

IN COUNCIL MEETING JANUARY 5, 2026 VOL 38 PAGE 67

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

I. Consent Items

- 1) ORDER 01-01052026* – Appointing Councilor Butler and resident Patricia Mador as the Auburn Representatives to the L/A 911 Committee, as recommended by Mayor Harmon.
- 2) ORDER 02-01052026* – Appointments to Androscoggin Valley Council of Governments (AVCOG), as recommended by Mayor Harmon.
- 3) ORDER 03-01052026*– Appointing Ed Bearor to the Planning Board, Member, for a term that expires 1/1/2029, as recommended by the Appointment Committee.
- 4) ORDER 04-01052026*– Appointing Bilal Hussein to the Planning Board, Member, for a term that expires 1/1/2029, as recommended by the Appointment Committee.
- 5) ORDER 05-01052026*– Appointing Andrea Westbye to the Planning Board, Member, for a term that expires 1/1/2029, as recommended by the Appointment Committee.
- 6) ORDER 06-01052026*– Appointing Clare Murray to the Parks & Recreation Advisory Board, for an unexpired term that expires 9/30/2026, as recommended by the Appointment Committee.
- 7) ORDER 07-01052026*– Appointing Merissa Beaulieu to the Parks & Recreation Advisory Board, for an unexpired term that expires 9/30/2027, as recommended by the Appointment Committee.
- 8) ORDER 08-01052026* – Setting 7:00am as the opening time for the polls for all 2026 elections in Auburn.
- 9) ORDER 09-01052026* – Accepting an Asset Forfeiture from the State of Maine Criminal Courts to the Auburn Police Department from an incident dated August 23, 2021.

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

II. Minutes – December 15, 2025 Regular Council Meeting

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

III. Communications, Presentations and Recognitions

None.

IV. Open Session

Julia Seiman, Washington Park Rd

Stan Harmon, Court St

Quentin Chapman, Eastman Ln

Diane, Washington Park Rd

Evan Cyr, Granite St

Pat Bray, Turner Street

Sharon Ackerson, Turner St

Frank LeClair, Washington Park Rd

V. Unfinished Business

1) ORDINANCE 08-12152025 – Amending the City’s Code of Ordinances, Chapter 52, “TRAFFIC AND VEHICLES” to update the designated winter relief parking areas. Second reading/public hearing. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan. Passed 7-0 on a roll call vote.

VI. New Business

1) ORDER 10-01052026 – Granting Full Plate LLC, d/b/a 7 Jam Kitchen, 550 Center St Unit 1234, an on premise liquor license. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Duvall.

There was no comment from the public.

Kevin Guay, business owner, spoke on the application.

Motion passed 7-0.

2) ORDER 11-01052026 - Approving the temporary liquor license for an Incorporated Civic Organization for the City’s three 2026 signature events: Auburn Lobster Festival, Auburn Blues & Brews and New Year’s Auburn.

Councilor Walker moved for passage, seconded by Councilor Cowan.

There was no comment from the public.

Motion passed 7-0.

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3) ORDINANCE 01-01052026- Recommendation by the Auburn Planning Board pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone Airport-owned land from Suburban Residential (Parcel ID: 156-015) to the Industrial zoning district. First reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.
There was no comment from the public.

Motion passed 7-0 on a roll call vote.

4) ORDINANCE 02-01052026 - Recommendation by the Auburn Planning Board pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone Airport-owned land from Low-Density Country Residential (Parcel ID: 107-011) to the Industrial zoning district. First reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Duvall.
There was no comment from the public.

Motion passed 7-0 on a roll call vote.

5) ORDER 12-01052026 – Rescinding ORDER 61-07072025 regarding directing the Maine Waste to Energy Board Representative. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.
There was no comment from the public.

Councilor Walker asked for clarification on why this item was needed and what had changed to prompt this action. Mayor Harmon responded it was due to changes in processes concerning the Board's finances that made the order no longer necessary.

Motion passed 4-3 (Randall, Gerry, Walker).

VII. Reports

a. Mayor's Report – Mayor Harmon shared appreciation to Public Works for snow removal efforts from last two snow storms. Thanked staff and everyone involved in planning the New Years Auburn event.

b. City Councilors' Reports – Councilor Randall thanked everyone for coming out and speaking on the issue of rent increases impacting mobile home owners. Councilor Butler noted the open house at the Airport to review the Airport's master plan next week. Councilor Platz reminded the public the next School Board meeting is on January 7th and minutes have been posted from the last Middle School Advisory Committee. Councilor

IN COUNCIL MEETING JANUARY 5, 2026 VOL 38 PAGE 70

Gerry asked to be added to the notice list for school closings and delays.

c. Student Representative Report – None.

d. City Manager Report – The public will be receiving a mailing regarding the Community Development department's survey regarding HUD funds; please participate.

VIII. Open Session

Stephen Milks, Alderwood Rd

IX. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor negotiations regarding Police Department Patrol. No action to follow.

Councilor Cowan moved for passage, seconded by Councilor Butler. Motion passed 7-0. Entered executive session at 8:05pm.

Councilor Gerry left the meeting at 8:30pm.

Declared out of Executive Session at 8:36pm.

X. Adjournment

Councilor Platz moved to adjourn at 8:36pm, seconded by Councilor Cowan. Motion passed 6-0.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

IN COUNCIL MEETING JANUARY 20, 2026 VOL 38 PAGE 71

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

I. Consent Items

- 1) ORDER 13-01202026 – Comprehensive Plan Committee appointments.
- 2) ORDER 14-01202026 – Appointing City Manager Phil Crowell as Representative to the Maine Service Centers Coalition, and Assistant City Manager Denis D’Auteuil as Alternate.
- 3) ORDER 15-01202026 – Confirming Chief Moen’s appointment of John Nguyen as Constable with Firearm for the Auburn Police Department.

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

II. Minutes – January 5, 2026 Regular Council Meeting

Councilor Walker moved to accept the minutes, seconded by Councilor Cowan. Motion passed 6-0.

III. Communications, Presentations and Recognitions

IV. Open Session

None.

V. Unfinished Business

- 1) ORDINANCE 01-01052026 - Recommendation by the Auburn Planning Board pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone Airport-owned land from Suburban Residential (Parcel ID: 156-015) to the Industrial zoning district. Second reading/public hearing. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Cowan. There was no comment from the public. Motion passed 6-0 on a roll call vote.

- 2) ORDINANCE 02-01052026 - Recommendation by the Auburn Planning Board pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone Airport-owned land from Low-Density Country Residential (Parcel ID: 107-011) to the Industrial zoning district. Second reading/public hearing. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Duvall. There was no comment from the public. Motion passed 6-0 on a roll call vote.

VI. New Business

1) ORDER 16-01202026 - Initiating a Chapter 60 (Zoning Ordinance) amendment for Planning Board consideration to increase protections for important farmland and natural resources.

Councilor Platz moved for passage to refer this to the Planning Board and to the Sustainability and Natural Resources Management Board and that they report back to the city council no later than 2/25/2026. Seconded by Councilor Cowan. There was no comment from the public. Motion passed 6-0.

2) ORDINANCE 03-01202026 – Granting a 180 day moratorium extension regarding Needle Exchange Services. First reading. ROLL CALL VOTE.

Councilor Gerry moved for passage, seconded by Councilor Cowan. There was no comment from the public. Motion passed 6-0.

3) ORDINANCE 04-01202026 – Granting a 180 day moratorium prohibiting rent or fee increases at Mobile Home Parks. First reading. ROLL CALL VOTE.

Councilor Platz moved for passage, seconded by Councilor Butler. There following spoke on this item:

Frank LeClair, Washington Park Rd
Juliette St Amand, Washington Park Rd
Sharon Dickinson, Ja-Lynne
Julie FRANCOEUR, Lexis Ln

Motion passed 6-0 on a roll call vote.

