitted by law), denominations, interest rates, place of payment, provisions for redemption prior to the stated maturity date(s), with or without a premium, as provided in Title 30-A, §5772(6) of the Maine Revised Statutes, as amended, and all other details of the bonds and notes.

THAT the bonds and notes shall be executed in the name of and on behalf of the City by the City's Finance Director and its Treasurer, either or both of whose signatures may be by facsimile to the extent permitted by law, and shall bear the City seal thereon, attested by its Clerk.

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**Richard Whiting**, Ward One  
**Joseph Morin**, Ward Four  
**Belinda A. Gerry**, At Large

**Ryan Hawes**, Ward Two  
**Leroy G. Walker**, Ward Five  
**Jason J. Levesque**, Mayor

**Stephen G. Milks**, Ward Three  
**Dana Staples**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



## City Council Order

THAT in each year the bonds remain outstanding, there shall be levied a tax in an amount that, with other revenues, if any, available for that purpose, shall be sufficient to pay the principal and interest then coming due on the bonds.

THAT the Finance Director is hereby authorized, in the name of and on behalf of the City, to do or cause to be done all such acts and things, including to approve, execute and deliver such contracts, agreements, loan agreements (including but not limited to one or more loan agreements with the Maine Municipal Bond Bank), investment agreements, bond purchase agreements, continuing disclosure agreements, official statements, certificates, tax certificates, instruments, a Letter of Representation or other agreement required to allow the bonds or notes to be issued through the Depository Trust Company Book-Entry Only System, and such other documents (all collectively, the "Bond Documents"), as may be necessary or advisable in order to accomplish the issuance of the bonds and notes and the investment of the proceeds thereof, to maintain the tax-exempt status of such bonds and notes, and, to the extent available under the Internal Revenue Code of 1986, as amended (the "Code"), to designate the bonds and notes as qualified tax-exempt obligations for purposes of Section 265(b) of the Code, which Bond Documents may be in such form and contain such terms and provisions including, without limitation, the waiving of the City's sovereign or governmental immunity with respect to the enforceability of any of the forgoing, and such other details as she shall approve, such approval to be conclusively evidenced by the execution thereof.

THAT if the Finance Director, Treasurer, or Clerk are for any reason unavailable to approve and execute the bonds, notes or any Bond Document, the person or persons then acting in any such capacity, whether on an interim or acting or temporary basis, as an assistant, a deputy, or otherwise, is authorized to act for such official, in the name of and on behalf of the City, with the same force and effect as if such official had himself or herself performed such act

THAT if any of the officers or officials of the City who have signed or sealed the bonds or notes shall cease to be such officers or officials before the bonds or notes so signed and sealed shall have been actually authenticated or delivered by the City, such bonds or notes nevertheless may be authenticated, issued, and delivered with the same force and effect as though the person or persons who signed or sealed such bonds or notes had not ceased to be such officer or official; and also any such bonds or notes may be signed and sealed on behalf of the City by those persons who, at the actual date of the execution of such bonds or notes, shall be the proper officers and officials of the City, although at the nominal date of such bonds or notes any such person shall not have been such officer or official.

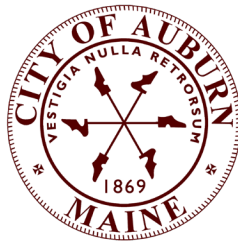
THAT the City may pay certain costs of the projects prior to the issuance of the bonds and notes (referred to as "original expenditures"); to that end, the City hereby declares its official intent to reimburse itself for such original expenditures from the proceeds of such bonds and notes, and this Order shall constitute the City's declaration of official intent pursuant to Treasury Regulation §1.150-2.

THAT during the term any of the bonds are outstanding, the Finance Director and Treasurer of the City are hereby authorized, in the name of and on behalf of the City, to issue and deliver refunding bonds on either a current or advance refunding basis, to refund some or all of the bonds then outstanding, and to

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## City Council Order

determine the date, form, interest rate, maturities (not to exceed 30 years from the date of issuance of the original bonds) and all other details of such refunding bonds, which may be made callable, with or without premium, prior to their stated date(s) of maturity, and to determine the form and manner of their sale and award, which refunding bonds shall be signed in like manner as the bonds.

THAT during the term any of the bonds are outstanding, all authority granted pursuant to this Order shall be, remain, and continue in full force and effect without the necessity of any further action of the City Council.

THAT the referendum question submitted to the voters pursuant to the Referendum Order shall be substantially as set forth therein but, shall be accompanied by the financial statement required pursuant to Title 30-A, §5772(2-A) of the Maine Revised Statutes.

A public notice describing the general purpose of the borrowing and the terms thereof and the times and places where copies of the bond proposal were available for inspection by the public was published on or before September 28, 2023, in the Lewiston Sun-Journal, a daily newspaper published in the City of Auburn and in Androscoggin County.

A public hearing was held on October 16, 2023.

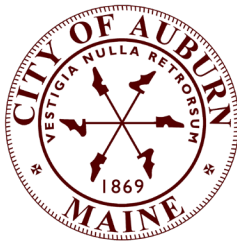
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**Phillip L. Crowell, Jr.**, City Manager





# City Council Order

## IN CITY COUNCIL

**WHEREAS**, pursuant to Order 119-09052023 (the “Bond Referendum Order”), the City Council submitted a referendum question to the voters of the City of Auburn to see if they would authorize the issuance of the City’s general obligation bonds (and notes in anticipation thereof) in the principal amount not to exceed \$45,000,000 to finance a new public safety facility to house the headquarters of the City’s Police Department and Fire Department (referred to herein as the “Public Safety Building Project”);

**WHEREAS**, pursuant to Order 131-10162023 (the “Supplemental Order”), the City Council supplemented the Board Referendum Order to hold a public hearing with respect to the Public Safety Building Project and the bonds prior to the referendum vote, and to establish certain details of the bonds if approved by the voters;

**WHEREAS**, on November 7, 2023, the voters of Auburn approved the referendum question to authorize issuance of general obligation bonds (and notes in anticipation thereof) in the principal amount not to exceed \$45,000,000 to fund construction of the Public Safety Building Project;

**WHEREAS**, the Mayor’s Ad-Hoc Public Safety Building Committee has begun its work toward making recommendations to the City’s Office of Facilities and Energy for the hiring of a Design Team and Construction Manager for the Public Safety Building Project;

**WHEREAS**, City staff will be working with the selected Design Team and Construction Manager to determine the final design and costs of the Public Safety Facility; and

**WHEREAS**, the City Council desires to approve the final design and costs of the Public Safety Building Project following completion of the work by City staff;

**NOW, THEREFORE**, be it hereby ordered by the Auburn City Council, as follows:

**THAT**, prior to commencement of construction of the Public Safety Building Project, City Staff shall submit the final design and projected costs of the Public Safety Building Project to the City Council for approval, and

**THAT** the final design and costs of the Public Safety Building Project shall be generally consistent with the proposed conceptual design presented to Auburn voters prior to the referendum on November 7, 2023, and that the bonds issued for the project shall not exceed the principal amount of \$45,000,000 approved by Auburn voters.