

AUBURN SEWERAGE DISTRICT

OFFICE TELLEPHONE: 207-784-6469

Regular meeting of the Trustees of the Auburn Sewerage District will be held **in-person at the Auburn Sewerage District office at 268 Court Street on Tuesday, October 21, 2025 @ 4:00P.M.**

AGENDA

1. Approve Minutes of Regular Meeting of September 16, 2025.
2. Financial Report Update - ***Mike Bailey***
3. Open Session / Public Comment.
4. New Business
 - Draft Water and Sewer Expansion Studies.
 - 2026 Draft Budget.
5. LACWA Apportionment & Financials
6. Old Business
 - Facilities Assessment, Update.
 - Washington Street Pumping Station, Update.
 - CSO Masterplan Update
7. Project Update
8. Staffing Update.
9. Adjourn Regular Meeting.

Upcoming: Sewer Trustee Meeting November 18, 2025.

September 16th, 2025

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The regular meeting of the trustees of the Auburn Sewerage District was held in person at the Auburn Sewerage District office at 268 Court Street on **Tuesday, September 16th, 2025, at 4:00 pm.**

Members present: Robert Cavanagh (Treasurer), Denis Bergeron, Stephen Ness (President), Patrick DeFilipp, and Stephen Milks. (Mayor's Representative) **Also Present:** Michael Broadbent (Superintendent) and Michael Bailey (Finance Director).

Approve Minutes of Regular Meeting of August 19th, 2025 – Motioned by Stephen Milks, seconded by Robert Cavanagh, it was unanimously voted **to approve the minutes of the Regular Meeting of August 19th, 2025.**

Financial Report – Revenues and expenses are generally in line with the budget, with only minor timing-related variances. The interest income is below budget due to the need for liquidity to fund the storm surge tank project with Lewiston, which led to a decision not to renew the CDs. As of August 2025, Lewiston has drawn \$3.66 million of the \$4 million allocated for the project. The Finance Director, Mike Bailey, spoke with Ralph Lenfesty, Assistant Finance Director for Lewiston, and Travis Peaslee, General Manager at LACWA, to develop a plan for drawing down the remaining funds. The Maine Municipal Bond Bank is requesting documentation on how the full \$4 million has been utilized, so the remaining funds must be spent promptly. We agreed that LACWA will invoice the District for its remaining \$340,000 before Lewiston makes another draw.

There were no debt payments made in August, resulting in relatively stable cash levels. The current cash balance of \$3.1 million is adequate to cover existing debt obligations and ongoing operations.

Open Session -As no one from the public was in attendance, the Open Session was closed.

NEW BUSINESS

Broad Street Extension – Over the past two years, the City of Auburn has worked to assess the feasibility and cost of expanding water and sewer services in South Auburn. The city may receive \$8 million in federal funding for this expansion—covering water, sewer, and sidewalk infrastructure—but it requires a \$2 million local funding match. While the federal funding has received preliminary approval, it's not yet finalized.

The expansion could support 500 to 2,500 new residential units over the next five years. The city has asked the Auburn Water and Sewer District to contribute toward the local funding match. However, the District typically does not fund system expansions, in line with its policies and Public Utilities Commission (PUC) regulations. Expansions are historically privately funded and later transferred to the District if they meet standards.

Still, the District is open to exploring potential options and plans to consult legal counsel to review relevant rules and policies before responding to the city's formal request.

Worthley Brook Pump Failure – The Worthley Brook Pumping Station (WBPS), the largest in Poland, is 20 years old with original controls. Its pump size is unique, making replacements difficult. A spare pump, purchased when the station was new, was recently used after one of the main pumps failed. The cost to replace the failed pump (\$49,910.92) is less than rebuilding it (estimated \$77,000). Therefore, it's recommended to budget for a new pump in 2026 to replace the spare now in use. Robert Cavanagh took notice of the thirty-day deadline for the replacement pump and recommended that the District place an order before the rates/terms change. **On motion of Steven Milks, seconded by Patrick DeFilipp, there was a vote to authorize the Superintendent to pursue the purchase of a new pump for Worthley Brook Pump Station.**

Personnel Policies and Procedures Handbook – The District's Personnel Policies and Procedures Handbook, last updated in November 2023, requires revisions due to internal updates and upcoming state law changes, including a new section on Paid Family Medical Leave effective in 2026. HR Consulting Maine, previously used for the last update, will assist in ensuring efficiency and low cost. The update is not expected to exceed \$1,000 and will be funded from existing legal budgets. A draft of the revised manual is anticipated by November or December of 2025.

Lewiston Auburn Clean Water Authority

Cost Apportionment – Due to recent dry weather, Auburn's share of wastewater flow has increased. As a result, the apportionment rate is being adjusted to 60% Lewiston and 40% Auburn. This rate may be revised again if flows change, to keep the year-end distribution balanced.

Operations Report – The treatment plant continues to perform well, with no discharge violations reported in the past month. Septic receiving revenue remains strong, exceeding expectations. A total of 594 yards of biosolids were successfully transported to the Hartland Landfill. The CSO tank project is progressing and remains on schedule. However, the influent pumping station upgrade—designed to improve peak flow capacity—has encountered a challenge: the new, larger pumps are not operating efficiently during low-flow periods. As a result, the project is currently on hold while the authority assesses potential solutions.

OLD BUSINESS

Facilities Assessment Update – Feedback on the garage layout has been shared with the consultant, who is now working on revisions. Preliminary room dimensions for the administrative areas have also been received and are currently under review by our staff.

Washington Street Pumping Station Update – Wright-Pierce is nearing completion of the electrical and controls specifications for the new station. The project is advancing according to the planned schedule.

Project Update

DOT Paving Project; Center Street – This project is facing ongoing challenges, as the contractor has not yet met the proficiency standards for the finished pavement. Additionally, the shimming on Turner and Union Street(s) has not been completed. Once the shimming is finished, the District can proceed with raising the remaining eight sewer manholes.

Mechanics Row, Main Street, Academy Street, High Street(s) – From the Sewer District's standpoint, the project is complete, with all structures raised and final pavement applied.

September 16th, 2025

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Sewer Lining – National Water Main Cleaning Company has completed lining in all areas except Chestnut Street. A defect was discovered during inspection, which the District must repair before lining can proceed there.

E-6 – The District completed erosion-prevention site work around the station, and the homeowner is satisfied. The project is now closed.

Executive Session Pursuant to 1 M.R.S.A 405 (6) (A) to Discuss Goals for the Superintendent -
On the motion of Denis Bergeron, seconded by Robert Cavanagh, there was a vote to move the discussion into an executive session. Though none were present, public attendees and the recording secretary were asked to leave at this time.

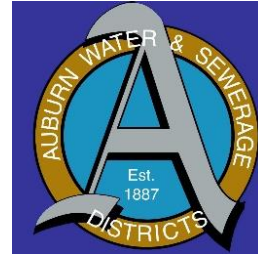
On the motion of Stephen Milks, seconded by Robert Cavanagh, there was a unanimous vote to adjourn the meeting.

Respectfully submitted,

Tiffany Spence

Tiffany Spence

Memo



To: Sewer District Trustees
From: Michael Broadbent, Superintendent
CC: Files
Date: 10/17/2025
Re: Discussion of October Agenda Items

Sewer Trustees

Financial Report Highlights

Revenues and expenses are close to budget with small variances due to timing. Interest income is off from budget due to the liquidity needed to fund the storm surge tank with Lewiston and not renewing the CD's as a result. As of September 2025, Lewiston has not drawn any additional funds from us for the project. The Maine Municipal Bond Bank is requesting support from us as to how the total \$4 million was spent, so we need to expend the remaining funds as soon as possible. LACWA will charge the District their remaining \$340k before they draw from Lewiston again. There were significant debt payments in September. \$456k is related to LACWA pass-through debt with an additional \$324k in Auburn Sewerage District debt. Cash has decreased significantly as a result. Cash on hand of \$2.2 million is sufficient to service existing debt and fund operations.

New Business

Draft Water and Sewer Expansion Studies

Wright Pierce Engineers has completed a draft report on projected costs for extending water and sewer out Broad Street onto sections of Hackett Road and connecting to Washington Street North. The report was sent to all Trustees in advance of the meeting.