VII. Reports

a. Mayor's Report – Attended the open house and master plan meeting for the airport and provided an update on that meeting.

b. City Councilors' Reports – Councilor Gerry thanked the Age Friendly Community Committee for their clothing drive event held at 121 Mill St. Councilor Cowan shared updates of the Homelessness Committee and The Drop In Center; working on budget requests and counts for individuals identifying as homeless in the community; provided an update on the Lewiston warming center; 500 individuals have been served and averaging about 113 people per night; transportation is being provided between the warming center and 121 Mill St. Councilor Duvall provided an update of the SNRB. Councilor Butler provided an update on the LA 911 Committee. Councilor Walker thanked the Age Friendly

Community Committee for their clothing drive event held at 121 Mill St. Councilor Platz provided an update on the School Committee' fund balance project.

c. Student Representative Report – None.

d. City Manager Report – Notified the public about enrollment options to receive update notifications from the City; the application for the Senior Tax Assistance Program is now available on the website; next week, Public Works will be launching Salt Week to include information about the use of salt on roads.

e. Quarterly Finance Report (Q2) – Kelsey Earle, Finance Director
Councilor Walker moved to accept the report, seconded by Councilor Cowan.
Motion passed 6-0.

VIII. Open Session

None.

IX. Executive Session

X. Adjournment

Councilor Cowan moved to adjourn, seconded by Councilor Walker. Motion passed 6-0.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk



City Council Workshop & Meeting Agenda

Februaury 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

- **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 GSFB 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

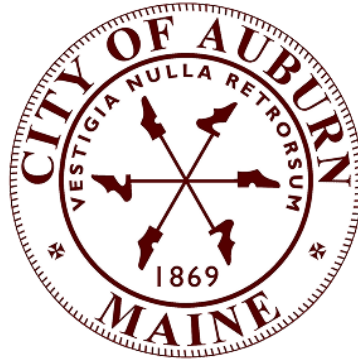
of mobile home homeowners!

Thank you for your time and your consideration.

Rachel B. Randall

Auburn City Councilor - Ward 1

Meeting Agenda



City Council Workshop & Meeting Agenda

February 17, 2026

Auburn Hall, Council Chambers

5:30 PM Workshop

- 1. Revaluation Update - Assessor's Office
- 2. Maine Waste to Energy (Mid-Maine Waste Action Corporation) Funding Requirement
- 3. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor negotiations with Police Department Patrol.
- 4. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (A) for the City Manager's quarterly evaluation.

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. Councilor Duvall was absent (excused). Student Representative Abdulahi was absent.

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 17-02172026** – Appointing Peggy Walton to the Homelessness Committee for an unexpired term that ends 08/30/26, as nominated by the Appointment Committee.

2. **ORDER 18-02172026** – Appointing Kathy Shaw to the Planning Board, Associate Member, for a term that ends 01/01/28, as nominated by the Appointment Committee
3. **ORDER 19-02172026** - Appointing Chelsea Eaton to the Planning Board, Associate Member, for a term that ends 01/01/29, as nominated by the Appointment Committee.
4. **ORDER 20-02172026** – Appointing Ryan Walker to the Parks & Recreation Advisory Board for an unexpired term that ends 09/30/26, as nominated by the Appointment Committee.
5. **ORDER 21-02172026** – Appointing Patrick DeFillipp to the Auburn Sewerage District Board of Trustees for a term that ends 3/1/29, as nominated by the Appointment Committee.
6. **ORDER 22-02172026** – Accepting an Asset Forfeiture from the State of Maine Criminal Courts to the Auburn Police Department from an incident dated October 18, 2024.

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

 [ORDER 17-21 - Appointments](#)

 [ORDER 22 - Asset Forfeiture](#)

II. Minutes

Councilor Randall moved to amend the draft minutes to include comments made regarding mobile home rent increase moratorium. Councilor Walker moved to accept the minutes as amended, seconded by Councilor Cowan. Motion passed 6-0.

 [February 2, 2026 DRAFT Meeting Minutes](#)

III. Communications, Presentations, and Recognitions

- Recognizing Shanna Cox, Lewiston Auburn Metropolitan Chamber of Commerce President & CEO
- Board/Committee Vacancies & Term Expirations – Emily Carrington, City Clerk

Mayor Harmon presented a key to the City to Shanna Cox. City Clerk Carrington presented an overview on how residents can view and apply to vacant board & committee seats.

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.

None.

V. Unfinished Business

None.

VI. New Business

Councilor Walker moved for passage of ORDER 23-02172026, seconded by Councilor Cowan. Councilor Platz asked if all the fees are a 5% increase. Fire Chief Robert Chase addressed that fees are based on a market rate study; some were raised and others were not. Motion passed 6-0. Councilor Cowan moved

for passage of ORDER 24-02172026, seconded by Councilor Gerry. There were no comments from the public. Motion passed 4-2 (Gerry, Walker). Councilor Platz moved for passage of ORDER 25-02172026, seconded by Councilor Cowan. There were no comments from the public. Motion passed 6-0. A public hearing was held regarding CDBG & HOME Consortium Action Plan for Program Year 2026. There were no comments from the public.

📄 ORDER 23-02172026 - Amending Master Fee Schedule to include 2026 EMS Billing Rates.

📄 ORDER 24-02172026 – Granting FSE Class A Restaurant liquor license to El Tequila Mexican Restaurant of Auburn, 245 Center St. Public hearing.

📄 ORDER 25-02172026 - Authorizing Maine Waste to Energy (Mid-Maine Waste Action Corporation) Funding Requirement.

📄 PUBLIC HEARING - Prior to drafting CDBG & HOME Consortium Action Plan for Program Year 2026.

VII. Reports

a. Mayor's Report

b. City Councilors' Reports

c. Student Representative Report

d. City Manager Report

Mayor Harmon shared that he was interviewed by Cameron Bradbury at ELHS for the Edward Little Echo and was impressed with the production; students did a great job. Gave an update on the Casco Bay Trail plan progress; an interlocal agreement is being planned for all towns/cities the trail is proposed to come through. The Auburn Water District meeting will be held at 4pm on February 18; a rate increase hearing will be held. The next Comp Plan meeting will be held this week. Councilor Gerry shared that the Appointment Committee recently met and that nominations are made by fairly reviewing all applications received. Councilor Cowan shared that 122 people per day on average visited the Drop In Center, increased from last year and the kitchen will be finalized any day. Councilor Butler shared that the L-A Airport Committee met for a workshop this week regarding budget; appreciated good collaboration with Lewiston on this project. Councilor Walker noted that the Age Friendly Committee served 120 meals on Valentines Day for Seniors; had a great turnout, thanked all volunteers who helped. Student Rep. Edwards noted that winter sports are finishing up at ELHS and gave an update on various sports. City Manager Crowell noted that the longest running hockey tournament in the Country was held at Norway Savings Bank Arena this past weekend. Budget has been the focus of meetings and discussions this week; the next council meeting will see the first workshop on the FY27 budget.

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.

None.

IX. Executive Session

Councilor Walker moved to enter Executive Session pursuant to 1 MRSA Section 405(6)(A) for discussion of the City Manager's quarterly evaluation (from Workshop). Seconded by Councilor Cowan. Motion passed 6-0, entered Executive Session at 7:30pm. Declared out at 7:50pm.

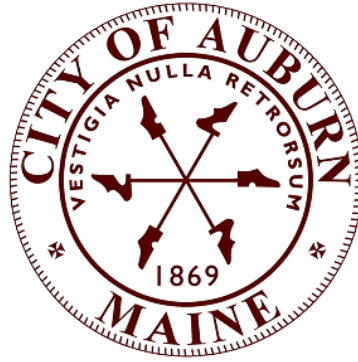
X. Adjournment

Councilor Platz moved to adjourn, seconded by Councilor Walker. Motion passed 6-0, adjourned at 7:50pm.

