

City Council Workshop & Meeting Agenda

March 16, 2026

Auburn Hall, Council Chambers

1. 5:30 PM Workshop

o FY27 Budget Workshop

- Public Safety
- FY27-FY31 Five Year CIP Review

File: [CIP FY27-FY31](#)

2. 7:00 PM Meeting

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

3. 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.*

- 1) **ORDER 26-03162026*** – Confirming appointment of Jane Costlow as the Conservation Working Group Representative to the Sustainability and Natural Resource Management Board (SNRB) for a term that expires 4/1/29.

- 2) **ORDER 27-03162026***– Appointing Eric Gould to the Auburn Water District Board of Trustees for a term that expires 3/1/2029, as recommended by the Appointment Committee.
- 3) **ORDER 28-03162026*** – Appointing Stephen Ness to the Auburn Sewerage District Board of Trustees for a term that expires 3/1/2029, as recommended by the Appointment Committee.

File: [ORDER 26](#)

File: [ORDER 27 & ORDER 28](#)

4. **II. Minutes - March 2, 2026 Regular Council Meeting**

File: [March 2, 2026 DRAFT Minutes](#)

5. **III. Communications, Presentations, and Recognitions**

File: [Application for 2026 AARP Community Challenge grant funding, in partnership with Age-Friendly Community Committee, for accessible public perennial gardens providing free food to the community](#)

6. **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.

7. **V. Unfinished Business**

8. **VI. New Business**

1. **RESOLVE 01-03162026** - Granting Auburn Water District approval for the issuance of a bond in the amount of \$2,700,000 to complete meter changeout, installation of meters, and any related work necessary to complete these scopes. *Passage requires majority vote.*
2. **ORDINANCE 05-03022026** - Amending Chapter 60, "Zoning", of the City's Code of Ordinances regarding protections for important farmland and natural resources. First reading. *ROLL CALL VOTE.*
3. **PUBLIC HEARING** - Renewal of Funding for Automated License Plate Readers.

File: [ORDINANCE 05](#)

File: [RESOLVE 01](#)

9. **VII. Reports**

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

10. 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.

11. IX. Executive Session

12. X. Adjournment

The City of Auburn welcomes everyone. Language assistance, accessibility supports, and other accommodations are available for public meetings upon request.
If possible, please contact the City Clerk's Office at least 48 hours in advance so we can assist you.

CITY OF AUBURN
CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN
FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
AUBURN-LEWISTON AIRPORT - City share					
Congressionally Directed Spending (CDS) Hangar Project	\$ 68,750				
Annual Pavement Management Program	\$ 150,000				
Security Upgrades (Gates and Cameras)	\$ 75,000				
Operations and FBO Ground Support Equipment	\$ 25,000				
Acquisition of Second Operations Loader with Attachments	\$ 200,000				
Public Safety Hangar Project	\$ 100,000				
Design/Permit LifeFlight of Maine Hangar	\$ 100,000				
BIL-ATP Terminal Modernization Project	\$ 65,650				
Airport Drive and Terminal Parking Lot Reconstruction	\$ 300,000				
FBO Courtesy Car	\$ 25,000				
Airport/Airpark Wayfinding and Directory Signage		\$ 25,000			
Replace Mower and Bushhog		\$ 25,000			
LifeFlight of Maine Hangar Construction		\$ 400,000			
Environmental Assessment for 5-Year Airport Projects		\$ 25,000			
Runway 4/22 Pavement Maintenance		\$ 200,000			
East Ramp Phase 2 and White Hangar Drive Reconstruction		\$ 475,000			
Hangar Condo Associations Pavement Rehab			\$ 500,000		
Industrial Airpark Road Reconstruction Phase 1			\$ 502,500		
Runway 17/35 Pavement Maintenance			\$ 150,000		
Construct New Parallel ADG II Taxiway			\$ 69,250		
Industrial Airpark Road Reconstruction Phase 2				\$ 573,750	
Fire Fighting Foam Trailer				\$ 32,500	
Hangar #5 Building Maintenance (Roof Replacement, Door Repair)				\$ 150,000	
Prelmin Design/Permit Maintenance Building				\$ 70,834	
Compact Tractor Replacement					\$ 25,000
Hangar #5/Heavy Ramp Rehab					\$ 250,000
Relocate Jet-A Fuel Tank					\$ 222,000
TOTAL AUBURN-LEWISTON AIRPORT	\$ 1,109,400	\$ 1,150,000	\$ 1,221,750	\$ 827,084	\$ 497,000
CITY CLERK					
Record Restoration	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Fire Proof Vault Construction		\$ 100,000			
TOTAL CITY CLERK	\$ 50,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ -

CITY OF AUBURN

CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
FINANCE					
Revaluation	\$ 250,000				
Eagleview		\$ 50,000			
TOTAL FINANCE DEPARTMENT	\$ 250,000	\$ 50,000	\$ -	\$ -	\$ -
FIRE DEPARTMENT					
 Fire					
Apparatus Reconditioning	\$ 315,000	\$ 350,000			\$ 350,000
Apparatus Replacement			\$ 1,600,000		
Rescue Boat Replacement					
Fire Hose Replacement		\$ 50,000		\$ 50,000	
Cascade air fill station system replacement					
PPE Turnout Gear Replacement	\$ 175,000	\$ 175,000		\$ 55,000	\$ 55,000
SCBA air bottles				\$ 50,000	
Extrication Equipment				\$ 75,000	
 Total Fire	\$ 490,000	\$ 575,000	\$ 1,600,000	\$ 230,000	\$ 405,000
 EMS					
Ambulance Replacement/Remount	\$ 305,000	\$ 55,000		\$ 335,000	
Cardiac monitors	\$ 53,000	\$ 210,000	\$ 70,000	\$ 70,000	\$ 70,000
Stretcher Replacement	\$ 43,000		\$ 47,000		
 Total EMS	\$ 401,000	\$ 265,000	\$ 117,000	\$ 405,000	\$ 70,000
TOTAL FIRE DEPARTMENT	\$ 891,000	\$ 840,000	\$ 1,717,000	\$ 635,000	\$ 475,000
INFORMATION TECHNOLOGY					
Fiber Connection	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Security Camera Project	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	
Tri-Caster					
Agenda Meeting Software					
TOTAL INFORMATION TECHNOLOGY	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
LA911 (Auburn's share)					
TOTAL LA911	\$ -	\$ -	\$ -	\$ -	\$ -
NSBA & Ingersoll					
 NSBA					
Floor Rubber Rink #1 and Mezzanine	\$ 80,000				