Verrill Law is looking into the legalities of the District's ability to invest in main extensions. Their initial review and response suggests that we cannot based on our status as a publicly formed utility. However, there is a mechanism with PUC Chapter 65 that could permit investment under certain conditions. We should have a full report on their determination by the November Trustee meeting.

2026 Draft Budget

Draft budgets will be handed out at the meeting and available to the public. Several variables of the budget are still in development; we have not received the Clean Water Authority's budget at this time. A significant increase is anticipated to cover the debt retirement of the new storm surge tank. Health insurance estimates will not be available until the middle of October but we anticipate an increase. As discussed, the District is increasing its contribution to water to account for meters and reading expenses. The increased cost estimate for the replacement of the Washington Street Pumping Station was factored into the budget as well.

Lewiston Auburn Clean Water Authority

Cost Apportionment

The apportionment rate of 60% Lewiston and 40% Auburn has been held for the Month of October.

LACWA Operations Report

I included the October operating report in this month's packet. The Authority is operating well. Biosolids delivery is on target, the co-generation facility is operating well, septic receiving continues to bring in more revenue than projected and effluent quality is good.

Old Business

Facilities Assessment

Weston and Sampson made good progress on the facilities assessment. We've completed reviews of both the garage storage and the administrative space needs of the District. I've received a preliminary zoning memo which I've not yet had time to review. Currently they're developing conceptual site layouts for our review and consideration. The project should be wrapped up on schedule before the end of the year.

Washington Street Pumping Station

Wright-Pierce has completed the 30% design drawings, after staff review, we've given the green light to proceed directly to 90%. Essentially, we've approved the location, concepts, responsibilities and scope of the project. The Engineer can now dive into the details and specifications. Their preliminary estimate has risen to around \$2.2 million for the project.

CSO Masterplan Update

Thighe-Bond is wrapping up the CSO Master Plan Update. I anticipate a draft review before the end of October. The final report is due to DEP at the end of November.

Project Update

DOT Paving Projects – Center Street

Northeast Paving is making very slow progress on Center Street. Their largest challenge now is the seasonal temperatures which do not permit the application of surface pavement. They're currently running two crews primarily shimming during the day and surface pavement at night. This requires two crew members to be in at night to raise gate valves.

There were two manholes that had to be re-adjusted because they were subjected to traffic impacts for well over a month. I've reached out to the Maine Department of Transportation Utility Coordinator for support.

Siphon Cleaning

Vortex has completed the cleaning and inspection of all three siphons. The initial report is that the siphons were relatively clean with the exception of some hardened grease. I expect a full report for future presentation to the Board.

Upcoming: Sewer Trustee Meeting, November 18, 2025 4:00pm

**AUBURN SEWERAGE DISTRICT
BALANCE SHEET
PERIOD ENDING - September 30, 2025**

	<u>9/30/2025</u>	<u>12/31/2024</u>
Property, Plant and Equipment:		
Plant in Service	38,939,765.80	38,904,979.87
Less: Accumulated Depreciation	(19,331,531.76)	(18,971,531.76)
	<u>19,608,234.04</u>	<u>19,933,448.11</u>
Construction Work In Progress	4,159,535.64	1,649,788.62
Current Assets:		
Cash/Money Market	2,260,067.39	1,051,118.32
Accounts Receivable	274,106.08	260,825.56
Construction Assessments	0.00	0.00
City of Auburn Debt	165,591.62	234,868.01
Inventory	112,622.08	125,888.40
PrePays	12,375.23	(0.51)
Total Current Assets	<u>2,824,762.40</u>	<u>1,672,699.78</u>
Investments:		
CD's	0.09	3,748,941.41
Total Investments	<u>0.09</u>	<u>3,748,941.41</u>
Deferred Charges	0.00	0.00
Total Assets	<u><u>26,592,532.17</u></u>	<u><u>27,004,877.92</u></u>

	<u>9/30/2025</u>	<u>12/31/2024</u>
Equity Capital	21,755,466.17	21,409,386.19
Long Term Debt	4,330,683.70	4,580,683.70
Equipment Leases	71,659.31	42,349.03
Current Liabilities:		
Current Portion of LTD	291,392.68	443,065.36
Accounts Payable	86,680.69	435,129.50
Accrued Interest & Other	45,584.11	89,559.22
Customer Deposits	16,460.00	17,705.00
Pre-Treatment Costs	(44,875.11)	(13,000.08)
Accrued LAWPCA	39,480.62	0.00
Total Current Liabilities	<u>434,722.99</u>	<u>972,459.00</u>
Total Equity & Liabilities	<u><u>26,592,532.17</u></u>	<u><u>27,004,877.92</u></u>

**AUBURN SEWERAGE DISTRICT
OPERATING STATEMENT - TRUSTEES' REPORT
NINE MONTHS ENDED SEPTMEBER 30, 2025**

	September	2025	Y-T-D THRU September 2025		
	YTD - 2024	BUDGET	ACTUAL	BUDGET	VARIANCE
<u>REVENUES:</u>					
Metered Income	\$3,118,379	\$4,150,000	3,139,611.68	\$3,103,678	\$35,934
Industrial Surcharge	31,737	43,000	24,319	32,450	(8,130)
Shared Debt with City	20,696	42,000	20,696	31,500	(10,804)
Jobbing & Mdse. - NET	16,779	20,000	47,351	15,000	32,351
Sewer Assessments	20,773	25,000	10,500	18,750	(8,250)
Finance Charges	4,481	6,500	4,336	4,875	(539)
Interest Income	121,541	156,000	45,823	117,000	(71,177)
Industrial Treatment Sampling	31,875	45,000	31,885	33,750	(1,865)
Capacity Fees (SDS)	45,750	40,000	14,250	30,000	(15,750)
TOTAL REVENUES	3,412,010	4,527,500	3,338,772	3,387,002	(48,230)
			73.74%	83.33%	< Standard
<u>EXPENSES:</u>					
Payroll	381,714	592,929	406,689	445,744	(39,055)
Employee Benefits	135,594	309,444	180,023	232,083	(52,060)
Maint. of Sewers	44,474	99,669	27,458	74,752	(47,294)
Lift Stations	93,587	94,593	90,590	70,945	19,645
Maint. of Buildings	45,546	50,649	50,422	37,987	12,435
Maint. of Trucks	28,922	38,600	21,411	28,950	(7,539)
Office Expense	41,242	38,389	28,012	28,792	(779)
Collection Expense	450	(325)	300	(244)	543
General Expense	8,463	7,812	8,456	5,859	2,597
Insurance	52,453	54,556	39,216	40,917	(1,702)
Legal & Accounting Fees	43,285	10,879	16,628	8,159	8,468
Billing Expense	52,453	95,726	52,453	71,795	(19,342)
L.A.W.P.C.A.	1,544,006	2,059,354	1,565,010	1,544,516	20,495
SUB-TOTAL	2,472,190	3,452,275	2,486,668	2,590,253	(103,585)
Interest	130,909	163,024	125,328	122,268	3,060
TOTAL EXPENSES	2,603,099	3,615,299	2,611,996	2,712,521	(100,525)
			72.25%	83.33%	< Standard
Bonds - Principal Payments	291,393	443,065	151,672	151,672	0
SURPLUS FROM OPERATIONS	517,519	469,136	575,104	522,809	52,295

AUBURN SEWER - FINANCIAL INFORMATION

Sewer Metered Revenue - Versus Prior Year

Month	2025	2024	MTD Change	%	YTD Change	%
January	\$368,576	\$337,824	\$30,752	9.1%	\$30,752	9.10%
February	\$327,577	\$356,311	(\$28,734)	-8.1%	\$2,018	0.29%
March	\$339,120	\$336,063	\$3,057	0.9%	\$5,075	0.49%
April	\$357,697	\$376,670	(\$18,973)	-5.0%	(\$13,898)	-0.99%
May	\$328,875	\$338,467	(\$9,592)	-2.8%	(\$23,490)	-1.35%
June	\$339,666	\$374,199	(\$34,533)	-9.2%	(\$58,023)	-2.74%
July	\$367,388	\$340,707	\$26,681	7.8%	(\$31,342)	-1.27%
August	\$348,772	\$337,357	\$11,415	3.4%	(\$19,927)	-0.71%
September	\$361,940	\$384,476	(\$22,535)	(\$0)	(\$42,462)	-1.33%
October		\$360,198	(\$360,198)	-100.0%	(\$402,660)	-11.37%
November		\$319,509	(\$319,509)	-100.0%	(\$722,169)	-18.70%
December		\$312,566	(\$312,566)	-100.0%	(\$1,034,735)	-24.79%
Year-to-Date:	\$3,139,612	\$4,174,347				