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.

Meeting Agenda



City Council Workshop & Meeting Agenda

March 2, 2026

Auburn Hall, Council Chambers

5:30 PM Workshop

- FY27 Budget Workshop

 [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.

 [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

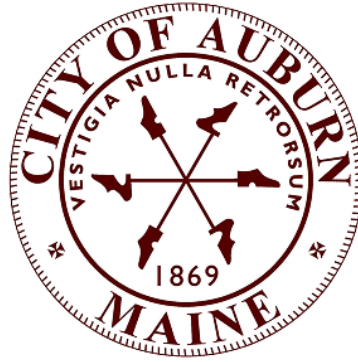
X. Adjournment

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.

Meeting Agenda



City Council Workshop & Meeting Agenda

March 16, 2026

Auburn Hall, Council Chambers

5:30 PM Workshop

- **FY27 Budget Workshop**
 - Public Safety
 - FY27-FY31 Five Year CIP Review

 [CIP FY27-FY31](#)

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 were present. Student Representative Edwards was present. Student Representative Abdulahi was absent (excused).

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.

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

 ORDER 26

 ORDER 27 & ORDER 28

II. Minutes - March 2, 2026 Regular Council Meeting

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

 March 2, 2026 DRAFT Minutes

III. Communications, Presentations, and Recognitions

 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

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.

Ben Lounsbury, W Auburn Rd Peter Rubens, Great Falls River Working Group

V. Unfinished Business

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.

RESOLVE 01-03162026; Councilor Platz moved for passage, seconded by Councilor Cowan. There was no comment. Councilor Platz asked the Council's role in this process. City Manager Crowell clarified the Charter of the Auburn Water District requires Council approval; the Council's role is to determine the need and if this fits the scope of the Water District and the potential costs to ratepayers. Councilor Platz asked Superintendent Broadbent about the need and scope of the project. Superintendent Broadbent responded that the meters have met their service life span and the new meters will allow for more accurate and real time usage. Councilor Randall asked the average increase to the customer; Superintendent Broadbent responded this would result in less than \$30/quarter increase for ratepayers. The Auburn Water District has not raised its rates in several years. Motion passed 7-0. ORDINANCE 05-03162026 - Councilor Cowan moved for passage, seconded by Councilor Platz. The following spoke on this item: Steven Beale, Johnson Rd Councilor Randall asked if this change is going to impact other

zones or just the AG zone; Mayor Harmon responded it does not expand the AG zone and only concerns the AG zone. Motion passed 7-0 on a roll call vote. PUBLIC HEARING - Chief Moen gave an overview of the license plate reader cameras throughout the City, known as Flock Systems. City Councilors asked the Chief about the cameras capabilities and usage. Mayor Harmon opened this item for public comment. The following spoke: - Ben Lounsbury, W Auburn Rd - Rep. Quentin Chapman, Eastman Ln - Steven Beale, Johnson Rd - Fred Brodeur, Sixth St Mayor Harmon closed the public hearing.

 ORDINANCE 05

 RESOLVE 01

VII. Reports

a. Mayor's Report

b. City Councilors' Reports

c. Student Representative Report

d. City Manager Report

Mayor Harmon spoke on the budget schedule and Mayor Town Hall Budget meetings; there's a public forum on 3/17 regarding mobile home parks at 5:30pm at the Senior Center; the schedule for upcoming Comp Plan meetings was shared. Safe Voices adult book fair is upcoming. Next Monday 3/23 will be another budget workshop for FY27. Councilor Cowan gave an update on the Homelessness Committee meeting schedule. Councilor Platz reported that the Auburn School Department budget presentations have started. Rep. Edwards shared today was the first day of March Madness at ELHS; was recently on Absolutely Auburn podcast. City Manager Crowell shared an update on bills of interest in the Legislature regarding revenue sharing and taxes and school budget.

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

Councilor Walker moved to adjourn at 8:20pm, seconded by Councilor Butler. Motion passed 7-0.

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 Meeting
April 6, 2026
Council Chambers, 60 Court St

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

I. Consent Items

1. ORDER 29-04062026 – Appointing Election Clerks for a 2 year term from May 1, 2026 to April 30, 2028.

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

II. Minutes - March 16, 2026 Regular Council Meeting

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

III. Communications, Presentations, and Recognitions

None.

IV. Open Session

None.

V. Unfinished Business

ORDINANCE 05-03162026 - Amending Chapter 60, "Zoning", of the City's Code of Ordinances regarding protections for important farmland and natural resources. Second reading/public hearing. ROLL CALL VOTE.

Councilor Gerry moved for passage, seconded by Councilor Platz.

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

Motion passed 7-0 on a roll call vote.

VI. New Business

ORDER 30-04062026 – Approving On-Premise Beer & Wine license for CRL Seafood, D/B/A Always Fresh Larochelles Seafood, 22 Mill St. Public hearing.

Councilor Walker moved for passage, seconded by Councilor Cowan. Mayor Harmon opened this item for public comment. There was no comment.

Motion passed 7-0.

ORDER 31-04062026 – Approving On-Premise Beer license for Luchador Corp D/B/A Luchador Tacos, 945 Center St. Public hearing.

Councilor Walker moved for passage, seconded by Councilor Randall.

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

Motion passed 7-0.

ORDER 32-04062026 – Adopting 5 Year CIP Plan (FY27-FY31). Passage requires majority vote.

Councilor Cowan moved for passage, seconded by Councilor Platz.

Motion passed 6-1 (Gerry opposed).

ORDER 33-04062026 – Annual Reports to Maine State Housing Authority regarding Affordable Housing Districts and associated TIFs. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Platz. Mayor Harmon opened this item for public comment. There was no comment.

Motion passed 7-0.

ORDER 34-04062026 – Amending agreement with the Auburn Lewiston Municipal Airport to refinance the outstanding principal on the Hangar #5 loan for 20 years at 2.58% interest. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.

Director LaBonte explained the proposed amendment that would match the agreement Lewiston passed.

Motion passed 7-0.

ORDINANCE 06-04062026 – Amending Chapter 60, “Zoning”, of the City’s Code of Ordinances regarding LD-427 “An Act to Regulate Municipal Parking Space Minimums”. First reading. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Duvall. Motion passed 7-0 on a roll call vote.

1. VII. Reports

a. Mayor’s Report – Addressed the revised Council budget schedule; public meeting of Mobile Home Rent Stabilization was held, draft ordinance to come before the Council for discussion in Maine; addressed recent meeting with Home for Good; Auburn Water District Water Tabletop exercise; attended a tour of Good Shepherd Food Bank; PAL center held the Easter Egg hunt, Exchange Club provided food., great event. Upcoming Comprehensive Plan Open Houses are scheduled over upcoming weeks to present a draft of future land use maps and receive feedback from the public.

b. City Councilors’ Reports – Councilor Cowan and Councilor Duvall encouraged residents to come give feedback regarding the Comprehensive Plan Committee meetings. Councilor Platz noted that the Harriman Plan has been posted on the Auburn School Department page.

c. Student Representative Report – ELHS is looking for volunteer opportunities; Spring Sports have started; 30 days until Seniors last day.

d. City Manager Report – Report will be forthcoming regarding NSBA recent events and the weekend impact of these events.

2. VIII. Open Session

John Cleveland, Davis Ave

3. IX. Executive Session

4. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor contract negotiations concerning Police Department Patrol Unit.
5. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor contract negotiations concerning Public Works Department.

Councilor Walker moved to enter executive session, seconded by Councilor Cowan. Motion passed 7-0, 7:45pm. Council came out of executive session.

6. X. Adjournment

Council adjourned the meeting at 8:15pm.