CITY OF AUBURN

CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
LED Lights Rink #1 and Rink #2		\$ 75,000			
Ice Resurfacers	\$ 225,000				
Two LED Scoreboards Rink #1			\$ 150,000		
Sound System Rink #1 and #2				\$ 150,000	
Protective Netting Rink #1				\$ 20,000	
Rink #1 Rink Board (Preventive Maint.)			\$ 50,000		
Floor Rubber Rink #2					\$ 60,000
Rink #1 Seating Area replacement					\$ 200,000
Ingersoll Turf Facility					
Floor and Rubber install outside of turf areas	\$ 40,000				
Replace Turf	\$ 300,000				
HVAC Upgrade		\$ 350,000			
Net and Divider Replacement			\$ 50,000		
TOTAL NSBA & INGERSOLL	\$ 645,000	\$ 425,000	\$ 250,000	\$ 170,000	\$ 260,000
POLICE DEPARTMENT					
Firearm Training Storage Container	\$ 15,000				
10 Pole Mounted Radar Signs				\$ 45,000	
Digital Mapping Equipment (Drone)					\$ 20,000
Cruiser & Body Camera System Replacement	\$ 152,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 150,000
TASER Upgrade			\$ 200,000		
Mobile Data Terminal Replacement				\$ 145,000	
APEX Training System		\$ 75,000			
Firearm Training Equipment	\$ 6,000				
TruNarc Handheld Narcotics Analyzer		\$ 47,000			
Automatic External Defibrillators	\$ 30,000				
TOTAL POLICE DEPARTMENT	\$ 203,000	\$ 195,000	\$ 320,000	\$ 310,000	\$ 170,000
PUBLIC SERVICES					
ENGINEERING					
Traffic Signal Installation	\$ 1,000,000				
Brickyard Circle Slip Lane	\$ 350,000				
Reconstruction	\$ 1,200,000	\$ 1,200,000	\$ 2,600,000	\$ 2,200,000	\$ 3,800,000
Reclamation	\$ 1,550,000	\$ 1,200,000	\$ 1,400,000	\$ 2,250,000	
Major Drainage	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
MDOT Match	\$ 1,600,000	\$ 550,000	\$ 1,300,000	\$ 1,200,000	\$ 1,400,000

CITY OF AUBURN

CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
Resurfacing	\$ 1,200,000	\$ 810,000	\$ 620,000	\$ 1,200,000	\$ 700,000
Retaining Walls	\$ 35,000	\$ 20,000	\$ 20,000	\$ 250,000	
Lake Grove Park-Parking & Court Improvements					
Sidewalk Repairs	\$ 550,000	\$ 100,000	\$ 100,000	\$ 100,000	
Downtown Parking and Walkability-UPI Grant Match	\$ 300,000				
Small Master Plan Study	\$ 100,000				
TOTAL ENGINEERING DEPARTMENT	\$ 8,385,000	\$ 4,380,000	\$ 6,540,000	\$ 7,700,000	\$ 6,400,000
PLANNING & PERMITTING					
Dangerous Buildings and Junkyard Cleanups	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Comprehensive Plan Program	\$ 250,000	\$ 400,000	\$ 400,000	\$ 400,000	
File Scanning	\$ 136,000				
TOTAL PLANNING & PERMITTING DEPARTMENT	\$ 350,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
TRANSPORTATION					
Traffic Calming & Pedestrian Safety	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Neighborhood Safety Measures	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
LATC	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Freight Intermodal Gate House and Scale Modernization	\$ 35,000				
Freight Intermodal Modernization and Expansion	\$ 250,000	\$ 2,000,000			
TOTAL TRANSPORTATION DEPARTMENT	\$ 535,000	\$ 2,250,000	\$ 250,000	\$ 250,000	\$ -
TOTAL PUBLIC SERVICES	\$ 9,270,000	\$ 7,130,000	\$ 7,290,000	\$ 8,450,000	\$ 6,400,000
PUBLIC WORKS					
PUBLIC WORKS					
Road Maintenance Equipment					
Front end loader (loading materials and snow removal)	\$ 190,000		\$ 250,000	\$ 300,000	
Grader		\$ 450,000			\$ 450,000
Mastic Machine	\$ 75,000				
Mini Excavator					
Replace sidewalk tractor (sidewalk maintenance and mowing)	\$ 279,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000
Replace Sweeper 49	\$ 340,000		\$ 340,000		
Replace 30 Ton Trailer					
Vehicle Lifts	\$ 61,000				
Skid Steer Shoulder Box Attachment	\$ 60,000				
Replace Western Star Pulp Truck		\$ 275,000			
Replace Chipper		\$ 80,000			

CITY OF AUBURN
CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN
FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
Replace Loader Mounted Snow Blower		\$ 150,000			
Light Towers	\$ 26,000				
Ventrac Mower & Attachments	\$ 50,000				
Diamond Saw	\$ 27,000				
Zero Turn Mowers	\$ 37,800				
Hot Box Pavement Reclaimer	\$ 65,000				
Road Maintenance Equipment:	\$ 1,210,800	\$ 1,139,000	\$ 774,000	\$ 484,000	\$ 634,000
Recreation & Open Space Maintenance					
Dog Park		\$ 240,000			
Play Ground Replacment	\$ 300,000		\$ 350,000		
Field Repair	\$ 230,000	\$ 100,000		\$ 100,000	
Upper Pettengill Wall Pad Replacement	\$ 15,000				
Park Repair & Furniture Replacement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Fence Repair Riverwalk	\$ 16,000				
Festival Plaza	\$ 125,000				
Recreation & Open Space Maintenance:	\$ 736,000	\$ 390,000	\$ 400,000	\$ 150,000	\$ -
Electrical Improvements					
Replace Genie Lift School and Public Works		\$ 25,000			
Court Street Light Pole Replacement	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	
Replace School Zone Flashers	\$ 48,000				
Electrical Improvements:	\$ 198,000	\$ 125,000	\$ 100,000	\$ 100,000	\$ -
City Fleet Vehicles					
Electrical Division - Vehicle Replacement	\$ 125,000				
Replace Engineering Vehicles	\$ 50,000				
Replace Service Truck	\$ 130,000				
Box Truck for Striping	\$ 65,000				
Replace Car 93	\$ 50,000				
Replace Crew Cab Truck					
Replace 1/2 ton pick-ups	\$ 186,492	\$ 100,000			
Replace One Ton Truck with Plow (2)		\$ 70,000	\$ 70,000	\$ 375,000	\$ 375,000
Replace 3/4 Ton Pickup w Plow	\$ 60,000	\$ 90,000			
Replace 7 yard plow trucks (plowing/sanding/road maint)	\$ 331,000	\$ 602,400	\$ 975,000	\$ 602,400	\$ 602,400
Replace 12 yard plow trucks (plowing/sanding/roadway maint)	\$ 400,000		\$ 650,000	\$ 650,000	
Police Vehicle Replacement	\$ 316,000	\$ 316,000	\$ 316,000	\$ 316,000	