Sewer Metered Gallons Sold

Month	2025	2024	MTD Change	%	YTD Change	%
January	40,978,761	48,300,327	(7,321,566)	-15.16%	(7,321,566)	-15.16%
February	44,263,147	43,330,144	933,003	2.15%	(6,388,563)	-6.97%
March	41,691,007	46,113,452	(4,422,445)	-9.59%	(10,811,009)	-7.85%
April	41,161,483	42,113,148	(951,665)	-2.26%	(11,762,674)	-6.54%
May	44,379,274	43,762,840	616,434	1.41%	(11,146,240)	-4.98%
June	43,568,105	45,688,902	(2,120,797)	-4.64%	(13,267,037)	-4.93%
July	44,489,507	42,742,343	1,747,163	4.09%	(11,519,873)	-3.69%
August	49,581,943	45,409,704	4,172,239	9.19%	(7,347,634)	-2.06%
September	47,900,641	54,232,549	(6,331,908)	-11.68%	(13,679,542)	-3.32%
October	0	\$48,220,643	(\$48,220,643)	-100.0%	(\$61,900,185)	-13.46%
November	0	41,101,500	(41,101,500)	-100.00%	(103,001,685)	-20.56%
December	0	40,978,761	(40,978,761)	-100.00%	(143,980,446)	-26.56%
Year-to-Date:	398,013,867	541,994,313				

SEWER Capital Spending Versus Budget

Capital Expenses - 2025	*Budget	*YTD Actual
JCB Loader	\$12,500	
Suitcase Generators	\$600	
E-6 Generator	\$50,000	\$81,365
Moose/Worthy P.S Generator hook-ups	\$10,000	\$14,055
Pipe Saw	\$1,500	\$367
Locator	\$2,750	\$2,787
Misc Tools	\$5,000	\$2,019
Utility Billing Software	\$26,165	\$19,750
Accounting Software	\$18,000	\$5,566
Office improvements	\$8,000	
Ergonomic Office Furniture	\$2,000	\$1,210
4 Computers, I-pad	\$3,600	1,225.85
Equipment	\$140,115	\$128,344
2024 Lining Projects	187,000.00	6,000.00
2024 Manhole Adjustments	186,000.00	63,145.49
Miller Street Investigation	100,000.00	58,688.65
Siphon Cleaning	10,000.00	8,281.50
Taylor Brook Bridge	30,000.00	
2025 Lining Projects, Granite, Loring	60,000.00	2,158.17
Paving Projects, MH Adjustments	206,000.00	166,053.25
Court/Mechanics Row Separation Project	100,000.00	2,500.00
Androscoggin River siphon	50,000.00	
Washington Street Pumping Station	1,500,000.00	24,339.83
Storm Surge Tank	4,000,000.00	3,658,386.20
Projects (total includes benefit costs on labor)	6,429,000.00	3,989,553.09
Total Capital	\$6,569,115	\$4,117,897

Sewer Metered Revenue - Versus Budget

Month	2025	BUDGET	MTD Change	%	YTD Change	%
January	\$344,280	\$368,576	(\$24,297)	-6.6%	(\$24,297)	-6.59%
February	\$355,274	\$327,577	\$27,697	8.5%	\$3,400	0.49%
March	\$339,120	\$337,065	\$2,056	0.6%	\$5,456	0.53%
April	\$357,697	\$363,038	(\$5,341)	-1.5%	\$115	0.01%
May	\$328,875	\$352,510	(\$23,635)	-6.7%	(\$23,520)	-1.34%
June	\$339,666	\$333,940	\$5,726	1.7%	(\$17,795)	-0.85%
July	\$367,388	\$336,931	\$30,457	9.0%	\$12,663	0.52%
August	\$348,772	\$334,121	\$14,651	4.4%	\$27,313	0.99%
September	\$361,940	\$367,929	(\$5,989)	-1.6%	\$21,324	0.68%
October	\$0	\$340,501	(\$340,501)	-100.00%	(\$319,176)	-9.22%
November	\$0	\$361,871	(\$361,871)	-100.00%	(\$681,048)	-17.81%
December	\$0	\$325,941	(\$325,941)	-100.00%	(\$1,006,988)	-24.26%
Year-to-Date:	\$3,143,012	\$4,150,000				

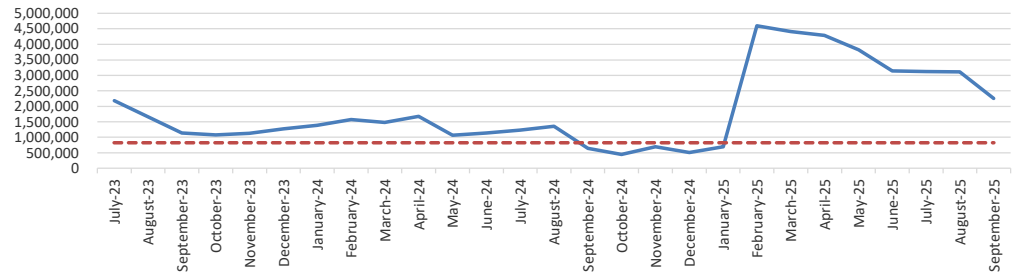
Sewer Gross Payroll

Month	2025	Budget	MTD Change	%	YTD Change	%
January	\$43,076	\$51,217	(\$8,141)	-16%	(\$8,141)	-15.89%
February	\$39,367	\$43,921	(\$4,554)	-10%	(\$12,695)	-13.34%
March	\$47,686	\$53,136	(\$5,450)	-10%	(\$18,145)	-12.24%
April	\$51,219	\$51,348	(\$129)	0%	(\$18,274)	-9.15%
May	\$39,100	\$53,451	(\$14,351)	-27%	(\$32,626)	-12.89%
June	\$43,115	\$42,807	\$308	1%	(\$32,318)	-10.92%
July	\$60,433	\$52,501	\$7,932	15%	(\$24,386)	-7.00%
August	\$51,410	\$52,772	(\$1,362)	-3%	(\$25,747)	-6.42%
September	\$31,283	\$44,591	(\$13,308)	-30%	(\$39,055)	-8.76%
October	\$0	\$51,072	(\$51,072)	-100.00%	(\$90,127)	-18.14%
November	\$0	\$54,944	(\$54,944)	-100.00%	(\$145,071)	-26.29%
December	\$0	\$41,169	(\$41,169)	-100.00%	(\$186,240)	-31.41%
Year-to-Date:	\$406,689	\$592,929				

AUBURN SEWER DISTRICT CUSTOMER ACCOUNTS RECEIVABLE

Aging	Current	30 day	60 day	90 day	120 day	Finance Chgs	Other	Totals
September	\$ 181,246.64	\$ 40,923.06	\$ 8,587.95	\$ 12,618.48	\$ 23,195.50	\$ 2,745.29	\$ (68.94)	\$ 269,247.98
	67.3%	15.2%	3.2%	4.7%	8.6%	1.0%	0.0%	
August	164,785.40	32,855.68	9,386.93	11,838.29	23,307.60	2,734.38	-	244,908.28
July	\$ 179,342.22	\$ 38,673.66	\$ 8,817.66	\$ 14,614.00	\$ 18,940.08	\$ 2,670.03	0	263,057.65
June	\$ 172,727.52	\$ 33,901.94	\$ 10,746.42	\$ 10,916.99	\$ 19,474.90	\$ 2,601.17	10	250,378.94

AUBURN SEWER DISTRICT Cash On Hand



Auburn Sewer District
Accounts Payable Check Register
September 1, 2025 thru September 30, 2025