City Council Meeting
April 21, 2026
Minutes

Mayor Harmon called the meeting to order at 7:05pm and led the assembly in the Pledge of Allegiance. Student Representatives Abdulahi and Edwards were absent.

I. Consent Items

1) ORDER 35-04212026 – Authorizing Mayor Harmon to vote the shares at the LARC 2026 Annual Meeting to be held April 27, 2026.

2) ORDER 36-04212026 – Accepting the 2025 Edward Byrne Memorial Justice Assistance Grant awarded to the Auburn Police Department in the amount of \$17,418.00 for the purchase of Class B uniforms for all sworn staff.

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

II. Minutes – April 6, 2026 Regular Council Meeting

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

III. Communications, Presentations and Recognitions

- Casella & Ordinance Changes – Talya Webster, Casella, and Adam Stevens, Deputy Public Works Director, presented on trash automation coming to the City of Auburn in Summer 2026. This change will involve upcoming amendments to the parking schedule and posted signs to allow for the bins to be placed curbside on trash collection days.

IV. Open Session

None.

V. Unfinished Business

1. ORDINANCE 06-04062026 – Amending Chapter 60, “Zoning”, of the City’s Code of Ordinances regarding LD-427 “An Act to Regulate Municipal Parking Space Minimums”. Second reading/public hearing. ROLL CALL VOTE.

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

VI. New Business

1. ORDINANCE 07-04212026 -- Amending Chapter 2 “Administration” of the City’s Code of Ordinances regarding Article VIII. “Citation System of Code Enforcement”. First reading. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Duvall. Motion passed 7-0 on a roll call vote.

2. ORDINANCE 08-04212026 – Amending Chapter 14, “Business Licenses and Permits”, of the City’s Code of Ordinances regarding penalties and violations. First reading. ROLL CALL VOTE.

Councilor Platz moved for passage, seconded by Councilor Butler. Motion passed 7-0 on a roll call vote.

3. ORDER 37-04212026 – Approving Mass Gathering/Special Event for City of Auburn’s Lobster Festival on May 16, 2026. Passage requires majority vote.

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

VII. Reports

a. Mayor’s Report – Mayor Harmon shared an update regarding the Comprehensive Plan Committee; the B2B Tradeshow was held at Norway Savings Bank Arena.

b. City Councilors’ Reports – Councilor Cowan shared an update on the Homelessness Committee and an assessment of the use of the Warming Center. Councilor Duvall shared an update on Dark Skies Week upcoming in May. Councilor Butler shared an update on the L/A 911 Committee. Councilor Walker shared an update on an upcoming meeting of the United New Auburn Association, Age Friendly Committee get-together on April 29, and a Neighborhood Watch meeting on April 30th. Councilor Platz thanked everyone for their work on the municipal budget and the school budget.

c. Student Representative Report – None.

d. City Manager Report – City Manager Crowell shared that the new Public Safety Building’s designed have been received and reviewed.

VIII. Open Session

None.

IX. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (C) for discussion of an economic development matter where premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency.

Councilor Walker moved to enter Executive Session at 8:00pm, seconded by Councilor Cowan.

Declared out of Executive Session at 8:15pm.

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Platz. Motion passed 7-0.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

City Council Meeting
May 4, 2026
Council Chambers, Auburn Hall, 60 Court St

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

I. Consent Items

1. ORDER 38-05042026 – Accepting an Asset Forfeiture from the State of Maine Criminal Courts to the Auburn Police Department from an incident dated February 6, 2024.
 2. ORDER 39-05042026 - Appointing Auburn’s Representatives to the 2026-2028 MMA LPC.
- Motion for passage by Councilor Walker, seconded by Councilor Platz. Motion passed 7-0.

II. Minutes – April 21, 2026 Regular Council Meeting

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

III. Communications, Presentations and Recognitions

Arbor Week Proclamation was read by Mayor Harmon
City Manager Crowell welcomed Eric Cousens to the microphone who introduced DeCarlo Brown, Planning Director

IV. Open Session

None.

V. Unfinished Business

1. ORDINANCE 07-04212026 -- Amending Chapter 2 “Administration” of the City’s Code of Ordinances regarding Article VIII. “Citation System of Code Enforcement”. Second reading/public hearing. ROLL CALL VOTE.

Councilor Cowan moved for passage, seconded by Councilor Duvall. This item was opened for public comment. There was no comment.
Motion passed 7-0 on a roll call vote.

2. ORDINANCE 08-04212026 – Amending Chapter 14, “Business Licenses and Permits”, of the City’s Code of Ordinances regarding penalties and violations. Second reading/public hearing. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Cowan.

This item was opened for public comment. There was no comment.

Motion passed 7-0 on a roll call vote.

VI. New Business

1. ORDER 40-05042026 – Adopting the Fiscal Year 2027 Budget of the Auburn School Department. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Duvall.

This item was opened for public comment. There was no comment.

Motion passed 6-1 (Gerry).

2. ORDER 41-05042026 – Authorizing the City’s general obligation bonds in the principal amount not to exceed \$11,200,000 to reconfigure the Auburn Middle School (AMS) to construct an addition and other renovations and improvements to accommodate Grade 6 classrooms and other education space. First reading. ROLL CALL VOTE. Passage requires five (5) affirmative votes.

Councilor Platz moved for passage, seconded by Councilor Butler. This item was opened for public comment. There was no comment.

Councilor Platz addressed several emails received from constituents regarding this bond.

Councilor Platz clarified this is a tax-neutral event not impacting the debt service.

Councilor Cowan and Councilor Randall spoke in favor of this item as it is tax-neutral.

Councilor Gerry spoke against the item. Councilor Walker spoke against the item.

Councilor Butler thanked the school department and spoke on the process of this item.

Representative Edwards stated this item was one of the most needed in the school department. Mayor Harmon addressed the wording of the bond does not specifically state that it is tax neutral hence some of the confusion over the anticipated impact by the public. Councilor Duvall spoke in favor of the item.

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

3. ORDER 42-05042026 - Authorizing the City's general obligation bonds in the amount of \$11,776,000 to finance the City's FY27 Capital Improvement Program (CIP). First reading. ROLL CALL VOTE. Passage requires five (5) affirmative votes.

Councilor Cowan moved for passage, seconded by Councilor Platz. Mayor Harmon opened the item for public comment. The following spoke:

John Cleveland, Davis Ave

Councilor Platz acknowledged the work of the city manager and departments on this CIP proposal; stated this bond replaces the existing debt service and will not support additional debt service on next year. Councilor Cowan noted a large amount of this is for road and sidewalk repairs. Councilor Walker spoke against the item. Councilor Gerry spoke against the item.

Motion passed 5-2 (Gerry, Walker).

4. RESOLVE 02-05042026 – Adopting the 2026-2027 Appropriations Resolve (Municipal Budget). Public Hearing & First Reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.

Mayor Harmon opened this item for public comment, the following spoke:

John Cleveland, Davis Ave

Councilor Duvall thanked the city staff for their work on the budget. Councilor Cowan stated they didn't look at 7.5% as it was too much, supports the proposed budget.

Councilor Platz stated his support for the item and the process that was followed.

Councilor Randall spoke in agreement and in favor of the item. Representative Edwards thanked everyone for their work on the budget.

Motion passed 6-1 (Gerry).

5. ORDER 43-05042026 – Amending the City's Master Fee Schedule to add existing Home Occupation permit fee and Code Enforcement Citations and Civil Penalties. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan. Mayor Harmon opened the item for public comment. There was no comment. Motion passed 7-0.

6. ORDER 44-05042026 - Adopting the PY2026 CDBG & HOME Consortium Consolidated Plan and HOMEARP amendment. Public hearing. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Gerry. Mayor Harmon opened this item for public comment. There was no comment.

Motion passed 7-0.