CITY OF AUBURN

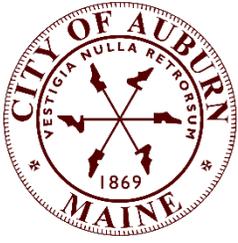
CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
Public Safety Command Vehicle Replacement	\$ 450,000				
Fire Vehicle Replacement	\$ 65,000	\$ 135,000	\$ 65,000	\$ 65,000	\$ 65,000
Battalion Chief Command Vehicle Replacement					
Recreation Mini Bus replacement/upgrade		\$ 180,000			
City Fleet Vehicles:	\$ 2,228,492	\$ 1,493,400	\$ 2,076,000	\$ 2,008,400	\$ 1,042,400
<u>FACILITIES & ENERGY</u>					
Auburn Hall Boiler/Mechanical Upgrades					
Auburn Hall Reconfiguration/APD Relocate	\$ 500,000				
Auburn Hall Building Automation System Upgrade		\$ 465,500			
Auburn Hall New ERVS			\$ 712,500		
Auburn Hall Repointing Brick and exterior Masonry work			\$ 1,500,000		
Auburn Hall Fan Coil Full Replacement			\$ 1,500,000		
Engine 2 Station Reconstruction					
Engine 5 Preliminary Design & Cost Analysis	\$ 150,000				
Engine 5 Station Reconstruction			\$ 3,000,000		
Engine 5 Electrical Upgrade (undersized for HVAC)	\$ 100,000				
Engine 5 ERV	\$ 166,250				
Engine 5 Front of Building Storefront Window	\$ 40,000				
Engine 5 Heating, Cooling and Ventilation upgrade	\$ 213,000				
Engine 5 Building Windows		\$ 100,000			
Engine 5 Boiler Replacement	\$ 15,000	\$ 100,000			
Public Works 506.5 KW Solar array(Est. cost prior to 650K rebate)	\$ 1,855,350				
Sand/Salt Building 67 Kittyhawk	\$ 465,000				
Public Works Addition/ Remodel/ New Electrical Service			\$ 3,000,000		
Public Works Repoint Brick			\$ 100,000	\$ 100,000	
NSBA Solar 882.2 KW Solar Array (Est. cost prior to 1.3 Mil rebate)	\$ 3,225,250				
121 Mill St RTU (x2)	\$ 33,500				
City-wide Facilities & Energy Total	\$ 6,763,350	\$ 665,500	\$ 9,812,500	\$ 100,000	\$ -
<u>Auburn Public Library</u>					
Public Library Rooftop Units (X4)	\$ 594,000				
Public Library Building Envelope, ADA Upgrades & Historical Preservation	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	
Public Library Building Lighting Upgrades	\$ 66,500				
Public Library Building Automation System Upgrade	\$ 270,000				
Public Library Roof Coating	\$ 250,000				

CITY OF AUBURN
CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN
FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
Auburn Public Library Total	\$ 1,480,500	\$ 300,000	\$ 300,000	\$ 300,000	\$ -
TOTAL FACILITIES & ENERGY	\$ 8,243,850	\$ 965,500	\$ 10,112,500	\$ 400,000	\$ -
TOTAL PUBLIC WORKS	\$ 12,617,142	\$ 4,112,900	\$ 13,462,500	\$ 3,142,400	\$ 1,676,400
RECREATION					
Major Equipment Replacement	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
TOTAL RECREATION	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
EDUCATION (See attached list)	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
TOTAL CIP TO BOND	\$ 25,235,542	\$ 15,302,900	\$ 25,561,250	\$ 14,834,484	\$ 10,478,400



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 16, 2026

ORDER 26-03162026

Author: Emily F. Carrington, City Clerk

Subject: Confirming appointment of CWG Representative to SNRB

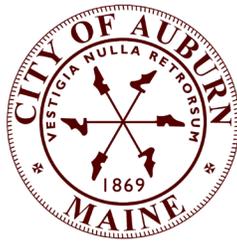
Information: Sec. 2-477 of the City's Code of Ordinances specifies, of the establishment of the Sustainability and Natural Resource Management Board (SNRB): "The standing working groups on agriculture, conservation, the community forest, and sustainability shall nominate one representative each for approval by the council; these members shall serve staggered three-year terms". The Conservation Working Group has nominated Jane Costlow, CWG Secretary, to continue to serve as the SNRB member for a new 3 year term starting 4/1/2026 and ending 4/1/2029.

City Budgetary Impacts: N/A

Previous Meetings and History: N/A

City Manager Comments: *Phillip Crowell, Jr.*

Attachments: ORDER



ORDER 26-03162026

City Council Order

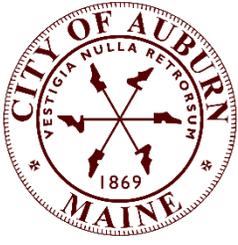
IN COUNCIL

ORDERED, that Jane Costlow be and hereby is appointed as the Representative of the Conservation Working Group to the Sustainability and Natural Resource Management Board (SNRB), for a term that expires 3/1/2029.

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

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

Mathieu L. Duvall, 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 16, 2026

**ORDER 27-03162026* &
ORDER 28-03162026***

Author: Emily F. Carrington, City Clerk

Subject: Appointments to Water and Sewerage District Boards

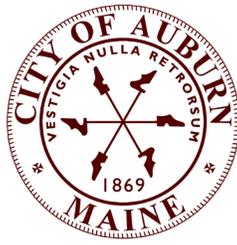
Information: On March 9, 2026, the Appointment Committee met to consider applications received for various vacant board & committee seats. Two applications were received by the 3/2 deadline for Water District and Sewerage District Board of Trustee seats, both current members seeking a new term. The Appointment Committee recommends the appointment of Eric Gould to the Water District for a term that expires 3/1/29, and Stephen Ness to the Sewerage District for a term that expires 3/1/29.

City Budgetary Impacts: N/A

Previous Meetings and History: N/A

City Manager Comments: *Phillip Crowell Jr.*

Attachments: ORDER



ORDER 27-03162026

City Council Order

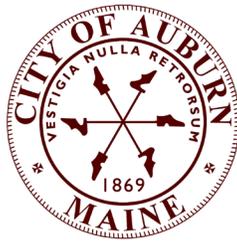
IN COUNCIL

ORDERED, that Eric Gould be and hereby is appointed as a member to the Water District Board of Trustees for a term that expires 3/1/2029.

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

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

Mathieu L. Duvall, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 28-03162026

City Council Order

IN COUNCIL

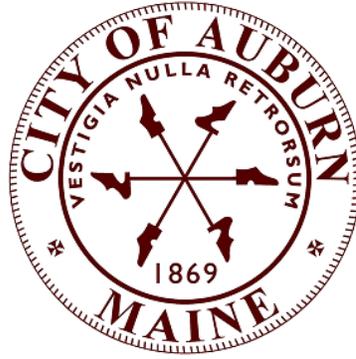
ORDERED, that Stephen Ness be and hereby is appointed as a member to the Sewerage District Board of Trustees for a term that expires 3/1/2029.

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

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

Mathieu L. Duvall, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager

Meeting Agenda



City Council Workshop & Meeting Agenda

March 2, 2026

Auburn Hall, Council Chambers

5:30 PM Workshop

- FY27 Budget Workshop

[Download FY27 Budget Workshop](#)

7:00 PM Meeting

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

Mayor Harmon called the meeting to order at 7:00pm and led the assembly in the Pledge of Allegiance. All Councilors and Student Representatives were present.

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 17, 2026 Regular Council Meeting

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

[Download Draft 2-17-26 Minutes](#)

III. Communications, Presentations, and Recognitions

- ORDER 16-01202026 update – Planning Board and Sustainability Natural Resources Board Ordinance Review Completed

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.

Sen. Bruce Bickford, District 20 - presented an update on the Property Tax Relief Task Force, including preliminary recommendations from the Task Force, which include increased meetings in 2026, identifying burdens to paying real estate taxes including allowing taxpayers to make monthly payments; methods of increasing notice of property tax relief information, and allowing a taxpayers' income tax credit to offset property tax bills, and looking at local vs. county services. Rep. Laurel Libby spoke on concerns regarding Flock Cameras in Auburn. Justin Young, Ward 4; spoke on rent freezes and eviction moratoriums and housing. Rep. Quentin Chapman, spoke on Flock Cameras and the Auburn Public Library Rudy Wing, 499 Penley Corner Rd, spoke on concerns regarding his property David Strome, spoke on Flock cameras

V. Unfinished Business

VI. New Business

VII. Reports

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

Mayor Harmon shared he recently toured the new Maine Mill building; this is nearing completion and there will be an opening in June. Councilor Platz noted that the School Committee will begin budget deliberations at their meeting this week. Student Rep Edwards provided an update on ELHS sports. City Manager Crowell shared the release of the 2025 Auburn Annual Report now available on the website. On March 11, 2026 the advertisement for the traffic light at Washignton St & Danville Corner Rd will be publicized.