<u>Check</u>	<u>Date</u>	<u>Per</u>	<u>Vendor</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
8090	9/4/2025	9	Joseph Immergut	7/25/2025	Void & Crd - Lost chk 8090 A/R - Customer Accts Rec	-41.35
						<u>-41.35</u>
8102	9/18/2025	9	Fortier's Locksmith	6/27/2025	Void & Credit chk 8102 Supplies - T&D - Ops	-32.40
						<u>-32.40</u>
8117	9/5/2025	9	Joseph Immergut	7/25/2025	Refund Tenant Dep Bal A/R - Customer Accts Rec	41.35
						<u>41.35</u>
8118	9/5/2025	8	Auburn Water District	9/4/2025	July Expenses A/P - Due to AWD	123,499.08
						<u>123,499.08</u>
8119	9/5/2025	8	K. L. Jack & Co., Inc.	8/11/2025	Pump Install Expense - E5 - PS	170.71
						<u>170.71</u>
8120	9/5/2025	9	Maine Municipal Bond Bank	8/18/2025	2009FS Accrued Interest	688.46
						<u>688.46</u>
8121	9/5/2025	8	Tessco Technologies	8/11/2025	Antenna Repair Expense-Washington St PS	194.65
						<u>194.65</u>
8122	9/5/2025	8	USA Bluebook	8/15/2025	Float Switches Expense-Moosebrook PS	346.82
						<u>346.82</u>
8123	9/5/2025	8	Wright-Pierce	9/4/2025	Services thru 082925 Washington St. PS Design	15,992.06
						<u>15,992.06</u>
8124	9/12/2025	9	Nancy Yombe	9/12/2025	Refund Tenant DepBal A/R - Customer Accts Rec	62.12
						<u>62.12</u>
8125	9/12/2025	9	Michael Polk	9/12/2025	Refund Final Overpd A/R - Customer Accts Rec	120.75
						<u>120.75</u>

Auburn Sewer District
Accounts Payable Check Register
September 1, 2025 thru September 30, 2025

<u>Check</u>	<u>Date</u>	<u>Per</u>	<u>Vendor</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
8126	9/12/2025	9	Andros. Registry Of Deeds	9/12/2025	release liens Lien Release Fees	22.00
						<u>22.00</u>
8127	9/12/2025	8	Gagne & Sons	8/13/2025	Mortar-Center St DOT-Rt4 Turner-Vets Bridge202	481.28
8127	9/12/2025	8	Gagne & Sons	8/19/2025	Mortar Box Supplies - T&D - Ops	258.82
8127	9/12/2025	8	Gagne & Sons	8/19/2025	Mortar-Main St Supplies - Mains - Mnt	96.20
8127	9/12/2025	8	Gagne & Sons	8/21/2025	Mortar-Main St Supplies - Mains - Mnt	96.20
8127	9/12/2025	8	Gagne & Sons	8/25/2025	Mortar-Center St DOT-Rt4 Turner-Vets Bridge202	120.32
						<u>1,052.82</u>
8128	9/12/2025	8	Gilman Electrical Supply	8/8/2025	Generator Switch Expense-Moosebrook PS	116.78
						<u>116.78</u>
8129	9/12/2025	8	Lew-Auburn Water Pollution	8/21/2025	2010 LTD Accrued - LAWPCA	59,429.96
8129	9/12/2025	8	Lew-Auburn Water Pollution	8/21/2025	2005 LTD Accrued - LAWPCA	45,742.61
8129	9/12/2025	8	Lew-Auburn Water Pollution	8/21/2025	2021 LTD Accrued - LAWPCA	18,612.64
8129	9/12/2025	8	Lew-Auburn Water Pollution	8/21/2025	2015 LTD Accrued - LAWPCA	443.80
8129	9/12/2025	8	Lew-Auburn Water Pollution	8/21/2025	2011 LTD Accrued - LAWPCA	304,120.83
8129	9/12/2025	8	Lew-Auburn Water Pollution	8/21/2025	2008 LTD Accrued - LAWPCA	27,705.24
						<u>456,055.08</u>
8130	9/12/2025	8	Petro's Ace Hardware	8/21/2025	2 Stroke Fuel Supplies - T&D - Ops	59.98

Auburn Sewer District
Accounts Payable Check Register
September 1, 2025 thru September 30, 2025

<u>Check</u>	<u>Date</u>	<u>Per</u>	<u>Vendor</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
8130	9/12/2025	8	Petro's Ace Hardware	8/19/2025	grass seed E-6 Generator 2025	187.97
						<u>247.95</u>
8131	9/12/2025	9	Rent-It Of Maine, Inc.	8/25/2025	Excavator/Trailer - Center DOT-Rt4 Turner-Vets Bridge202	1,861.50
8131	9/12/2025	9	Rent-It Of Maine, Inc.	8/25/2025	Excavator/Trailer-High St Area High St Paving 2025	1,861.50
						<u>3,723.00</u>
8132	9/12/2025	9	Spencer Group	8/14/2025	Manholes - Center St DOT-Rt4 Turner-Vets Bridge202	900.00
						<u>900.00</u>
8133	9/12/2025	9	US Bank Corporate Trust Boston	8/25/2025	2022A Accrued Interest	63,190.00
8133	9/12/2025	9	US Bank Corporate Trust Boston	8/25/2025	2022A Bonds - 2022A - Principal	200,000.00
8133	9/12/2025	9	US Bank Corporate Trust Boston	8/25/2025	2017B Bonds - 2017 - Principal	50,000.00
8133	9/12/2025	9	US Bank Corporate Trust Boston	8/25/2025	2017B Accrued Interest	11,018.50
						<u>324,208.50</u>
8134	9/19/2025	8	Keller America Inc.	8/25/2025	Level Sensor Expense-Moosebrook PS	745.00
						<u>745.00</u>
8135	9/19/2025	8	Kennebec Equip. Rental	8/27/2025	pavement Saw Blades Supplies - T&D - Ops	590.00
						<u>590.00</u>
8136	9/19/2025	8	Lew-Auburn Water Pollution	8/27/2025	CSO-Sebago Tech thru 080125 LAWPCA Storm Surg Tank	37,788.81
8136	9/19/2025	9	Lew-Auburn Water Pollution	9/3/2025	Sept Ops Accrued - LAWPCA	107,113.83
						<u>144,902.64</u>
8137	9/19/2025	9	Super Shoe Stores, Inc.	8/29/2025	Cloth Allow Employee Benefits	159.96

Auburn Sewer District
Accounts Payable Check Register
September 1, 2025 thru September 30, 2025

<u>Check</u>	<u>Date</u>	<u>Per</u>	<u>Vendor</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
						<u>159.96</u>
8138	9/19/2025	9	FW Webb, Inc.	8/26/2025	Supplies-Washington PS Expense-Washington St PS	218.44
						<u>218.44</u>
8139	9/26/2025	9	City of Auburn	8/30/2025	Traffic Detail - Center St DOT-Rt4 Turner-Vets Bridge202	2,020.00
						<u>2,020.00</u>
8140	9/26/2025	9	Auburn Water District	9/19/2025	August Expenses A/P - Due to AWD	123,315.21
						<u>123,315.21</u>
8141	9/26/2025	9	Industrial Automation Supply	9/8/2025	Eternet Switch-Dockside PS Expense - Poland Dockside PS	196.28
						<u>196.28</u>
8142	9/26/2025	10	Maine Municipal Emp.Hlth.	9/4/2025	39021-Oct Ins A/P - Due to AWD	902.40
8142	9/26/2025	10	Maine Municipal Emp.Hlth.	9/4/2025	39021-Oct Ins Employee Benefits	93.60
						<u>996.00</u>
8143	9/26/2025	9	Rexel USA, Inc dba	8/26/2025	PLC Module Expense-Moosebrook PS	661.07
						<u>661.07</u>
8144	9/26/2025	9	RHR Smith & Co	9/22/2025	Final Billing 2024 Audit Accounting & Audit	500.00
						<u>500.00</u>
8145	9/26/2025	9	Spencer Group	9/23/2025	Patching - Manhole DOT-Rt4 Turner-Vets Bridge202	300.00
						<u>300.00</u>
<u>Grand Total</u>						<u>1,201,972.98</u>

Section 3 Sewer Expansion Recommendations & Cost Estimate

3.1 Summary of Infrastructure

3.1.1 Pump Stations

To provide sewer service to all the potential developments within the study area, four pump stations with force mains would be required in addition to the gravity mains to direct all sewer flows to the existing network on Broad Street (**Figure 3-1**)

The first proposed pump station, referred to as Broad Street 1 (North), would be located approximately 1,050-feet south of existing sewer manhole 1762 near 533 Broad Street. This pump station is recommended to be a wet well submersible type station with a valve vault, sized for **384 gpm**.