7. ORDER 45-05042026 – Granting Lotus Restaurant Auburn Inc D/B/A Lotus Restaurant, 279 Center Street, an on-premise Class A Restaurant license for Beer, Wine & Spirits. New owner. Public hearing. Passage requires majority vote.

Councilor Gerry moved for passage, seconded by Councilor Walker.

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

Lijun Lin, Lotus Restaurant

Motion passed 7-0.

8. ORDER 46-05042026 – Approving the Casco Bay Trail Interlocal Agreement. Passage requires majority vote.

Councilor Platz moved for passage, seconded by Councilor Butler. Mayor Harmon opened this item for public comment. There was no comment.

Councilor Walker asked if this would cost the City anything in the future; Mayor Harmon responded there may be but there is no other additional cost as action of this order. The City Council would need to authorize any future funding for the trail.

Motion passed 7-0.

9. ORDER 47-05042026 - Granting a business license fee waiver request in the amount of \$500 from the American Legion Post #31/Alden M Gayton, 426 Washington St N. Passage requires majority vote.

Councilor Cowan moved for passage, seconded by Councilor Duvall. There was no comment.

Councilor Platz asked if the Council has received a request like this before. City Clerk Carrington responded this is the first request from this organization but other fee waivers have been granted in the past for other non-profit organizations.

Motion passed 7-0.

VII. Reports

a. Mayor's Report – Attended Scrabblefest 2026 and served as a judge and recapped the event with a City and School team participating. Provided an update on the Comp Plan Committee. Attended the annual CMCC annual awards banquet; Community Partner of the Year award was granted to the City for the PAL Center.

b. City Councilors' Reports – Councilor Cowan attended the Salt & Light Community Center had their ribbon cutting. Councilor Platz shared that he took his daughter to 7 Jam Kitchen in the Mall and supported a new local business.

c. Student Representative Report – EL has prom Saturday, and this week is Teacher Appreciation Week; sports are going well and Model UN team will 14 days left for Seniors and graduation on May 30th.

d. City Manager Report – Lobster Fest will be May 16; orientation held today for new hires, we welcome three critical positions for the City – city electrician, mechanic and planning director.

e. Quarterly Finance Report – Presented by Kelsey Earle, Finance Director.
Councilor Walker moved to accept the report, seconded by Councilor Platz.
Motion passed 7-0.

VIII. Open Session

____, Auburn – spoke on traffic and speeding concerns and police coverage at Washington Ave and Minot Ave

IX. Executive Session

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Platz. Motion passed 7-0.

Council adjourned 8:05pm.

City of Auburn
City Council Meeting
May 18, 2026

Mayor Harmon called the meeting to order and led the assembly in the Pledge of Allegiance. Student Representative Mubarik Abdulahi was absent.

I. Consent Items

1) ORDER 48-05182026 – Appointing Katie Boss and Mayor Jeffrey Harmon to the Casco Bay Trail Board of Supervisors.

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

II. Minutes – May 4, 2026 Regular Council Meeting

Correct item 3: Vote 5-2 not 5-0 (Gerry, Walker). Motion passed 7-0.

III. Communications, Presentations and Recognitions

- Reminder: June 9, 2026 Maine Primary & School Budget Validation Referendum; Absentee ballots available at City Hall through June 4. All polling places open June 9 from 7:00am-8:00pm.
- Proclamation recognizing National Public Works Week; read by Mayor Harmon
- Monthly Grant Program Update, presented by City Manager Phil Crowell

IV. Open Session

Gary Tetreault, Hazel St

V. Unfinished Business

1) ORDER 41-05042026 – Authorizing the City's general obligation bonds in the principal amount not to exceed \$11,200,000 to reconfigure the Auburn Middle School (AMS) to construct an addition and other renovations and improvements to accommodate Grade 6 classrooms and other education space. Second reading. ROLL CALL VOTE. Passage requires five (5) affirmative votes.

Councilor Platz moved for passage, seconded by Councilor Cowan.

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

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

2) ORDER 42-05042026 - Authorizing the City's general obligation bonds in the amount of \$11,776,000 to finance the City's FY27 Capital Improvement Program (CIP). Second reading. ROLL CALL VOTE. Passage requires five (5) affirmative votes.

Councilor Platz moved for passage, seconded by Councilor Cowan.

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

Motion passed 5-2 (Walker, Gerry).

3) RESOLVE 02-05042026 – Adopting the 2026-2027 Appropriations Resolve (Municipal Budget). Second reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Platz moved for passage, seconded by Councilor Duvall.

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

Motion passed 5-2 (Walker, Gerry).

VI. New Business

1) ORDINANCE 09-05182026 – Amending Chapter 52, “Traffic and Vehicles”, of the City's Code of Ordinances regarding parking changes respective to solid waste collection. First reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Cowan moved as amended, seconded by Councilor Butler.

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

Motion passed 4-3 (Walker, Gerry, Randall).

2) ORDINANCE 10-05182026 – Amending Chapter 44, “Solid Waste”, of the City's Code of Ordinances related to solid waste collection services. First Reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Duvall moved for passage, seconded by Councilor Cowan.

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

Motion passed 4-3 (Walker, Gerry, Randall).

3) ORDER 49-05182026 - Waiving the \$60 temporary food license fee for the Age Friendly Community Committee to hold concessions during the Community Concerts events in Festival Plaza. Passage requires majority vote.

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

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

Motion passed 7-0.

4) ORDER 50-05182026 – Approving poverty abatement case # PA 2026-001. Passage requires majority vote.

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

5) ORDER 51-05182026 – Real estate purchase on Hotel & Merrow Road. Passage requires majority vote.

Mayor Harmon introduced this item.

Councilor Walker moved for passage, seconded by Councilor Cowan.

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

Motion passed 7-0.

VII. Reports

a. Mayor's Report – Mayor Harmon thanked staff and everyone for attending Lobster Festival; provided an update on Comp Plan upcoming meetings; provided a scheduling update on policy issues – draft ordinance for SSP and workshop on 6/1 and draft ordinance for mobile home parks on workshop for 6/15.

b. City Councilors' Reports – Councilor Cowan provided an update on the Homelessness Committee; Councilor Platz provided an update on upcoming School Committee meeting.

c. Student Representative Report – Last week of School for ELHS; graduation on 5/30; spring sports are ongoing.

d. City Manager Report – A report from the Communications department will be coming forward to recap the success and data of the Lobster Festival.

VIII. Open Session

None.

IX. Executive Session

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Randall. Motion passed 7-0; adjourned at 7:24pm.

A TRUE COPY ATTEST

Emily Carrington, City Clerk

**City of Auburn
City Council Meeting
June 1, 2026**

Mayor Harmon opened the meeting at 7:00pm and led the assembly in the Pledge of Allegiance. All Councilors were present. Student Representative Abdulahi was absent.

I. Consent Items

- 1) ORDER 52-06012026 * – Appointing Charles King to the Zoning Board of Appeals for an unexpired term that expires 5/1/2029, as nominated by the Appointment Committee.
- 2) ORDER 53-06012026* – Appointing Robert Cavanagh and Diane Vincent to the Age Friendly Community Committee for terms that expire 6/1/2029, as nominated by the Appointment Committee.
- 3) ORDER 54-06012026* – Appointing Joseph Grochmal to the Parks & Recreation Advisory Board for an unexpired term that expires 9/30/2026, as nominated by the Appointment Committee.
- 4) ORDER 55-06012026* – Approving the license fee waiver request of \$200 for the Auburn Suburban Baseball & Softball concession stand during the 2026 season.

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

II. Minutes – May 18, 2026 Regular Council Meeting

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

III. Communications, Presentations and Recognitions

- Legislative Sentiments from Sen. Bruce Bickford – District 20 recognizing Charlie DeAngelis for 46 years of service as the City Electrician and recognizing Denis Matthews for the 2025 Maine Fraternal Order of Police Presidents Award.

