



City Council Workshop & Meeting Agenda

February 2, 2026

Auburn Hall, Council Chambers

1. 5:30 PM Workshop

- FY27 Budget - City Manager Phil Crowell & Superintendent Dr. Susan Dorris

- Syringe Service Program - Continued Discussion

2. 7:00 PM Meeting

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

Minutes:

Mayor Harmon called the meeting to order at 7:00pm and led the assembly in the Pledge of Allegiance. Student Representatives Abdulahi and Edwards were absent.

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.*

4. II. Minutes

Minutes:

January 20, 2026 minutes were accepted with the following corrections:

- Motion to ORDER 16 to reflect the item will also be referred to the SNRB with an update to the

Council no later than 2/25/26.

- Correcting the spelling – JA-LYNNE Park

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

File: [January 20, 2026 - Draft Meeting Minutes](#)

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

- o **Winter Storm Operations Update - Scott Holland, Public Works Director**

Minutes:

Public Works Director, Scott Holland, presented on Winter Operations. Mr. Holland discussed use of salt and sand on the road; Chief Moen explained the reasoning on closing Goff Hill due to public safety reasons.

Jay Brenchick, Economic Development Director, provided an update on Economic Development for the 2025 year.

Councilor Platz asked about the timing of the reimbursement process for septic inspections. Mr. Cousens answered it was within the quarter that the inspection was performed.

File: [2025 Economic Development Update](#)

File: [Lake Auburn Watershed Subsurface Wastewater \(SSWW\) System Inspections Update](#)

File: [Vacant & Abandoned Buildings Update](#)

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.

Minutes:

None.

7. **V. Unfinished Business**

1. **1) ORDINANCE 03-01202026 - Granting a 180 day moratorium extension regarding Needle Exchange Services.**

Second reading/public hearing. ROLL CALL VOTE.

Minutes:

Councilor Walker moved for passage, seconded by Councilor Cowan.

There was no public comment on this item.

Motion passed 7-0 on a roll call vote.

File: [ORDINANCE 03](#)

2. **2) ORDINANCE 04-01202026 – Granting a 180 day moratorium prohibiting rent or fee increases at Mobile Home Parks.**

Second reading/public hearing. ROLL CALL VOTE.

Minutes:

Councilor Walker moved for passage, seconded by Councilor Butler.

The following spoke during public hearing:
Frank LeChair, Washington Park Rd
Juliette St. Amand, Auburn
Sharon Dickinson, Ja-Lynne
Laurie N, Canton; Maine Labor Climate Council
See attached comments from Councilor Randall
Motion passed 7-0 on a roll call vote.
File: [ORDINANCE 04](#)

8. VI. New Business

9. VII. Reports

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

Minutes:

Mayor Harmon attended the grand re-opening of Ottos Pizza.
Councilor Gerry asked to be excused; left the meeting at 8:23pm.
Councilor Randall shared that she is getting prepared for the upcoming budget planning discussions.
Councilor Cowan spoke on the point time count process held in January. Thank you to all involved who helped with this program; lots of hard work went into this.
Councilor Platz gave an update on the School Department on the upcoming budget planning discussions related to serving on the School Committee as the Mayor's representative; the Council will vote on the overall budget but the School Committee will set the terms of how the money is allocated.
Manager Crowell shared an update on the Grab and Go program (using ARPA funds); due to changes with GSFBS we are unable to continue with a third party vendor. By March 1, this program will end.
Other resources in the community will be made available.

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.

Minutes:

None.

11. IX. Executive Session

12. X. Adjournment

Minutes:

Councilor Walker moved to adjourn at 8:28pm, seconded by Councilor Cowan.
Motion passed 7-0.

Statement for Second Reading – Lot Rent Increase Moratorium

Thank you, Mayor and Councilors. I want to begin by acknowledging that I was not physically present at the January 20th meeting, as I was out of town. That said, I was fully engaged, invested, and watched the meeting live. I listened carefully to the concerns raised—particularly the concern that this moratorium could be a slippery slope toward broad rent control.

I want to be very clear tonight: **mobile home lot rent is fundamentally different from nearly every other housing situation**, and it deserves to be treated as such.

Mobile home residents are **homeowners**. They own their homes outright. They pay property taxes. They maintain their homes. And they enter into contracts with landowners for the land beneath those homes and for services that are supposed to accompany that rent—things like road maintenance, water and sewer, trash removal, snow plowing, and general upkeep of the park.

This is a **dual-ownership model**, and it creates a power imbalance that does not exist in traditional rental housing. When lot rents rise sharply, homeowners cannot simply “move.” Relocating a mobile home can cost

tens of thousands of dollars—if it's possible at all. In many cases, it isn't. That reality alone makes this different and **DEMANDS A DIFFERENT POLICY LENSE.**

I want to stress something else just as clearly: **this is not a punitive action against landowners.** Many park owners run well-maintained, respectful, and community-centered parks. Their residents are happy, and their agreements are honored. This moratorium does not *TARGET* anyone, instead it focuses on the homeowners who need protections from displacement at no fault of their own.

However, there are parks—currently a minority, ***BUT*** a very real minority—where homeowners are not receiving the services they are paying for, where maintenance is deferred or ignored, and where residents experience harassment or sudden, steep rent increases with little recourse. In those situations, homeowners are effectively trapped and vulnerable.

These people are not transient renters. They're are **proud homeowners**, many of whom are seniors, working families, and people living on fixed incomes. They pay their rent. They follow the rules. And yet they can be pushed toward housing insecurity through unchecked increases or neglect.

This moratorium is not about sweeping rent control. As a matter of fact I am **not currently in favor of broad rent control**. This is about preventing **benign homelessness**— people losing their homes (PAUSE) not because they failed to meet their obligations, but because the scales are tipped too far in one direction.

At its core, this is about balance. It is about acknowledging the unique structure of mobile home communities and ensuring that the scales do not weigh exclusively in favor of the landowner at the expense of the homeowner.

This moratorium creates breathing room. It gives the city time to act thoughtfully and responsibly. And it sends a clear message that Auburn recognizes

-the dignity!

-The investment!

-and vulnerability

of mobile home homeowners!

Thank you for your time and your consideration.

Rachel B. Randall

Auburn City Councilor - Ward 1