The second proposed pump station, referred to as Broad Street 2, would be located approximately 3,100-feet south of existing sewer manhole 1762 near 750 Broad Street. This pump station is recommended to be a wet well submersible type station with a valve vault, sized for **285 gpm**.

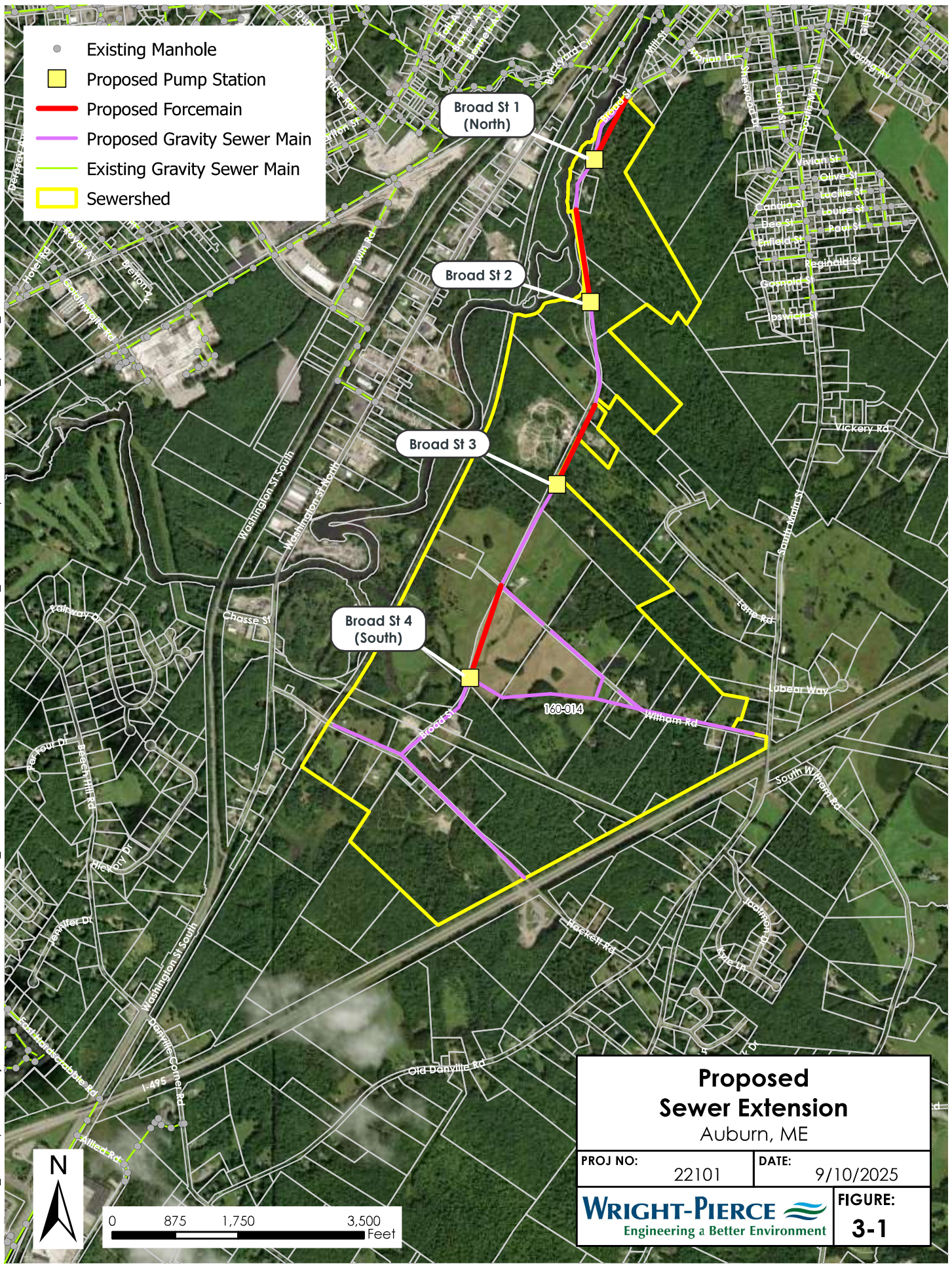
The third proposed pump station, referred to as Broad Street 3, would be located approximately 5,800-feet south of existing sewer manhole 1762 near 900 Broad Street. This pump station is recommended to be a wet well submersible type station with a valve vault, sized for **213 gpm**.

The fourth proposed pump station, referred to as Broad Street 4 (South), would be located approximately 8,750-feet south of existing sewer manhole 1762 near 1124 Broad Street. This pump station is recommended to be a wet well submersible type station with a valve vault, sized for **90 gpm**.

It is recommended that each pump station would include the following components:

- Precast wet well.
- Precast valve vault.
- Duplex submersible style, non-clog Flygt N-impeller pumps with 460V motors.
- Exterior mounted pump control panel, electrical service, and electrical disconnects.
- Exterior Propane emergency generator with automatic transfer switch and propane tank mounted on a concrete pad. Generator and propane tank to be located a minimum of 10-feet from wet well and valve vault.
- A magnetic flow meter installed in valve vault to measure pump station flows.
- Buried bypass and pig-launch piping configuration on discharge force main.
- A chain link fence around the pump station site.
- A gravel access driveway and two parking spaces at the pump station.

CLM W:\GIS_Development\Projects\ME\OTHER\Auburn\SD\22101_BroadStWaterSewerExt\MXDs\AuburnSewer_Sewersheds.aprx - SewerExtension_Proposed_8x11



The expected flows through each pump station have been broken down by contributing lots based on topography in Table 3-1.

Table 3-1 Projected Flows through Proposed Pump Stations

Lot Number	Size (ac)	Max. Potential Units	Average Daily Flow Rate (gpd)	Average Daily Flow Rate (gpm)	Peak Flow Rate (gpm) with PF of 4 from Lots in Sub-Sewershed	Total Peak Flow Rate (gpm) through PS
Broad Street 1 (North)						
190-002	52.24	203	35,521	25	99	
Totals:					99	384
Broad Street 2						
190-003	11.01	38	6,614	5	18	
190-001	9.72	21	3,590	2	10	
182-002	15.59	26	4,575	3	13	
182-003	17.34	64	11,140	8	31	
Totals:					72	285
Broad Street 3						
182-001	43.09	55	9,565	7	27	
181-024	23.43	51	8,891	6	25	
171-006	23.60	90	15,799	11	44	
171-004-001	30.56	58	10,179	7	28	
Totals:					123	213
Broad Street 4 (South)						
172-001	18.52	6	977	1	3	
171-007	20.00	69	12,047	8	33	
160-009	42.82	11	1,862	1	5	
160-008	22.41	7	1,175	1	3	
160-006	20.08	7	1,161	1	3	
171-004	33.97	40	7,084	5	20	
160-010	5.91	1	250	0	1	
160-011	12.84	3	573	0	2	
160-012	6.06	2	309	0	1	
160-013	3.90	1	227	0	1	
160-014	6.05	1	236	0	1	
158-025	7.80	N/A	700	0	2	
159-003-001	5.26	N/A	700	0	2	
159-003	5.83	N/A	700	0	2	
135-003	54.75	N/A	700	0	2	
159-005	8.35	N/A	700	0	2	
159-006	2.83	N/A	700	0	2	
159-014	9.24	N/A	700	0	2	
135-005	9.83	N/A	700	0	2	
135-006	30.57	N/A	700	0	2	
Totals:					90	90

3.1.2 Force Mains

To accompany the four required pump stations, four force mains would be needed to move flows up to the gravity portions of the proposed sewer network, and into the existing network on Broad Street.

- The force main required from Broad Street 1 (North) pump station to the north would be 1,000-feet long and 6" in diameter.
- The required force main from Broad Street 2 pump station to the north would be 1,300-feet long and 6" in diameter.
- The required force main from Broad Street 3 pump station to the north would be 1,220-feet long and 4 in diameter.
- The required force main from Broad Street 4 (South) to the north would be 1,360-feet long and 3 in diameter.

3.2 Planning Level Cost Estimates

Table 3-2 presents the total construction cost estimate for the recommended sewer extension infrastructure. This includes estimated construction cost including the contractors bid price and a construction contingency allowance (change orders). Cost estimates do not include costs related to land acquisition/easements adjustments, permitting or engineering. These project estimates are considered Association of the Advancement of Cost Engineering (AACE) Class 4 estimates. The project costs presented herein are based on ENR Index 13914 (August 2025).

Table 3-2 Sewer Service Expansion Planning Cost Estimate

Description	Estimated Quantity	Unit	Unit Cost	Construction Cost
HDPE Force Mains	5,000	Linear Feet	\$250	\$1,250,000
Gravity Sewer (In Roadway)	13,400	Each	\$250	\$3,350,000
Gravity Sewer (Cross Country)	2,800	Each	\$200	\$560,000
4 ft Diameter Manholes	65	Each	6,500	\$422,500
Force Main Air Release Manholes	4	Each	\$6,500	\$26,000
Ledge Excavation, Disposal and Replacement Backfill ²	1,000	Cubic Yard	\$350	\$350,000.00
19 mm Bituminous Concrete Pavement	2,000	Tons	\$185	\$370,000.00
12.5 mm Bituminous Concrete Pavement	1,600	Tons	\$185	\$296,000.00
Temporary Erosion and Sedimentation Controls	1	Lump Sum	\$50,000	\$50,000
Traffic Regulation and Control	1	Lump Sum	\$200,000	\$200,000
Mobilization and Demobilization	1	Lump ¹ Sum	\$500,000	\$500,000
Broad Street 1 Pump Station (North End) ¹	1	Lump ¹ Sum	\$1,218,000	\$1,218,000
Broad Street 2 Pump Station ¹	1	Lump ¹ Sum	\$1,161,000	\$1,161,000
Broad Street 3 Pump Station ¹	1	Lump ¹ Sum	\$1,120,500	\$1,120,500
Broad Street 4 Pump Station (South End)	1	Lump ¹ Sum	\$924,300	\$924,300
Construction Subtotal				\$12,048,300
Contingency (30%)				\$3,614,500
Total Estimated Construction Cost (Rounded)				\$15,662,800

Notes:

1. Refer to Appendix A for cost estimate breakdown of lump sum pump station cost estimates.
2. Indeterminate quantity for planning estimate purpose. Ledge probes are required in future project phases to provide actual estimated ledge quantities.

Lewiston Auburn Clean Water Authority													
Monthly Cost Apportionment Summary													
Cost Apportionment Summary - First Half of 2025													
Lewiston Sewer Division							Auburn Sewerage District						
Month	Initial %	Initial \$	Op Data %	Op Data \$	Difference \$		Initial %	Initial \$	Op Data %	Op Data \$	Difference \$		
January	63.00%	\$177,583.46	62.49%	\$176,145.87	\$1,437.58	#####	37.00%	\$104,295.05	37.51%	\$105,732.63	(\$1,437.58)	0.0	
February	63.00%	\$177,583.46	61.19%	\$172,481.45	\$5,102.00	#####	37.00%	\$104,295.05	38.81%	\$109,397.05	(\$5,102.00)	0.0	
March	63.00%	\$177,583.46	62.80%	\$177,019.70	\$563.76	#####	37.00%	\$104,295.05	37.20%	\$104,858.80	(\$563.76)	0.0	
April	62.00%	\$174,764.67	62.46%	\$176,061.31	(\$1,296.64)	#####	38.00%	\$107,113.83	37.54%	\$105,817.19	\$1,296.64	0.0	
May	62.00%	\$174,764.67	62.66%	\$176,625.07	(\$1,860.40)	#####	38.00%	\$107,113.83	37.34%	\$105,253.43	\$1,860.40	0.0	
June	62.00%	\$174,764.67	62.04%	\$174,877.42	(\$112.75)	#####	38.00%	\$107,113.83	37.96%	\$107,001.08	\$112.75	0.0	
Six Month Adjustment			62.27%		\$3,833.55				37.73%		(\$3,833.55)	0.0	
Cost Apportionment Summary - Second Half of 2025													
Lewiston Sewer Division							Auburn Sewerage District						
Month	Initial %	Initial \$	Op Data %	Op Data \$	Difference \$		Initial %	Initial \$	Op Data %	Op Data \$	Difference \$		
July	62.00%	\$174,764.67	59.63%	\$168,084.15	\$6,680.52	#####	38.00%	\$107,113.83	40.37%	\$113,794.35	(\$6,680.52)	0.0	
August	62.00%	\$174,764.67	60.36%	\$170,141.86	\$4,622.81	#####	38.00%	\$107,113.83	39.64%	\$111,736.64	(\$4,622.81)	0.0	
September	62.00%	\$174,764.67	59.95%	\$168,986.16	\$5,778.51	#####	38.00%	\$107,113.83	40.05%	\$112,892.34	(\$5,778.51)	0.0	
October	60.00%	\$169,127.10	61.43%	\$173,157.96	(\$4,030.86)	#####	40.00%	\$112,751.40	38.57%	\$108,720.54	\$4,030.86	0.0	
November	60.00%	\$169,127.10	62.39%	\$175,864.00	(\$6,736.90)	#####	40.00%	\$112,751.40	37.61%	\$106,014.50	\$6,736.90	0.0	
December	60.00%	\$169,127.10	62.09%	\$175,018.36	(\$5,891.26)	#####	40.00%	\$112,751.40	37.91%	\$106,860.14	\$5,891.26	0.0	
Six Month Total Adj			59.98%		\$17,081.84				40.02%		(\$17,081.84)	0.0	
Average / Adjustments year end			61.51%		\$20,915.39				38.49%		(\$20,915.39)	0.0	
Data on this summary sheet applies to operations cost only, capital expenses are apportioned on a yearly basis and determined by the final year end apportionment for the previous year.													

MEETING MEMORANDUM

To: Board of Directors
From: Travis Peaslee, General Manager
Date: October 3, 2025
Subject: General Manager Report for October 2025

Monthly Operating Reports

Biosolids Deliveries: We delivered 660 yards of material this month, and the crew managed the process and deliveries well throughout the month. Things continue to go great with deliveries to Hartland.

Anaerobic Digestion and Co-Generation: As noted in my handout, things are operating well at the digestion complex. We generated less than average amounts of gas, but still managed to produce slightly above average power for the month. The reduction of gas was somewhat expected due to less feedstock deliveries. The #2 unit was overhauled, but still needs a little more effort to figure out why the #1 cylinder isn't firing properly. We are hopeful to have that unit fully operational by the middle of the month.

Septic Receiving: In September, we brought in 542,250 gallons, which is 127,250 gallons or \$17,885 more than budgeted. Year-to-date, we have received 823,200 gallons or \$115,248 more than budgeted.

Effluent Quality: Our effluent is back looking good after a few bumps in the road throughout the month. We had two effluent violations, two influent bypass events, and one use of the secondary bypass, and treated roughly 165 million gallons. The two violations (BOD & TSS) happened on the same day, and were a result of a slight process upset as a result of taking a secondary clarifier and aeration basin offline for preventative maintenance, coupled with a significant rain event with those tanks offline.

Old Business

Biosolids & PFAS

On the Lewiston landfill license amendment front, we have submitted the required on-site mixing study report, so the ball is back in the DEP's court. I recently spoke with the department, and they indicated that a few time-intensive projects they had on their end are wrapping up, and that they should be able to finalize this amendment shortly. I still need to meet with the City of Lewiston staff to establish an agreement for use after we receive the DEP approval, and am hopeful to get that scheduled soon.

The DEP issued us successful corrective action for the compost facility ground water issue. There were three conditions to the determination:

- Update our EMP to include sampling for PFAS
- Land use controls that will restrict residential use of the site
- Measures to permanently prevent water from the facility water supply well from being consumed (due to PFAS exceedance)

We recently submitted the updated EMP, which requested a reduction in frequency from 2x year, to 1x year, while also including PFAS to the compounds being analyzed. The EMP recommends dropping the fall sampling, and only performing spring sampling. Although we haven't received final approval of the submitted EMP, the DEP has agreed to allow us to forego the fall round of sampling that was scheduled for this month. We anticipate receiving EMP approval before the end of the year, and have also asked SME to start on the annual report soon since we have all the data necessary to develop that. I also received our compost facility closure application, which appears to be where we would address the other two successful corrective action conditions.

For biosolids management planning:

- SME has grabbed samples and is working on the waste mix study.
- Woodard & Curran has started efforts on the solids handling bay expansion evaluation, and we have had a meeting with them to discuss conceptual designs.
- Honey Shyne is drafting a pilot project plan for review by us, DEP, and Brown & Caldwell, and we recently sent them some biosolids samples so that they can conduct additional analysis.
- I continue working on dryer project related tasks such as economic analysis, air permitting, and site integration.

CSO Project

The project continues to go great, and things are really starting to take shape. Sargent has now pulled sheet pile and back filled the pump station, diversion structure, dog house man hole, and valve vault. They have started constructing the stormwater ditch, installing force main piping, and continue installing electrical gear. Dutchland has been onsite and has installed the second portion of the tank roof, and has also installed safety rails so that roof related work can continue.

We will be changing Sargent superintendents this week, but the remainder of the crew will remain on the project. Items they plan to work on this month are: continue back filling tanks, install force main piping, building paint, concrete pavers and electrical duct banks, fencing, and base paving.

On the funding side, we made the \$10M loan permanent, and also closed on the remaining \$8M loan on September 22.

As far as CSO masterplan updates, I believe that the Tighe & Bond team anticipates providing an alternatives analysis update before the end of the month, then setting up a meeting to present the

finding to DEP, and then submitting the final report to DEP before the deadline of 11/25/25. I don't expect anything from our end other than project completion and post-construction monitoring. The DEP did reach out indicating that they would like to extend our reporting deadline until mid-2027, but I informed them that we were already working on a 3-part submission and they agreed to keep things as-is, but will be adding a requirement for us to submit a letter update by 7/31/2027 indicating impacts of the two projects on CSO activity at structure B as part of their response to our masterplan update submission.

On the influent pump project, we continue to work through next steps with AECOM and Damon Mechanical. The plan for now is to pause installing the second KSB pump until the beginning to middle of December, at the earliest. We should be fine pausing so long as we have the pumps operational prior to the CSO tank commissioning. I have spoken to the DEP about these short and long-term plans, and now have in writing their acceptance of those plans. We continue to work through the controls side of the jockey pump system, and have developed an internal plan for storage and maintenance of the offline/spare pumps. The next steps would be to have AECOM design a flow recirculation system so that Damon could give us a quote for implementing such a system, while also having AECOM evaluating and developing a conceptual design and planning level cost estimate for a future jockey pump system. We asked AECOM to provide a proposal to perform the above work, and also include scope and cost for efforts to obtain a specialty hydraulic lab proposal for modeling our wet well, conceptual design of a spool piece and tee on the next KSB pump to be installed, and additional support during pump construction as budget was exhausted with all the additional trips and troubleshooting related to the current flow issues. I feel we really need these services and answers in order to develop both our short and long-term plan for our influent pump station, so recommend a motion **“to approve a change order with the Sebago Technics/AECOM team, for an amount not to exceed \$41,951.40, to be paid for from the influent pump station project contingency funds”**. If approved, we would have approximately \$85,000 left in the project contingency that could be used towards a flow recirculation system. My understanding is that AECOM is prepared to jump on these tasks as soon as approved, with the intention of providing Damon Mechanical answers prior to installing the next KSB pump.

Compost Facility Use: Things are starting to heat up on this front. We now have the compost facility closure application, and need to file a notice of intent 30-days prior to submitting the application. I need to spend some time developing a closure plan that could work for the DEP, but also for the City of Auburn requirements. I also feel we need to get the Lewiston landfill amendment, and possibly even the City of Lewiston agreement in-place before actually closing the site/license. I plan to work on all these items throughout the month.

On the TD Wood side, they have the SME phase 1 study in hand, they believe they will be working through the VRAP application process shortly, and are aggressively thinking they would like to have the purchase and sale agreement signed by late November/early December. I have a lot on my plate, so the timing of all this isn't great, but I will keep pushing things along as fast as we can now that I am starting to see the light at the end of this one.

New Business

Board appointment: The 7th member of the board is appointed by the remaining 6 members of the board, and serves for a 3-year term and until the member's successor is appointed, and may be elected to serve additional 3-year terms of office. Mark Adams currently serves in this position, and his 3-year term expires November 2025. I am hopeful Mark will consider staying onboard for another 3-year term, and that the remaining board members would take action at this meeting to approve his appointment of such.

Informational Items

Staffing update: I continue to jinx us by reporting that we are at full staff, as we are now down a mechanic once again. We will begin the search right away, and am hopeful we can find a good candidate soon.

MEMORANDUM

TO: File

FROM: Weston & Sampson, Inc.

DATE: October 15, 2025

SUBJECT: Zoning and Permitting Analysis Memo

SITE INFORMATION:

Parameter	Site 1	Site 2	Site 3	Site 3	Site 5	Site 6
Site Address:	Kittyhawk Ave	Kittyhawk Ave	11 Cascades Drive	35 Cascades Drive	76 Cascades Drive	239 Cascades Drive
Owner:	City of Auburn	City of Auburn	LPF LLC	LPF LLC	LPF LLC	LPF LLC
Map/Lot:	131-002	131-001	130-001-001	130-001-002	130-001-003	118-004-002
Size (acres):	4.97 AC	3.4 AC	5.78 AC	5.49 AC	6.04 AC	3.6 AC
Zoning District	ID	ID	ID	ID	ID	ID
Book/Page:	2468-151		10659-150	10659-150	10659-150	10659-150

ZONING INFORMATION:

Zoning District: ID – Industrial

Zoning Map Date: January 2018

Zoning By-Law Date: Ecode: Version Apr 8, 2025

Overlay Districts:

District	Applicable	Notes:
Floodplain Overlay District (FPO)	No	
Taylor Pond Overlay District (TPO)	No	
Lake Auburn Watershed Overlay District (LAO)	No	
Shoreland Overlay District (SLO)	No	
Manufactured Housing Overlay District (MHO)	No	

DIMENSIONAL REGULATIONS: ID DISTRICT

DIMENSION	Required	Notes:
Minimum lot width (ft)	150	
Minimum lot depth (ft)	250	
Density (%)	60	*Maximum Lot Coverage* (Buildings only, not total impervious area)
Rear setback (ft)	50	*Or 20% of the average depth of the lot, whichever is less
Side setback (ft)	5	
Front Setback (ft)	35	* Or 15% of the average depth of the lot, whichever is less
Building Height	75	* Except in the airport zone where Federal Aviation Administration Height Regulations shall apply

Note: Dimensional Requirements for the Industrial District are noted per Sec 60-579 of the Zoning Ordinance.

PERMITTING SUMMARY:

- 1) Planning Board Development Review Application, Auburn Planning Board
 - A completed site plan application must be filed with the planning, permitting and code department along with an original and 15 copies of the site plan and required processing fee (Sec. 60-1300).
 - Fire Department Commercial Development Review, Auburn Fire Department
 - The fire department provides a list of minimum requirements to be taken into consideration before plans are submitted to the city of Auburn for review by the fire department. These include turning radius, fire lanes, hydrant locations, etc.
- 2) Stormwater permit from the Maine Department of Environmental Protection (DEP).
 - The project will either be classified as a Stormwater Management Law project or one that qualifies for a Permit By Right (PBR) – this classification will ultimately be determined as the design evolves.
 - i. **PBR details:** Sites not in the direct watershed of a lake most at risk or an impaired urban stream (which none of these parcels are) can include up to one acre of impervious area and less than five acres of developed area and still qualify for a PBR. PBRs require notice of the project prior to the beginning of work with the DEP and the Auburn Town Clerk. A copy of the notification form must be kept to serve as the permit.

OR

- ii. **Stormwater Management Law.** If the project includes more than one acre of impervious area or more than five acres of developed area it will not qualify for a PBR and requires additional submissions and steps. These include a pre-application meeting with the DEP,

a stamped stormwater management system, erosion and sedimentation control plan, and an inspection and maintenance plan. The proposed sites range in size from 2-6 acres, so the level of permitting required will depend on the size of the facility.

GENERAL NOTES:

- 1) This zoning and permitting analysis review does not include construction permits such as Building, Electrical, Demolition permits, or permits handled by the Auburn Engineering Division such as:
 - Drive Entrance Permit
 - Fill Permit
 - Private and/or Public Excavation Permit
 - Storm Water Drainage Connection Agreement
 - Utility Location Permit
- 2) None of the parcels are located within the FEMA Flood Hazard Zone.
- 3) None of the parcels are located withing the direct watersheds of Taylor Pond and Lake Auburn, so a phosphorous control permit will not be required (Sec. 60-1066).
- 4) In Maine and Auburn, activity within 75' of a wetland requires a permit. Activity within 250' of a Wetland of Special Significance also requires a permit. The closest wetlands listed on the National Wetlands Registry are 450'+ from all proposed parcels, meaning that this project should not require wetland related permitting.

DESIGN AND PERMITTING CONSIDERATIONS:

Auburn, ME Zoning Ordinance:

ARTICLE IV. - DISTRICT REGULATIONS	
60-578 Use Regulations	
(10) Municipal uses building allowed in Industrial District	Municipal Uses allowed
(22) Public utilities uses, such as electric substations, storage of material and trucks, repair facilities, offices and electric generating plants including ground-mounted and dual use solar energy generating systems less than one acre in total land area as defined in <u>Section 60-1501</u> in accordance with applicable FAA regulations if within the airport overlay zone.	Public utilities Uses allowed

ARTICLE V. OFF-STREET PARKING AND LOADING	
60-607 General provisions and design standards	
(2) Each individual parking space shall consist of an effective area of nine feet by 18 feet in dimension and shall be accessible to a public way	
(4) Interior driveways and ingress and egress points serving parking areas shall be at least 20 feet in width to allow safe and expeditious movement of vehicles. Ingress and egress points shall be separated wherever possible and so signed, Ingress and egress points for one-way vehicular movement only, may be reduced to not less than 14 feet for angle parking areas or 12 feet for perpendicular parking areas.	
60-609 Off-street loading space requirements	
One per 75,000 square feet or fraction thereof of gross floor area up to two spaces; one additional space for each 20,000 square feet or fraction thereof of gross floor area over 150,000 square feet	Minimum Number of Off-Street Loading Spaces

ARTICLE VIII. EXCAVATION PERMIT REGULATIONS	
60-697 Activities requiring resource extraction permits	
(a) The excavation of sand, gravel, stone or other earth material from any land in the city is hereby prohibited except such excavation as may be authorized in any zoning district by a permit issued by the planning board or as otherwise permitted under this chapter.	
(b) The commercial excavation of sod, loam topsoil, peat or other organic material for landscaping and site development related activities exceeding 300 cubic yards per site per year from any land in the city is hereby prohibited except such excavation as may be authorized in any zoning district by a permit issued by the department of community development and planning or as otherwise permitted under this chapter.	
60-609 Off-street loading space requirements	
One per 75,000 square feet or fraction thereof of gross floor area up to two spaces; one additional space for each 20,000 square feet or fraction thereof of gross floor area over 150,000 square feet	Minimum Number of Off-Street Loading Spaces

ARTICLE XVII. ADMINISTRATION AND ENFORCEMENT	
60-1278 Applicability	

A site plan review shall be required for the following projects: (1) All uses permitted by special exception (2) Any other uses for which site plan review is required by any other provision contained in this or other ordinances.	The zoning ordinances never explicitly state that site plan review is required for this project. However, a stormwater permit is required for sites that disturb more than one acre of land, which requires the submission of a stormwater plan, which is included in the site plan review package.
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Section 3 Implementation and Project Schedule

3.1 Permitting

There are a number of local and state design reviews and/or permits that will be required for this project. The reviewing agencies anticipated in being involved with the project review/permitting are shown in Table 3-1:

Table 3-1 Review Agencies

Federal/State/Local	Agency	Permit
City of Auburn	Planning Department	Site Plan
City of Auburn	Planning Department	Building Permit
State of Maine	Department of Transportation	Utility Location Permit
State of Maine	Department of Transportation	Highway Opening Permit

Copies of the preliminary and final design documents will be provided to the above agencies for review prior to project construction. Agency review and approval periods have been assumed when developing the preliminary project schedule, which is presented in Section 3.2 below.

3.1.1 National Resource Protection Act

The Natural Resources Protection Act (NRPA) requires a 75-foot wetland setback from any disturbance to the wetland area, except as noted below. Work can take place within this setback but will require permitting under NRPA. Disturbances within the wetland buffer may qualify for a permit by rule under NRPA. Any construction or excavation would require proper erosion control measures, and likely require temporary excavation support and dewatering along the wetland to prevent saturated soils from falling into the excavation. All areas disturbed within the wetland buffers will be restored to their original condition.

One wetland was mapped within the Survey Area along the east boundary of the pump station site. No vernal pools or watercourses were identified. These wetlands are considered standalone and therefore are not federally protected. Building can be as close as desired to these wetlands and no permits are required as long as there is no wetland disturbance. No impact is anticipated.

3.2 Schedule

Preliminary Design Schedule:

- Issues Draft PDR – 2025 Amendment: October 2025
- Final PDR: Two weeks after receipt of comments from the District

3.2.1 Final Design Schedule

Table 3-2 below shows estimated task durations and elapsed time from final design kickoff. The schedule below assumes the District will be hiring contractors directly or self-performing work and does not include time for securing state or federal funding assistance.

Table 3-2 Project Milestones and Project Duration

Project Milestone	Milestone Duration
30% Design Submission (this document)	October 2025
90% Design Submission	120 days from 30% comment receipt
100% Design Submission	35 days from 90% comment receipt
Bidding and Contract Signing	60 days
Construction	120 Days

In the current construction climate, certain equipment may have a longer than anticipated lead time. This frequently includes pumps, generators, and VFDs. The District should be aware that the selected contractor may require a modified construction schedule or a pre-submittal and acquisition period to receive these items before beginning site work. Alternatively, the District may choose to pre-purchase select equipment in advance of bidding.

Section 4 Engineer's Estimate of Project Cost

4.1 Preliminary Cost Estimate

A preliminary cost estimate was developed for the work described in this Report. The estimated cost to construct the proposed facilities was developed using standard cost estimating procedures utilizing preliminary design layouts, equipment quotations and unit cost information. Where appropriate, recent construction cost data was incorporated. This cost estimate was based on an ENR Index of 13928 (September 2025). The preliminary design construction cost estimate is presented in Table 4-1. The total project cost is the engineer's best estimate for the project and includes the following:

- Construction contingency
- Engineering Services, Design and Construction Administration
- Materials Testing
- Financing Fees
- Legal and Administrative Fees

Some cost estimating line items will not be applicable if the District self performs all work, e.g. General Contractor Overhead and Profit, and General Contractor Markup. This delineation of responsibility and estimate modifications will occur in final design.

Table 4-1 Engineer's Planning Level Cost Estimate

Line #	Description	Construction Cost (FY 2023)
1	Civil: Civil Site Work, Demolition, and Sewer Construction	\$313,000
2	Architectural and Structural	\$252,000
3	Mechanical: HVAC	\$78,000
4	Process: Wet well, Valve Pit, Pumps and Piping	\$281,000
5	Instrumentation	\$61,000
6	Electrical	\$454,000
7	Specials	\$107,000
8	Subtotal Construction	\$1,547,000
9	Contingency (20.0%)	\$465,000
10	Tariff Contingency (5.0%)	\$77,000
11	Escalation (1 Year) (3.0%)	\$46,000
12	Total Estimated Construction Cost (Rounded)	\$2,178,000