A memo from the City Manager's office was provided to the Council regarding Maine Community Resilience Partnership Membership Renewal that read: "Every two years, enrolled communities in Maine's Community Resilience Partnership are required to complete reenrollment steps to remain active in the Partnership and eligible for grant awards. Following reenrollment criteria, city staff has updated our Community Resilience Self-Evaluation and List of Community Actions. All materials for reenrollment were submitted to the state on May 29, 2026."

IV. Open Session

None.

V. Unfinished Business

1) ORDINANCE 09-05182026 – Amending Chapter 52, “Traffic and Vehicles”, of the City’s Code of Ordinances regarding parking changes respective to solid waste collection. *Amended and passed first reading May 18, 2026. Second reading/public hearing. ROLL CALL VOTE.*

Councilor Cowan moved for passage, seconded by Councilor Butler.

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

Motion passed 5-2 (Gerry, Walker).

2) ORDINANCE 10-05182026 – Amending Chapter 44, “Solid Waste”, of the City’s Code of Ordinances related to solid waste collection services. *Passed first reading May 18, 2026. Second reading/public hearing. ROLL CALL VOTE.*

Councilor Butler moved for passage with an amendment to Sec. 44-26 to remove the reference to the size of containers (“64 gallon”). Seconded by Councilor Randall. The reference to the number of gallons is removed so that the size is not limited during implementation of the program.

Motion passed 6-1 (Gerry).

VI. New Business

1) ORDINANCE 11-06012026– Replacing Complete Streets Committee with Parking and Traffic Safety Committee. *First reading. ROLL CALL VOTE.*

Councilor Cowan moved for passage, seconded by Councilor Randall. Mayor Harmon opened the item for public comment. The following spoke:

Bilal Hussein, resident

Katherine Truitt, member of Complete Streets Committee

John Ruccolo, Shepley St

Mayor Harmon responded to resident questions regarding the specifics of the committee’s mission and continued work with the City of Lewiston.

Motion passed 7-0.

VII. Reports

a. Mayor’s Report – Attended the Androscoggin County Commissioners meeting with the Assistant City Manager regarding consolidating 9-1-1 communications. A workshop will be held June 3rd on this topic. Thanked everyone who attended the LA Chamber of Commerce

awards night. Thanked all who attended the Memorial Day presentations at Veterans Park and for recognition of the veterans. Reminder that June 9 is election day for Maine State Primary and the School Budget. All polling locations will be open from 7am-8pm on June 9.

b. City Councilors' Reports – Councilor Gerry noted the recent meeting of the Appointment Committee. Councilor Randall noted the Auburn Public Library will hold a trivia night on June 16 at Lost Valley; the Maine Mill Project is complete and the ribbon cutting is scheduled for June 27. Councilor Cowan noted the new Public Safety Facility groundbreaking last Thursday. June 11 will be the first solid waste automation informational meeting for the public. Councilor Butler noted the Auburn Lewiston Airport is holding its first Tailwinds and Tailpipes car and air show event on June 13. Councilor Walker noted the Neighborhood Watch meeting on June 25 at Sixth Street Congregational Church.

c. Student Representative Report – Rep. Edwards noted a large graduation on May 30th; step up date is next week and spring sports are finishing up; a reminder to students, if you're 17 and going to be 18 by election day (November 3) you can vote in this Primary on June 9.

d. City Manager Report – Information about solid waste automation will be posted to the website. Informational meetings will be held over the next few weeks. Please call Public Works with any questions. Roll out is scheduled for July 13.

VIII. Open Session

None.

IX. Executive Session; will not be held tonight.

X. Adjournment

Motion to adjourn by Councilor Walker, seconded by Councilor Randall.

Motion passed 7-0; adjourned at 7:46pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

Auburn City Council Meeting
Minutes
June 15, 2026
Auburn Hall, Council Chambers

Mayor Harmon called the meeting to order at 7:00pm and led the assembly in the Pledge of Allegiance. Councilor Randall was absent.

Consent Items ORDER 56-06152026 and ORDER 57-06152026 were passed.
Councilor Walker moved for passage, Councilor Gerry seconded. Motion passed 6-0.

June 1, 2026, minutes were accepted.
Councilor Walker moved for passage, Councilor Cowan seconded. Motion passed 6-0.

Mubarik Abdulahi, Senior Student Representative, was recognized by the Council and Mayor Harmon.

Project Support You (PSY) Update – Jennifer Edwards, Erica West, Chief Moen, Stephen Almquist Deputy Fire Chief and fellow representatives.

Certified School Budget Validation Referendum Election Results (June 9, 2026) – Mayor Harmon read the results: 4553 Voted, 3196 Yes, 1279 No, 78 Blank – Budget Approved

Open Session – Abigail Fouchea – 28 Winter St – concerns regarding parking issues since the opening of PALS Center

Candace Northrup – 36 Winter Street – concerns regarding vehicle and parking issues since the opening of PALS Center

ORDINANCE 11-06012026

Councilor Cowan moved for passage, Council Walker seconded.

Catherine Truitt – 105 Winter Street – Member Complete Streets Committee – concerns regarding replacing Complete Streets Committee with Traffic Safety Committee

Roll Call Vote: Councilor Duvall	Yes
Councilor Butler	Yes
Councilor Walker	Yes
Councilor Platz	Yes
Councilor Gerry	Yes

Councilor Cowan Yes

Motion passed 6-0.

ORDINANCE 12-06152026

Councilor Walker moved for passage, Councilor Platz seconded.

Quentin Chapman – 51 Eastman Lane – opposed to the ordinance.

Steve Milks – 82 Alderwood Road – opposed to the ordinance.

Stephen Beal – 575 Johnson Road – in favor of the ordinance.

Noah Yarnovich – Old Danville Road – opposed to the ordinance.

Councilor Platz spoke in favor of the ordinance.

Mayor Harmon spoke regarding the ordinance and issues that had been raised.

Councilor Duvall addressed that the ordinance addresses situations like the Church of Safe Injection and is in favor of the ordinance.

Councilor Gerry asked a question regarding renewing the licenses for providers deemed not in compliance with the ordinance. Mayor Harmon responded.

Councilor Cowan spoke in favor of the ordinance.

Councilor Walker spoke in opposition.

Roll Call Vote: Councilor Butler Yes

Councilor Walker No

Councilor Platz Yes

Councilor Gerry No

Councilor Cowan Yes

Councilor Duvall Yes

Motion Passed 4-2.

RESOLVE 03-06152026 – Councilor Gerry moved for passage, Councilor Cowan seconded.

Councilor Platz asked if a previous study like this had been done. Mayor Harmon was not aware of one. The state report was not specific to the Auburn region, so the council commissioned the report.

Councilor Cowan asked if the targets are realistic or will there be challenges. Mayor Harmon addressed the methodology to set the targets and yes there will be challenges.

Motion Passed 6-0

ORDER 58-06152026 – Councilor Walker moved for passage, Councilor Walker seconded.

Motion Passed 5-0 (Councilor Gerry was absent)

Mayor Harmon gave his report.

Councilor Cowan- Homeless Committee Meeting on June 16th and Grand Opening of 121 Mill Street June 18th.

Councilor Duvall – June 22 Appointments Committee is meeting. Comp Plan is moving along nicely.

Councilor Platz said thank you to the Auburn School department for the passing of the school budget with nearly 70% approval rate.

Representative Mubarik thanked the Council.

City Manager gave his report.

Open Session – None

Executive Session – held during Workshop.

Adjournment at 8:38pm

Councilor Walker moved to adjourn, Councilor Cowan seconded.

Motion Passed 5-0.

A TRUE COPY ATTEST

Jessicca Grover, Deputy City Clerk

City of Auburn
City Council Meeting
July 6, 2026

Mayor Harmon called the meeting to order and led the assembly in the Pledge of Allegiance.