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

Pursuant to 1 M.R.S.A. Section 405(6) (C) to discuss an economic development matter pertaining to the disposition of City-owned property where premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency.

The Council moved back into Workshop before making a motion to enter Executive Session. Councilor Walker moved to enter Executive Session at 8:33pm, seconded by Councilor Cowan. Motion passed 7-0.

Declared out at 8:48pm.

 [Executive Session Information Sheet](#)

X. Adjournment

Council adjourned by unanimous consent at 8:48pm.

The City of Auburn welcomes everyone. Language assistance, accessibility supports, and other accommodations are available for public meetings upon request.

If possible, please contact the City Clerk's Office at least 48 hours in advance so we can assist you.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 16, 2026

Author: Katie Boss, Grants and Special Projects Manager

Subject: Application for 2026 AARP Community Challenge grant funding, in partnership with Age-Friendly Community Committee, for accessible public perennial gardens providing free food to the community.

Information: The Auburn Age-Friendly Community Committee requested support in applying for a \$15,000 "Flagship Grant" through the 2026 AARP Community Challenge program, to create an accessible community garden of edible perennial plants (crops that grow back year after year, providing reliable harvests with minimal replanting - including vegetables, herbs, and fruits).

The goal of the AARP grant program is to support communities in creating vibrant public places that benefit all residents, especially seniors. A community perennial garden will provide access to free and fresh produce, opportunities for gentle physical activity for all ages and abilities, and a place for social connection - all of which are critically important for residents, particularly those who are aged 50+. If awarded, grant funds will be used to purchase edible perennial plants, adaptive gardening tools, materials to build out garden beds and accessible walkways, and benches for seating.

City Budgetary Impacts: There are no budgetary impacts related to this grant application, or proposed project (if funded).

Staff Recommended Action: None

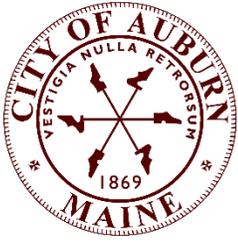
Previous Meetings and History: None

City Manager Comments:

I concur with the recommendation. Signature: _____

Attachments:

- None



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 16, 2026

ORDINANCE 05-03162026

Author: Eric J. Cousens, Director of Public Services

Subject: Protections for important farmland and natural resources (first reading and Public Hearing)

Information: The Agriculture and resource protection zoning district offers some limited protection of soils and natural resources when reviewing residential permits and solar projects. This draft ordinance proposes edits that strengthen those protections and would prohibit projects that impact prime farmland soils, soils of statewide significance and wetlands. A total of 71 acres of solar projects have been constructed and a total of 30 acres of solar projects have been approved and not constructed in the Agriculture & Resource Protection zone.

City Budgetary Impacts: None.

Previous Meetings and History: The proposed zone change was initiated January 20, 2026. The draft ordinance was brought to the Planning Board and Sustainability and Natural Resources Board on February 17 and 19 for review and both committees unanimously endorsed the proposed ordinance.

City Manager Comments:

Attachments: Latest draft ordinance, previous draft ordinance, Planning Board and Sustainability and Natural Resources Board summary memo and other information requested by the City Council.

DIVISION 2. AGRICULTURE AND RESOURCE PROTECTION DISTRICT

Sec. 60-144. Purpose.

The purposes of this district are to allow for conservation of natural resources and open space land, and to encourage agricultural, forestry, and certain types of recreational uses. It is declared to be in the public interest that these areas should be protected and conserved because of their natural, aesthetic and scenic value, the need to retain and preserve open space lands, their economic contribution to the city, and primarily because these areas are so remote from existing centers of development that any added uncontrolled growth could result in an economic burden on the city and its inhabitants. This section shall be construed so as to effectuate the purposes outline here and to prevent any attempt to establish uses which are inconsistent with these purposes or any attempt to evade the provisions of this division.

(Ord. of 9-21-2009, § 3.31A)

Sec. 60-145. Use regulations.

(a) *Permitted uses.* The following uses are permitted:

- (1) One-family detached dwellings, including manufactured housing subject to all the design standards, except the siting requirements of section 60-1010, as set forth in division 6 of article XII of this chapter, on parcels containing no less than ten acres, provided that the dwelling is accessory to farming or agricultural operations, recreational uses or natural resource uses and subject to all of the following restrictions:
 - a. The footprint of residential development associated with the one-family detached dwelling shall comprise no more than 20 percent of the land coverage or two acres, whichever is less, of the lot upon which the dwelling is to be constructed. For purposes of this subsection, "residential development" shall include the following:
 1. Residential structures;
 2. Impervious and non-vegetated areas accessory to the residential use, such as driveways, parking areas, walkways and patios (areas created using waffle pavers and other semi-impervious surfaces shall be considered non-vegetated surfaces, even if the surface is covered by grass or other similar vegetation);
 3. Areas on, over or beneath the surface of the earth devoted to the transmission of water, electricity, telephone or gas to the residential use of pipes, poles, wires, lines, conduits, cables or other devices;
 4. Areas on, over or beneath the surface of the earth devoted to the disposal of waste or wastewater generated by the residential use, including, but not limited to, septic tanks, disposal fields, holding tanks, pretreatment filters, and piping;
 5. Structures accessory to the residential use; and
 6. Uses of the land accessory to the residential use, but not accessory to other allowed uses within the zone.

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- b. New one-family detached dwellings shall:
1. Not be built within the Lake Auburn Watershed Overlay District;
 2. Provide a farm, [agricultural], recreational or natural resource use business or land use plan that has been approved by the planning and permitted director or their designee. The planning and permitting director or their designee must make the following written findings prior to approval of the business plan or land use plan and prior to the issuance of a building permit:
 - (i) The business or proposed land use is feasible, and, if implemented will constitute a bona fide farming, agricultural, recreational or natural resource use allowed under either subsection (a), permitted uses, or subsection (b), special exception uses, of this section.
 - (ii) The parcel can reasonably accommodate an enterprise of the size and scope proposed. Parcel size or other lot limitations often restrict potential uses, and the plan must provide for utilization of the parcel's available potential for a farm, agricultural, recreational or natural resource use.
 - (iii) The parcel lawfully existed as of October 1, 2017, or meets the dimensional standards of section 60-146, and otherwise meets the requirements of this chapter.
 3. ~~Avoid being~~Not be sited on ~~soils farmland~~ of state ~~wide significance importance~~ or prime farmland as defined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) unless it can be demonstrated to the code enforcement officer that ~~land that is not farmland of statewide importance or~~ ~~non~~-prime farmland is not available within the building envelope, as determined pursuant to section 60-146 of this chapter, on the subject property;
 4. ~~Avoid being~~Not be sited on land determined to be essential habitat, as defined by the state department of inland fisheries and wildlife unless it can be demonstrated to the code enforcement officer that non-essential habitat is not available within the building envelope, as determined pursuant to section 60-146 of this chapter, on the subject property;
 5. ~~Avoid being~~Not be sited on wetlands;
 6. ~~Avoid being~~Not be sited on slopes greater than 25 percent; and
 7. Not be sited on any portion of a parcel that is classified as being:
 - (i) Currently enrolled in the State of Maine Farmland Tax Program;
 - (ii) Currently enrolled in the State of Maine Tree Growth Tax Law Program; or
 - (iii) Currently enrolled in the State of Maine Open Space Tax Program.
- c. No certificate of occupancy shall be issued for any such residence until satisfactory evidence that the requirement of subsections (a)(1)a. and (a)(1)b.2. above has been met is presented to the municipal official charged with authority to issue the certificate of occupancy.
- d. In no case shall any residence constructed under the provisions of this section after the effective date of the amended ordinance from which this section is derived continue to be occupied as a residence if the lot upon which the residence is constructed fails to meet the requirements set forth in subsections (a)(1)a. and (a)(1)b.2. above.