I. Consent Items

- 1) ORDER 59-07062026 – Appointing Ilwaad Hussen as Student Representative to the City Council for a term expiring June 30, 2028, as nominated by the Appointment Committee. *This item was removed from the agenda.*
- 2) ORDER 60-07062026 – Appointing Sally Gagnon to the Age Friendly Community Committee for a term ending June 1, 2029, as nominated by the Appointment Committee.
- 3) ORDER 61-07062026 – Accepting an Asset Forfeiture in the amount of \$868.00 from the Maine Criminal Courts to the Auburn Police Department for an incident occurring on April 8, 2025.
- 4) ORDER 62-07062026 – Nominating the proposed slate for 2027 Vice-President and Executive Committee candidates to Maine Municipal Association’s Executive Committee on behalf of the City of Auburn.
- 5) ORDER 63-07062026 – Confirming Chief Moen’s appointment of Sean O’Donnell Jr. and Darrien Jimmo as Constable with firearm for the Auburn Police Department.

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

II. Minutes – June 15, 2026 Regular Council Meeting

Councilor Duvall noted spelling error of his last name to be corrected.

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

III. Communications, Presentations and Recognitions

- 2025 Spirit of America Tribute Presentation

Mayor Harmon presented the Spirit of America award to Mary Bunnell. As the founder of Coins for K9s, Mary Bunnell collects bottles and donations to buy medical kits for K9s across Maine.

IV. Open Session

John Cleveland, Davis Ave

V. Unfinished Business

1) ORDINANCE 12- 06152026 - Amending Chapter 14, “Business Licenses and Permits”, of the City’s Code of Ordinances, to adopt regulations regarding syringe service programs. *Second reading/public hearing. ROLL CALL VOTE. Passage requires majority vote.*

Councilor Cowan moved for passage, seconded by Councilor Duvall.

Councilor Cowan moved to amend section 4(H) and 8(F) as shown in redline on the draft to align the background check requirements with existing standard practices. Seconded by Councilor Duvall. Motion passed 7-0.

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

Kathy Light, Mill St
Quentin Chapman, Eastman Ln
Tom Campell, Auburn
Steven Beale, Johnson Rd
Paul Witten, Harvard St
Audrey Murphy, Auburn
Kryston Chapman, Eastman Ln
Jeffrey Wilkins, Auburn
Erin Soule, Lewiston
Beth Bell, Nottingham Rd
Leslie Gerry, Auburn
Stephen Milks, Alderwood Rd
Laurel Libby, Auburn

Councilor Randall asked about the exchange part of the ordinance; Mayor Harmon responded the program allows up to 100 needles to be distributed. No exchange is required. Councilor Randall stated she could not support the ordinance as drafted.

Councilor Platz noted concerns about litter and stated he could not support the ordinance as drafted.

Councilor Walker stated he had concerns about drug use in the city and would not be supporting the ordinance as drafted.

Councilor Gerry stated she would not be supporting the ordinance as drafted.

Mayor Harmon explained if the ordinance is not passed, then the city has no authority to locally regulate syringe service programs which remain legal in the State. Mayor Harmon stated that prohibition by the City would likely face legal challenges due to the activity being legally allowed in the State.

Councilor Platz asked if the ordinance could be postponed to a future date to give more consideration if an amendment is proposed. Mayor Harmon confirmed the item could be postponed to a date certain.

Councilor Cowan asked if the Council would be open to an amendment that would set a cap on the number of needles issued (less than 100).

Councilor Gerry left the meeting at 8:39pm.

Councilor Platz moved to postpone ORDINANCE 12-06152026 until July 20 when a subject matter expert can speak to the Council on the question of a needle exchange rate or cap on the number of needles to be distributed by a provider. Seconded by Councilor Randall. Motion passed 6-0.

VI. New Business

- 1) ORDER-64-07062026 – Amending the City’s Master Fee Schedule (APPENDIX A) regarding license fees for Syringe Service Programs. Passage requires majority vote.

Councilor Platz moved to postpone to July 20, in respect of when ORDINANCE 12-06152026 will be considered. Seconded by Councilor Randall. Motion passed 6-0.

- 2) ORDER 65-07062026 – Granting food license fee waiver of \$200.00 to Great Falls Youth Corp for the concession stand in Lake Grove Park for the 2026 summer season.
Passage requires majority vote.

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

VII. Reports

a. Mayor's Report – Attended ribbon cutting of the Auburn Resource Center; next meeting of the Comp Plan Committee will be July 8 to work on the policy document; thanked staff for putting on solid waste information sessions; new garbage carts are now being delivered; old garbage bins can be delivered to 67 Kittyhawk for no charge. Automated collection starts on July 13. Attended the Fallview apartments on Main St ribbon cutting. Maine Mill Museum held their ribbon cutting; a great exhibit.

b. City Councilors' Reports – Councilor Duvall noted SNRB will be meeting on Thursday; Councilor Walker noted that the recycling rules on the website need to be updated; Councilor Platz noted there is no school committee meeting this week.

c. Student Representative Report – Excited to welcome a new Student Representative soon.

d. City Manager Report – 10 individuals used the cooling center last week due to the heat; Lake Grove Park will have four park rangers at the park; the snack shack will be opening this week; a photo contest is place currently for additions to the Comp Plan. The Police Department has 3 new officers.

VIII. Open Session

IX. Executive Session

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Cowan.
Motion passed 6-0. Council adjourned at 9:04pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

City Council Workshop & Meeting
July 20, 2026
Auburn Hall, Council Chambers

Mayor Harmon opened the meeting at 7:00pm and led the assembly in the Pledge of Allegiance. All Councilors were present.

I. Consent Items

1) ORDER 66-07202026– Submitting ballot for the appointment of Matthew Garside, Town of Poland, to serve on the 2026-2028 MMA Legislative Policy Committee (LPC) for District 20.

2) ORDER 67-07202026 – Appointing members to the Parking and Traffic Safety Committee, as nominated by the Appointment Committee.

3) ORDER 68-07202026– Appointing Owen Robinson as the Student Representative to the Council for a term ending June 30, 2028, as nominated by the Appointment Committee.

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

II. Minutes – July 6, 2026 Regular Council Meeting

Councilor Walker moved to approve the minutes, seconded by Councilor Cowan 7-0.

III. Communications, Presentations and Recognitions

- Oath of Office for Student Representative to Council

IV. Open Session

None.

V. Unfinished Business

1. ORDINANCE 12- 06152026 - Amending Chapter 14, “Business Licenses and Permits”, of the City’s Code of Ordinances, to adopt regulations regarding syringe service programs. Passed first reading 6/15/26; amended and postponed after public hearing 7/6/26. Continuation of second reading. ROLL CALL VOTE. Passage requires majority vote.

Mayor Harmon recapped the events of this item from July 6, including the public hearing held on July 6, and described the process for the evening. The main motion for passage is on the floor, postponed from July 6.

Councilor Randall moved to suspend the rules and allow public comment. Mayor Harmon noted this was not the time for the motion; motion did not receive a second. Motion failed.

Subject matter experts were asked to approach the Council. Councilor questions from July 6 were asked to the subject matter experts:

Glen Holmes, Community Development Director

Gordon Smith, Esq; Director of Opioid Response

Ann Sites, Director, Infectious Disease Prevention State of Maine

Alana Simon, Viral Hepatitis Harm Reduction

Angela Blier, Spurwink

Councilors asked staff and subject matter experts questions.

Councilor Randall moved to suspend the rules and allow a second public hearing on the item. Seconded by Councilor Gerry. Motion passed 7-0.

Mayor Harmon opened the public hearing.

Councilor Platz asked the public to keep comments under three minutes.