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- (2) Buildings, equipment and machinery accessory to the principal use including, but not limited to: barns silos, storage buildings and farm automobile garages.
 - (3) Forest products raised for harvest, including, but not limited to, maple sugaring, firewood processing, Christmas tree cultivation, or mushroom cultivation.
 - (4) Field crop farms.
 - (5) Row crop farms.
 - (6) Orchard farms.
 - (7) Truck gardens.
 - (8) Plant and tree nurseries.
 - (9) Greenhouses.
 - (10) Handling, storage or processing and sale of forestry products or agricultural products.
 - (11) Livestock operations including poultry farms, cattle farms, dairy farms, stud farms, hog farms, sheep ranches, other animal farms, including farms for raising fur-bearing animals.
 - (12) Wayside stands.
 - (13) Two-family dwellings which are created from the conversion of a one-family dwelling structure which was constructed prior to 1900.
 - (14) Adult use and medical marijuana cultivation, but not retail sales of any kind.
 - (15) Marijuana manufacturing accessory to a licensed cultivation site.
 - (16) Ground-mounted and dual-use solar energy generating systems less than one acre in total land area as defined in section 60-1501 that are not sited on prime farmland or farmland of statewide importance determined using the method required by 60-145(b)(19)(g).
 - (17) Natural resource uses.
 - (18) Small-scale recreational uses of land designed or intended for public use.
- (b) *Special exception uses.* The following uses are permitted by special exception after approval by the planning board in accordance with the provisions of division 3 of article XVII of this chapter:
- (1) Sawmills and their customary accessory land uses and buildings incidental to the harvesting of forest products, subject to the following conditions:
 - a. Sawmill and accessory activity shall not be detrimental to the neighborhood or the city by reason of special danger of fire or explosion, pollution of rivers or perennial streams or accumulation of refuse.
 - b. Wood processing operation shall be located no closer than 75 feet from any river or perennial stream, 250 feet from any zoning district boundary or residential dwelling and shall be limited to four persons employed.
 - c. Where natural vegetation is removed, it shall be replaced within six months with other vegetation which will be equally effective in retarding erosion and will preserve natural beauty.
 - (2) Veterinary hospitals, where operated by licensed veterinarians, including offices and facilities for temporarily boarding animals.
 - (3) Handling, storage and sale of agricultural services, equipment, and supplies accessory to the farming use.

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- (4) Bona fide residences required for farm labor. Any residence constructed for farm labor shall not be converted to nonfarm residential use except by permission of the planning board based upon a finding that the abandonment or reduction in such use resulted from causes beyond the control of the applicant and not from any intention to circumvent the requirements of this division. The findings and the conditions upon which such altered use may be continued shall be made a part of the permanent records.
 - (5) Non-small scale recreational uses of land intended or designed for public use subject to the following conditions:
 - a. No such recreational use shall be expanded or extended so as to occupy additional land area greater than 20 percent of the original area or one acre, whichever is less; or by the construction of a structure or an addition to an existing structure by more than 900 square feet of additional floor space unless the owner or occupant first obtains approval of the planning board in the manner and upon the same terms as approvals of initial recreational uses.
 - b. Any proposed new or expanded recreational use shall be completed on or before the estimated completion date except that the planning board may grant reasonable extension of time where good cause for the failure to complete is shown.
 - (6) Any legally nonconforming summer camp or cottage may be rebuilt if destroyed by fire or other casualty, subject to the following conditions:
 - a. Such reconstruction shall comply with all ordinances applicable to new construction. Such reconstruction need not, however, comply with zoning provisions which would otherwise be applicable except for the provisions of article XII of this chapter.
 - b. In cases where no minimum setback is established by division 5 of article XII of this chapter an open yard space of at least ten feet between the building as reconstructed and each of the property lines shall be maintained.
 - (7) Rifle, pistol, skeet or trap shooting ranges, public or private.
 - (8) Cemeteries, subject to the following conditions:
 - a. At least 20 acres in area.
 - b. Not located in any environmental overlay district or over any known aquifer.
 - c. At least ten acres if designated a conservation cemetery.
 - (9) Municipal sanitary landfills, subject to the following conditions:
 - a. Not located in any environmental overlay district or over any known aquifer.
 - b. Provisions shall be made to avoid surface water and groundwater pollution.
 - c. Provisions shall be made for frequent covering of deposited wastes with earth to counteract vermin, insects, odors, and windblown debris.
 - (10) Radio, radar, television and radio telephone transmitting or broadcasting towers, but not studios or offices for such transmitting or broadcasting, provided that:
 - a. Every such tower shall be installed in a location and manner that ensures its safe operation and the safety of the surrounding residents, building occupants, land uses and properties.
 - b. In no case shall such tower be located less than one and one-half times its height from the nearest property line.
 - (11) Wholesale nurseries, subject to the following conditions:

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- a. At least one-half of the area of the lot (up to a maximum of three acres) is in active nursery production in a husband type manner.
 - b. The plants and trees propagated, grown and nurtured in the nursery are used as the primary products by the owner/operator of the landscape service.
- (12) Processing and storage of compost and bulking agents from the municipal wastewater sewerage sludge facilities provided that:
- a. All compost and amendments are to be stored undercover or screened from the public way and abutting property as determined by the planning board.
 - b. All federal, state and local ordinances and laws relating to the processing and storage of waste are complied with.
 - c. An end-use plan must be filed as part of the planning board process.
- (13) Licensed hospice care facility provided that it shall be licensed by the state as a Medicare certificate hospice.
- (14) Slaughterhouse, stockyard, abattoir, dressing plant in compliance with state and federal regulations subject to the following conditions:
- a. The facility shall not be located within the Lake Auburn Watershed Overlay District, the watershed of Taylor Pond, the shoreland overlay district or the floodplain overlay district.
 - b. The proposed use shall not occupy more than 10,000 square feet of building area.
 - c. The number of employees shall be limited to not more than 15.
 - d. Accessory retail sales shall be limited to 10 percent of building area or 1,000 square feet, whichever is smaller.
 - e. Hours of operation shall limited to between 6:00 a.m. and 8:00 p.m.
- (15) Compost operations, excluding municipal and industrial waste, to process products such as manure, bedding, animal mortalities, waste feed, produce, forestry by-products, leaves and yard trimmings in compliance with state and federal regulations, subject to the following conditions:
- a. All compost sites shall be evaluated for suitability by a properly qualified professional, including benchmark water testing prior to approval.
 - b. Provisions shall be made to avoid surface and groundwater pollution.
 - c. Provisions shall be made to counteract vermin, insects and odors.
 - d. Must comply with all applicable state department of environmental protection and state department of agriculture rules and regulations and best management practices.
 - e. Shall not be located within the Lake Auburn Watershed Overlay District.
- (16) Adaptive reuse of structures of community significance.
- (17) Assembly, sale, research and development, distribution, instruction, training, demonstration or maintenance of recreational or agricultural equipment, including buildings as accessory structures used in the assembly, sale, distribution, instruction, training, demonstration, or maintenance of recreational or agricultural equipment, subject to the following conditions:
- a. The proposed use is accessory, complementary, or otherwise related to a recreational or agricultural use;

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- b. The recreational or agricultural use has been in existence for at least five years prior to the date of the application for the special exception; and
 - c. The recreational or agricultural use is located on the parcel for which the special exception is requested or is adjacent to the property for which the special exception is requested.
- (18) Reserved.
- (19) Ground-mounted and dual-use solar energy generating systems greater than one acre in total land area as defined in section 60-1501, subject to the following conditions:
- a. Must comply with the provisions of article XVIII under this chapter;
 - b. Setbacks, including appurtenant structures and parking areas, shall be subject to the following yard requirements:
 - 1. *Rear.* There shall be behind every structure associated with a solar energy generating system a rear yard having a minimum depth of 25 feet.
 - 2. *Side.* There shall be a minimum distance of 15 feet between any structure associated with a solar energy generating system and the side property line.
 - 3. *Front.* There shall be in front of every structure associated with a solar energy generating system a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.
 - c. Lot coverage shall not exceed 30 percent, as defined under subsection 60-1506(a)(2).
 - d. *Total land area.* Once one percent of the agriculture and resource protection district has been developed into solar energy generating systems, the planning board must find that any additional proposed solar energy generating systems will not materially alter the stability of the overall land use pattern of the agriculture and resource protection district. In making this determination, the planning board shall consider the overall effect of existing and potential solar energy generating systems and if it will be more difficult for existing farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights, or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the surrounding area. The planning board shall request an assessment of the proposed project based on subsection 60-145(b)(19)d. by the ~~agriculture committee and, if located in the resource protection district, the conservation commission~~ Sustainability & Natural Resource Management Board and carefully consider their recommendations.
 - e. All applications shall consider the location of existing grid infrastructure and plan to limit the need to extend the amenities for optimal efficiency.
 - f. If a solar energy generating system is proposed on forestland in the agriculture and resource protection district, on a parcel adjacent to prime farmland or land currently used for farming, clearing of forestland or the use of prime farmland may be permitted under the following conditions:
 - 1. The presence of the solar energy generating system will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property or abutting properties.
 - 2. At the time of decommissioning of any solar energy generating system approved by the planning board, the current sitting planning board shall review the site and proposed decommissioning plan for the conversion of the parcel into prime farmland or forestland, as applicable under the current ordinance standards.

3. A survey of critical wildlife habitat is provided at the time of application, if a project is located in an area determined to be essential habitat, as defined by the state department of inland fisheries and wildlife, an IF&W recommendation shall be secured before a planning board ruling.
 4. A vegetative cover plan is provided that demonstrates, where feasible, the replanting of forested areas disturbed during construction and preservation of prime soils throughout the life of the project.
- g. *Prime ~~soils~~ and Farmland of Statewide Importance.* ~~All~~ solar energy generating systems proposed in the agriculture and resource protection district shall not be sited on prime farmland or on farmland of statewide importance as defined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). The determination of whether land is prime farmland or farmland of statewide importance shall be made by a soil scientist licensed by the Maine Department of Professional and Financial Regulation, whose services shall be paid for by the applicant, utilizing the most recent guidance provided by the Maine Department of Agriculture, Conservation and Forestry for the determination of prime farmland and farmland of statewide importance for the siting of solar projects. ~~include a soil analysis. Such analysis shall demonstrate if the site proposed for development contains prime farmland as defined by the United States Department of Agriculture (USDA). Least productive agricultural soils shall be considered first for development unless it can be demonstrated to the planning board that:~~
- ~~1. Non-prime farmland is not reasonably available on the subject property.~~
- h. All applications for solar energy generating systems in the agriculture and resource protection district shall be subject to the following provisions:
1. Siting of the overall facility and individual panels shall keep with the existing contours of the land;
 2. Only pile driven, or ballast block footing shall be used so as to minimize the disturbance of soils during installation;
 3. To the extent possible, infrastructure shall not be located on steep slopes; and
 4. A plan for topsoil maintenance shall be provided at the time of application to the planning board.
- i. All operations and maintenance plans shall also include:
1. A plan prioritizing the ability to co-mingle agricultural and energy generation land uses including but not limited to: apiaries, grazing or handpicked crops.
 2. A plan that provides habitat for native plants and animals and native pollinators.

(20) Municipal or public utilities and communication facilities.

(21) Municipal uses.

(Ord. of 9-21-2009, § 3.31B; Ord. No. 32-02072011-07, 2-7-2011; Ord. No. 06-08012011-07, 8-1-2011; Ord. No. 05-04032017, § 2, 4-24-2017; Ord. No. 06-06052017, 6-19-2017; Ord. No. 04-05202019, 6-3-2019; Ord. No. 17-11182019, 12-9-2019; Ord. No. 05-05182020, 6-1-2020; Ord. No. 11-03012021, §§ 5, 6, 3-15-2021; Ord. No. 02-02132023, 2-17-2023; Ord. No. 03-04182023, 5-1-2023; Ord. No. 10-06202023, 7-10-2023; Ord. No. 17-09052023, 9-18-2023)

Sec. 60-146. Dimensional regulations.

All structures in this district, except as noted shall be subject to the following dimensional regulations:

- (1) *Minimum lot area, width and depth.* No lot shall be created after October 1, 2017 containing less than ten acres, exclusive of any bodies of water having a surface area of one-fourth of an acre or more and measuring less than 250 feet in width at the street frontage along a publicly accepted street, and 200 feet in depth. No building shall be erected on a lot containing less than ten acres, except as allowed in this section, exclusive of any bodies of water having a surface area of one-fourth of an acre or more, and measuring not less than 250 feet in width at the street frontage, and 200 feet in depth.
 - a. A building may be erected on a lot containing not less than 50,000 square feet and possessing the required minimum frontage width provided it is contiguous with other lots or parcels of land in the same ownership containing an aggregate of not less than ten acres; notwithstanding the separation of the said other lots or parcels of land by a road, stream, private right-of-way or other natural boundary from the lot on which the building is to be constructed. This section shall not be construed to prevent the construction of nonresidential accessory farm buildings on any such lot.
 - b. On legally existing nonconforming undersized lots, the keeping of horses, mules, cows, goats, sheep, hogs, and similar sized animals for domestic use of the residents of the lot is permitted provided that the land area required per animal unit conforms to the definition of farm, livestock contained in section 60-2.
 - c. A dwelling may be constructed on lots lawfully existing as of October 1, 2017 and containing less than ten acres, only if approved pursuant to subsection 60-145(a)(1).
- (2) *Density.* The density of dwelling units shall not exceed an average of one dwelling per ten acres, unless approved pursuant to subsection (1)c. above.
- (3) *Yard requirements.*
 - a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 25 feet.
 - b. *Side.* There shall be a minimum distance of 15 feet between any building and the side property line.
 - c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot, whichever is less, and having a maximum depth of 30 percent of the average depth of the lot.
- (4) *Height.* The height of all dwelling structures shall be limited to two and one-half stories or 35 feet in height. Accessory buildings and structures may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 35 feet.
- (5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in article V of this chapter.

(Ord. of 9-21-2009, § 3.31C; Ord. No. 18-11182019, 12-9-2019; Ord. No. 11-03012021, §§ 7, 8, 58, 3-15-2021; Ord. No. 10-06202023, 7-10-2023; Ord. No. 17-09052023, 9-18-2023)

Secs. 60-147—60-199. Reserved.



City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Mayor Jeff Harmon and Auburn City Council

From: Sam Peikes, Planning Coordinator

Re: Order 16 Meeting Summaries Sustainability and Natural Resources Board (SNRB) and Planning Board (PB)

Date: February 23, 2026

OVERVIEW

Both the Sustainability and Natural Resources Board (SNRB) and the Planning Board (PB) held public meetings to discuss Order 16 proposed ordinance changes related to increasing protections for important farmland and natural resources in the Agriculture & Resource Protection zone. The discussions included a presentation by Planning Staff with public comment and discussion.

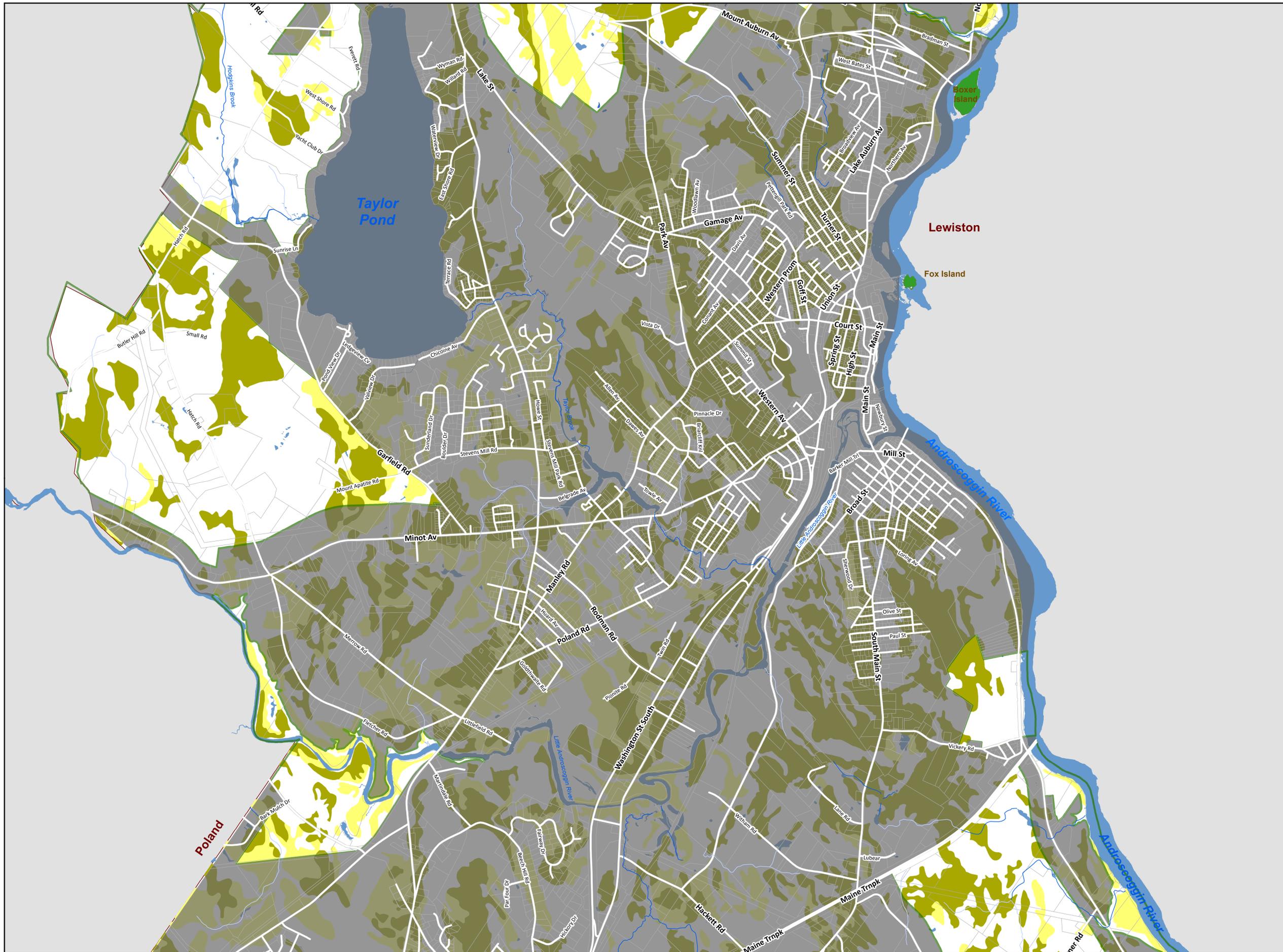
Planning staff presented the proposed ordinance changes to the SNRB on February 17, 2026. Following the discussion, the SNRB voted unanimously to endorse the proposed ordinance language with the suggestions to clarify whether the city or landowner is responsible for the cost of evaluations done by the licensed soil scientist to verify the soils on site and that the presence of PFAS on site be considered during the site evaluation process.

Planning staff presented the proposed ordinance changes to the PB on February 19, 2026. The Planning Board recommended adoption of the proposed changes to the City Council with the suggestion to include language around PFAS contaminated soils and how those provisions would be handled.

Other areas of discussion included incentivizing new solar development on previously contaminated soils with PFAS, information on the approximate percentage of soils listed as prime farmland or farmland of statewide importance in the Agriculture & Resource Protection zone and information on sites with previously contaminated PFAS soils.

Agricultural Mapping Data

Soils	Acres	
	Entire Town	Ag Zone
All prime farmland	4205	1289
Farmland of Statewide Importanc	9856	4221
		5510



Soils

-  All areas are prime farmland
-  Farmland of statewide importance
-  Tax Parcels

Zoning

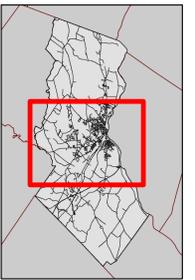
-  Agricultural Zone
-  All Other Zones

**Agricultural Soils Map
City of Auburn
Central Section**



2,000

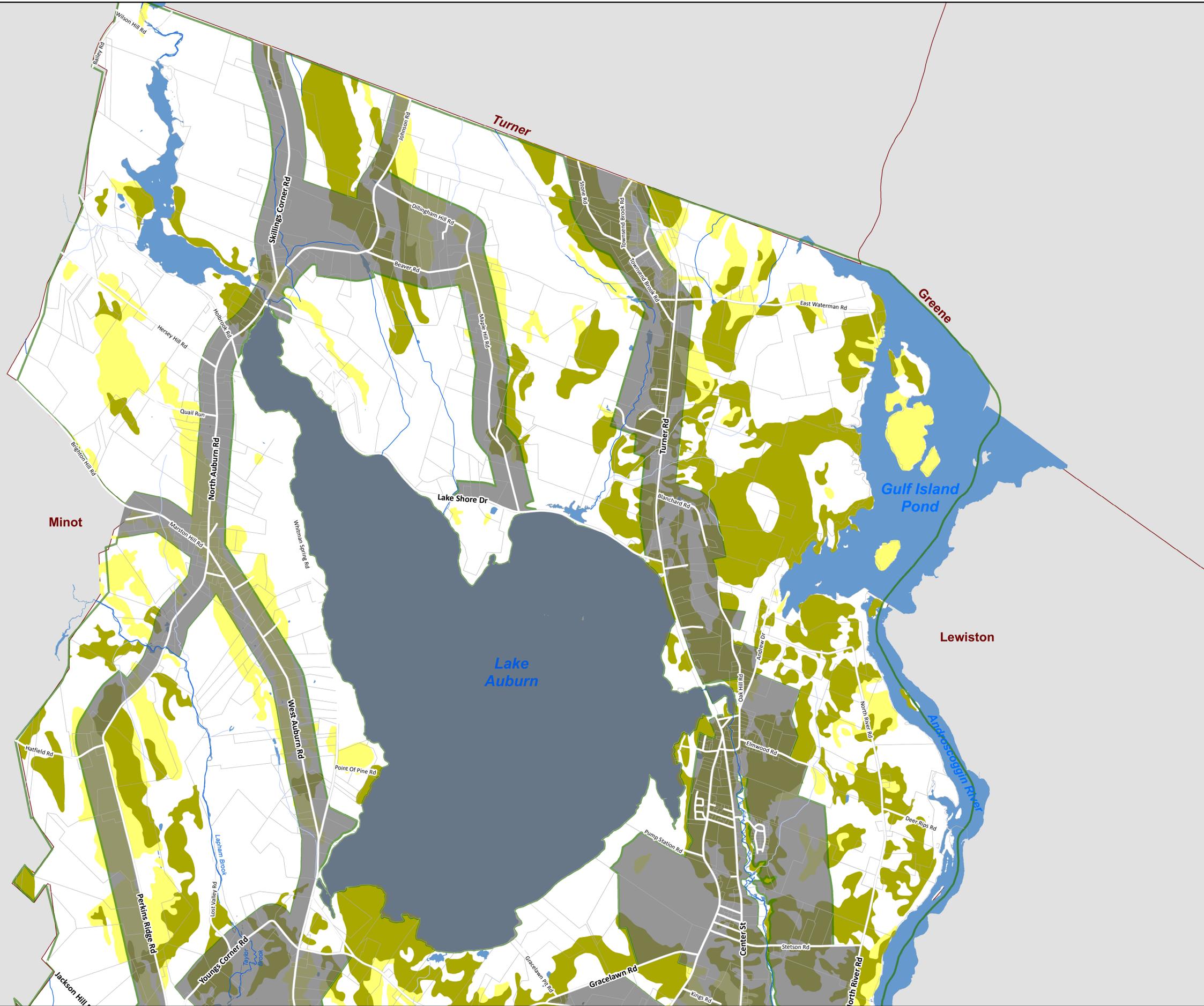
Feet



Notes:
Parcel Data provided by the City of Auburn.
Soils data from NRCS (<https://websoilsurvey.sc.egov.usda.gov>)

Map printed:
January 2018

Map Prepared by:
Spatial Alternatives
207.846.2355
www.spatialalternatives.com



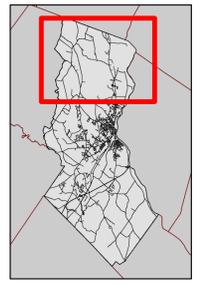
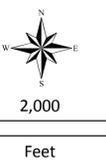
Soils

-  All areas are prime farmland
-  Farmland of statewide importance
-  Tax Parcels

Zoning

-  Agricultural Zone
-  All Other Zones

**Agricultural Soils Map
City of Auburn
North Section**



Notes:
Parcel Data provided by the City of Auburn.
Soils data from NRCS (<https://websoilsurvey.sc.egov.usda.gov>)

Map printed:
January 2018

Map Prepared by:
Spatial Alternatives
207.846.2355
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Soils

-  All areas are prime farmland
-  Farmland of statewide importance
-  Tax Parcels

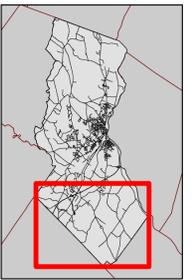
Zoning

-  Agricultural Zone
-  All Other Zones

**Agricultural Soils Map
City of Auburn
South Section**

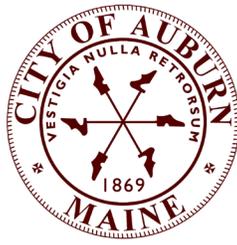


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Feet



Notes:
Parcel Data provided by the City of Auburn.
Soils data from NRCS (<https://websoilsurvey.sc.egov.usda.gov>)

Map printed:
January 2018



City Council Ordinance

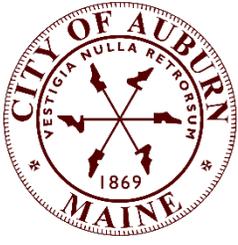
IN CITY COUNCIL

BE IT ORDAINED, that THE CITY OF AUBURN hereby amends Auburn’s Code of City Ordinances Chapter 60, as attached (Version Labeled “Version A” with recommended changes from SNRB and PB), to increase protections of important agricultural soils, wetlands and steep slopes in the Agriculture and Resource Protection District.

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

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

Mathieu L. Duvall, 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 16, 2026

RESOLVE 01-03162026

Author: Michael Broadbent, Superintendent Auburn Water District

Subject: Permission for Auburn Water District to issue bonds

Information: In accordance with Section 13 of the Auburn Water District Charter, the District must acquire Auburn City Council approval prior to the issuance of bonds. The Auburn Water District is seeking \$2,700,000 for funding to complete meter changeout, including the meters themselves, installation of meters and any related work necessary to complete these scopes. The current meters have exceeded their expected life cycle and are no longer reliably accurate.

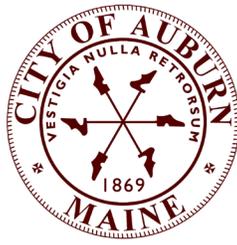
The Water District bond shall not constitute any debt or liability of the City or a pledge of the faith and credit of the City, but shall be payable solely by the Water District.

City Budgetary Impacts: N/A

Previous Meetings and History: N/A

City Manager Comments:

Attachments: N/A



City Council Resolve

IN CITY COUNCIL

RESOLVED, that the Auburn City Council, in accordance with section 13 of the Auburn Water District Charter, hereby grants permission to the Auburn Water (the “Water District”) District to issue its bonds and notes in anticipation thereof, referred to herein as the “Water District Bonds” in the aggregate principal amount not to exceed \$2,700,000 for funding to complete meter changeout, including the meters themselves, installation of meters, and any related work necessary to complete these scopes.

BE IT FURTHER RESOLVED, by the Auburn City Council, that the Water District bonds shall not constitute any debt or liability of the City or a pledge of the faith and credit of the City, but shall be payable solely by the Water District, and the issuance of the Water District Bonds shall not directly or indirectly or contingently obligate the City to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment.

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

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Jeffrey D. Harmon, Mayor

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