Lisa Jones, Lewiston

Kathy Light, 143 Mill St

Bruce Bickford, 64 Cameron Ln

Stephanie Vail, Saco

Amanda Guerette, 20 Cherry Vale Cir

Holland Michaud, 87 Manley Rd

Thomas Campbell, 1 Fairview Ct

Erin Soule, Lewiston

Peter, Victory Rd

Nancy Sevigny, Orchard St

Matthew Harris, 369 Turner St

Dee Chapman, Vivian St

Melissa Lee, Pownal Rd

Stan Harmon, 435 Court St

Justin Young, Washington St

Jeffrey Walkins, Auburn

Leslie Gary, Pownal Rd

Rudy Wing, Penley Corner Rd

Andrew Jones, Lewiston

Linda Lee, Pownal Rd

Kimberly Craig, Pownal Rd

Steve Milks, Alderwood Rd
Quentin Chapman, Eastman Ln

Mayor Harmon closed the public hearing.

Council discussion continued.

Councilor Cowan moved to amend the ordinance to adopt the redline as shown on the attached draft, impacting Section 8(M) regarding individualized assessments to determine quantity of syringes provided. Seconded by Councilor Randall. Motion passed 5-2 (Gerry, Walker).

Main motion for passage, as amended. Motion passed 5-2 (Gerry, Walker) on a roll call vote.

2. ORDER-64-07062026 – Amending the City’s Master Fee Schedule (APPENDIX A) regarding license fees for Syringe Service Programs. Postponed 7/6/26. Passage requires majority vote.

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

No comment.

Motion passed 6-0 (Walker absent).

VI. New Business

VII. Reports

- a. Mayor’s Report – Gave an update on the Comp Plan and upcoming meeting in July.
- b. City Councilors’ Reports – Councilor Platz welcomed Owen Robinson. Gave a brief update on use of School CIP funds and working together with the City.
- c. Student Representative Report – Rep Robinson thanked Mayor Harmon, City Manager and Council for the appointment. Rep Edwards gave an update on school sports.
- d. City Manager Report – The City of Auburn has rolled out a new automated trash pick up service; this is the second week of collection and it is rolling out well. The public should call Public Works with any questions.

VIII. Open Session

None.

IX. Executive Session was taken up during Workshop.

X. Adjournment

Motion to adjourn by Councilor Walker, seconded by Councilor Randall. Motion passed 6-0 (Gerry absent). Council adjourned at 10:25pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk

City Council Special Meeting
Minutes
July 28, 2026
Auburn Hall, Council Chambers

In Attendance: Mayor Harmon, Assistant City Manager Denis D'Auteuil, Deputy City Clerk Jessica Grover, Councilor Platz, Councilor Gerry, Councilor Randall, Councilor Cowan, Councilor Duvall, Councilor Butler and Councilor Walker

Mayor Harmon called the meeting to order at 5:30pm.

New Business

1) ORDINANCE 13-07282026 – Granting a 45-day moratorium extension prohibiting rent or fee increases at Mobile Home Parks. First reading. Second reading may be waived by unanimous vote of all councilors present and voting. Five (5) affirmative votes shall be required to adopt the ordinance to take effect immediately upon enactment. ROLL CALL VOTE.

Councilor Randall motioned for passage of 1st Reading of Ordinance 13-07282026. Councilor Walker seconded. All were in favor 7-0 motion passed.

No one from the public was present to speak on this item.

There was no discussion from the Council.

Ordinance 13-07282026 passed 1st Reading on a Roll Call Vote, 7-0 in favor.

Councilor Randall motioned to dispense with the 2nd Reading of Ordinance 13-07282026.

Councilor Walker seconded. All were in favor; 7-0 motion passed.

Councilor Randall motioned for the Ordinance to take effect immediately. Councilor Cowan seconded. All were in favor; 7-0 motion passed.

Councilor Walker motioned to adjourn. Councilor Cowan seconded. All were in favor 7-0 motion passed. Council adjourned at 5:36pm.

A TRUE COPY ATTEST

Jessica Grover, Deputy City Clerk

City Council Meeting
August 3, 2026
Auburn Hall, Council Chambers

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

I. Consent Items

None.

II. Minutes – July 20, 2026 Regular Council Meeting & July 28, 2026 Special Meeting

Councilor Walker moved to accept the minutes from July 20, 2026, seconded by Councilor Cowan. Motion passed 7-0.

Councilor Walker moved to accept the minutes from July 28, 2026, seconded by Councilor Randall. Motion passed 7-0.

III. Communications, Presentations and Recognitions

- Memo from City Clerk: Business License Denial – Websters Trading Co, 150 Minot Ave

IV. Open Session

Matt Hunter, Minot Ave; regarding property sales and purchasing and permitting process
David S, Massachusetts; regarding property sales and purchasing and permitting process
Quentin Chapman, Eastman Ln; regarding syringe service programs

V. Unfinished Business

VI. New Business

1) ORDER 69-08032026– Initiating zoning text amendment for public hearing and recommendation by the Auburn Planning Board regarding possible amendment to Chapter 60, Article IV, Division 2, Section 145(b)(1) Agriculture and Resource Protection District Use Regulations regarding removing the employee limit for sawmill uses within the district. Passage requires majority vote.

Councilor Randall moved to postpone indefinitely, as the Planning Board has already initiated action on this item. Seconded by Councilor Gerry. Motion passed 6-1 (Walker).

2) ORDER 70-08032026 – Approving the Auburn-Lewiston Municipal Airport Master Plan. Passage requires majority vote.

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

This item was opened for public comment. There was no comment.

Motion passed 7-0.

3) ORDINANCE 14-08032026 – Amending the City’s Code of Ordinances to adopt a Mobile Home Park Rent Stabilization Ordinance. First reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Randall moved for passage, seconded by Councilor Walker.

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

Julie Francoeur, Ja-Lynne Park

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

VII. Reports

a. **Mayor’s Report** – Public meeting held with DOT and City of Auburn Engineering staff regarding Dennison and Turner St pedestrian safety enhancements and traffic flow; Councilor Cowan and Mayor attended Crisis Center open house run by Spurwink and DHHS providing access to crisis stabilization for youth experiencing mental and behavioral health crisis. Provided an update on the Comp Plan Committee, the Council will receive an update on September 14 with the Planning Board with a public hearing occurring in October. National Night Out is tomorrow evening, August 4; all are welcome to attend, starting in Festival Plaza at 5:30pm.

b. **City Councilors’ Reports** – Councilor Randall noted the Library will be having a Block Party in September, details on the Library website. Councilor Cowan thanked engineering and DOT regarding adding a 4 way stop at the intersection at Dennison and Turner St. Councilor Butler reported that the LA 911 Committee met on Thursday last week and reviewed the FY26 budget and 911 center relocation and that the new Parking and Traffic Safety Committee met to review FOAA and elect a Chair and Vice Chair. Councilor Walker reminded the public on National Night Out and noted the success of the first movie in the park and encouraged everyone to attend. Councilor Platz noted a recent article in SunJournal regarding the removal at the Littlefield Dam.

c. **Student Representative Report** – Rep. Edwards noted sports events at ELHS.

d. **City Manager Report** – Park Rangers are on site at Lake Grove Park; successful first movie in the park at Festival Plaza; next will be taking place in Lake Grove Park and reminded the public about National Night Out.

VIII. Open Session

None.

IX. Executive Session

1) Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for discussion of labor union contract negotiations between MSEA and the City of Auburn and Public Works and the City of Auburn. No action to follow.

Councilor Walker moved to enter, seconded by Councilor Duvall. Passed 7-0. Entered Executive Session at 7:38pm.

Declared out of Executive Session at 8:25pm.

The other two Executive Sessions noted on the agenda were taken up during Workshop.

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Cowan. Motion passed 6-0 (Gerry absent). Adjourned at 8:25pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk