Office of

AUBURN WATER DISTRICT

Office Telephone # 784-6469

The regular monthly meeting of the Trustees of the Auburn Water District will be held **at the office of the Auburn Water District, 268 Court Street, on Wednesday, June 17, 2026 at 4:00 P.M.**

Regular Meeting AGENDA

1. Approve Minutes of Regular Meeting of May 20, 2026.

2. Financial Report Update -***Michael Bailey***.

3. Public Comment.

4. New Business
   - Draft Charter Changes.
   - Lake Auburn Watershed Protection Commission, Appointment.

5. Old Business
   - Water Quality.
   - System-Wide Meter Conversion, Status Update.
   - Facilities Assessment.
   - Lake Auburn Infrastructure Planning Study.
   - Lakeshore Drive MPI Project Update.
   - Activity Report.

6. Executive Session Pursuant to 1 M.R.S.A § 405(6)(A) to Discuss a Personnel Matter.

7. Trustee Open Session.

8. Adjourn Regular Meeting.

Upcoming: Water Trustee Meeting July 22, 2026.

A true record,
Attest: ____________
Mike Bailey, Clerk

The Regular Meeting of the trustees of the Water District was held at the office of the Auburn Water District, 268 Court Street, on **Wednesday, June 17th, at 4:00 pm.**

Members Present: Denis Bergeron (President), Robert Cavanagh (Treasurer), Jeffrey Harmon, Bruce Rioux, Timothy Simpson, and Eric Gould.
Also present: Mike Broadbent (Superintendent), Mike Abbott (District Engineer), and Mike Bailey (Finance Director).
Public Attendance: Stephen Beal, Evan Cyr, and Mark Chasse.

Agenda Item 1: Approve Minutes of the Regular Meeting of May 20th, 2026 – On the **motion of Robert Cavanagh,** seconded by **Bruce Rioux,** it was **voted to approve the minutes of the Regular Meeting on May 20th, 2026.**
Passed 6-0

Agenda Item 2: Financial Report – The Finance Director, Mike Bailey, provided a verbal presentation of the financial report for the preceding month.

Agenda Item 3: Public Comment – Stephen Beal, Evan Cyr, and Mark Chasse were in attendance. Mark commented on the verbiage used in the meter-transition letters sent by HydroCorp. Mark expressed concern about their lack of liability, as presented in the letters, for potentially damaged plumbing fixtures.

Agenda Item 4: New Business
Draft Charter Changes – Included with the packets is a draft of the merged charter document, which is a work in progress. Superintendent Broadbent explained that his initial approach was to combine the language from each existing charter into a single, unified document. However, that process proved challenging and required too much interpretation of the original language. After further discussions with the Greater Augusta Utility District, Superintendent Broadbent revised his approach. Under each section of the proposed charter, he has included two parts: part one contains the approved language from the Water Charter, and part two contains the approved language from the Sewer Charter. He noted that this method, which the Greater Augusta Utility District found to be effective, clearly distinguishes the two divisions while recognizing them as part of a single organization. Superintendent Broadbent will continue refining the draft and keep the Boards informed on his progress.

Lake Auburn Watershed Protection Commission Appointment – The District is responsible for appointing an Auburn resident to the Lake Auburn Watershed Protection Commission. One application was received from Evan Cyr, who currently works on the Commission Board and has expressed interest in continuing his appointment. His application was included in the packets. **On motion of Bruce Rioux, seconded by Robert Cavanagh, there was a vote to nominate Evan Cyr to continue his service as Commissioner on the LAWPCA Board.**
Passed 6-0

Agenda Item 5: Old Business

Water Quality Update – The Superintendent, Mike Broadbent, provided a verbal presentation on the preceding month's water quality in Lake Auburn.

System-Wide Meter Conversion Status Update – Over the past month, EJP and HydroCorp have issued a series of three notices to customers in Cycle 1 and Book 80 (2,422 customers). As of 8:50 a.m. on June 10th, 1,363 appointments were scheduled, with an average of approximately 50 appointments booked per day. Scheduled meter replacements began on June 15th. Customer response and contractor performance to date have been strong.

The final notice advises customers that participation in the meter exchange is mandatory and that noncompliance may result in disconnection. The next step now falls to the District. An additional notice before issuing disconnect warnings is proposed; however, this will increase internal workload and may be unpopular with customers.

Facilities Assessment – Weston & Sampson has provided three conceptual site layouts with associated cost estimates for new and renovated facilities on the current site:

- Option 1 includes a new administrative building and a fully redeveloped fleet storage area with additional vehicle capacity.
- Option 2A includes renovations to existing administrative space to improve ADA access and optimize fleet storage, along with a detached fleet storage building and additional storage space.
- Option 2B includes the same renovations as Option 2A, with additional fleet storage and a cold storage building, as well as expanded parking.

All three options represent an overall reduction in square footage compared to previously reviewed off-site alternatives. None of the options include space for a decant station, aggregate storage, or a wash bay.

Lake Auburn Infrastructure Planning Study – Included in the packets were a summary memo on the report and my recommendations for moving forward.

Lakeshore Drive MPI Project Update – At this time, the status of this project has not changed since last month. Work is scheduled to begin in September 2026.

Activity Report – The District Engineer, Mike Abbott, provided a verbal presentation on the preceding month's activity.

Agenda Item 6: Executive Session Pursuant to 1 M.R.S.A. 405 (6) (A) to Discuss a Personnel Matter –

On the motion of **Timothy Simpson, seconded by Jeffrey Harmon, there was a vote to move the meeting into Executive Session.**

Passed 6-0

Agenda Item 7: Trustee Open Session: There was no further discussion at this time.

Agenda Item 8: Adjournment of the Regular Meeting: The Trustees concluded their meeting in Executive Session. At that time, there was a **motion by Timothy Simpson, seconded by Robert Cavanagh, to adjourn the meeting.**
Passed 6-0

Respectfully submitted,
Tiffany Spence
Tiffany Spence

A true record,
Attest: ________________
Mike Bailey, Clerk

AUBURN WATER DISTRICT
BALANCE SHEET
PERIOD ENDING - June 30, 2026

	6/30/2026	12/31/2025
Property, Plant and Equipment:		
Plant in Service	44,459,606.58	44,332,336.92
Less: Accumulated Depreciation	(18,151,665.13)	(17,825,124.46)
	26,307,941.45	26,507,212.46
Construction Work in Progress	556,204.95	74,106.13
Net Utility Plant	26,864,146.40	26,581,318.59
Current Assets:		
Cash & Working Funds	5,241,045.42	3,516,542.15
Accounts Receivable - Net	669,825.91	557,517.89
Prepayments	65,010.32	16,704.17
Inventory	1,624,256.21	381,627.21
Total Current Assets	7,600,137.86	4,472,391.42
Investment CD	0.00	0.00
Total Assets	34,464,284.26	31,053,710.01

	6/30/2026	12/31/2025
Capitalization:		
Retained Earnings	20,576,983.47	19,979,150.97
Current Year Earnings	297,589	466,909
	20,874,572.56	20,446,059.62
Bonds	6,614,519.39	4,029,796.77
Total Capitalization	27,489,091.95	24,475,856.39
Current Liabilities:		
Accounts Payable	576,119.54	190,182.08
Customer Deposits	24,994.53	21,138.38
Accrued Interest	52,348.83	40,054.16
Miscellaneous Liabilities	102,486.16	123,640.71
Total Current Liabilities	755,949.06	375,015.33
Equipment Leases	108,249.48	93,845.01
Contributions in Aid	6,110,993.77	6,109,193.28
Total Equity Capital and Liabilities	34,464,284.26	31,053,710.01

AUBURN WATER - FINANCIAL INFORMATION

Water Revenue - Metered Sales - Versus Prior Year

Month	2026	2025	MTD Change	%	YTD Change	%
January	$240,709.30	$246,826.80	($6,117.50)	-2.48%	($6,117.50)	-2.48%
February	$217,209.70	$238,634.53	($21,424.83)	-8.98%	($27,542.33)	-5.67%
March	$224,610.00	$228,211.83	($3,601.83)	-1.58%	($31,144.16)	-4.36%
April	$251,272.00	$253,662.84	($2,390.84)	-0.94%	($33,535.00)	-3.47%
May	$227,724.00	$219,136.00	$8,588.00	3.92%	($24,947.00)	-2.10%
June	$243,994.00	$228,923.00	$15,071.00	6.58%	($9,876.00)	-0.70%
July		$269,509.00	($269,509.00)	-100.00%	($279,385.00)	-16.58%
August		$262,241.00	($262,241.00)	-100.00%	($541,626.00)	-27.82%
September		$262,468.00	($262,468.00)	-100.00%	($804,094.00)	-36.39%
October		$293,742.00	($293,742.00)	-100.00%	($1,097,836.00)	-43.85%
November		$252,217.28	($252,217.28)	-100.00%	($1,350,053.28)	-48.89%
December		$228,431.07	($228,431.07)	-100.00%	($1,578,484.35)	-52.90%
	$1,405,519.00	$2,984,003.35				

Water Revenue - Metered Sales - Versus Budget

Month	2026	BUDGET	MTD Change	%	YTD Change	%
January	$240,709.30	$242,840.38	($2,231.08)	-0.92%	($2,231.08)	-0.92%
February	$217,209.70	$240,789.38	($23,579.68)	-9.79%	($25,810.75)	-5.34%
March	$224,610.00	$231,570.36	($6,960.36)	-3.01%	($32,771.11)	-4.58%
April	$251,272.00	$276,332.02	($25,060.02)	-9.07%	($57,831.13)	-5.83%
May	$227,724.00	$225,291.01	$2,432.99	1.08%	($55,398.14)	-4.55%
June	$243,994.00	$231,777.86	$12,216.14	5.27%	($43,181.99)	-2.98%
July	$0.00	$292,879.26	($292,879.26)	-100.00%	($336,061.27)	-19.30%
August	$0.00	$251,931.91	($251,931.91)	-100.00%	($587,993.18)	-29.50%
September	$0.00	$269,887.06	($269,887.06)	-100.00%	($857,880.25)	-37.90%
October	$0.00	$296,078.72	($296,078.72)	-100.00%	($1,153,958.97)	-45.09%
November	$0.00	$253,016.62	($253,016.62)	-100.00%	($1,406,975.58)	-50.03%
December	$0.00	$222,225.42	($222,225.42)	-100.00%	($1,629,201.00)	-53.69%

Water Gallons Sold - Metered

Month	2026	2025	MTD Change	%	YTD Change	%
January	49,422,915	47,499,496	1,923,419	4.05%	1,923,419	4.05%
February	50,868,896	52,184,968	(1,316,072)	-2.52%	607,347	0.61%
March	48,088,394	49,229,620	(1,141,226)	-2.32%	(533,879)	-0.36%
April	51,871,283	49,452,524	2,418,759	4.89%	1,884,880	0.95%
May	45,749,272	45,932,436	(183,164)	-0.40%	1,701,716	0.70%
June	51,397,812	49,744,244.00	1,653,568	3%	3,355,284	1%
July		54,040,008	(54,040,008)	-100.00%	(50,684,724)	-14.56%
August		51,483,344	(51,483,344)	-100.00%	(102,168,068)	-25.57%
September		59,792,876	(59,792,876)	-100.00%	(161,960,944)	-35.26%
October		61,751,140	(61,751,140)	-100.00%	(223,712,084)	-42.93%
November		55,072,248	(55,072,248)	-100.00%	(278,784,332)	-48.38%
December		44,676,546	(44,676,546)	-100.00%	(323,460,878)	-52.10%
	297,398,572	620,859,450				

Water Gross Payroll versus Budget

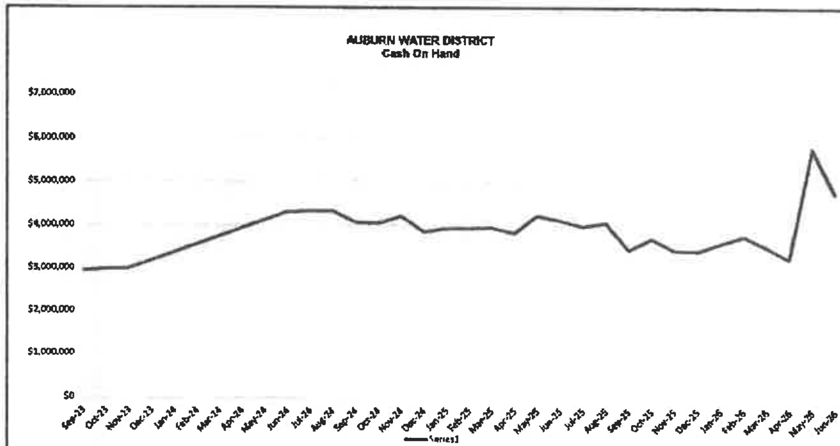
Month	2026	Budget	MTD Change	%	YTD Change	%
January	$85,784.00	$108,829.50	($23,045.50)	-21.18%	($23,045.50)	-21.18%
February	$99,145.00	$92,349.23	$6,795.77	7.36%	($16,249.73)	-8.08%
March	$105,097.00	$138,668.65	($33,571.65)	-24.21%	($49,821.38)	-14.66%
April	$115,430.00	$136,040.82	($20,610.82)	-15.15%	($70,432.21)	-14.80%
May	$90,540.00	$91,208.85	($668.85)	-0.73%	($71,101.06)	-12.54%
June	$93,453.00	$100,494.15	($7,041.15)	-7.01%	($78,142.21)	-11.71%
July		$131,813.98	($131,813.98)	-100.00%	($209,956.19)	-26.26%
August		$109,078.54	($109,078.54)	-100.00%	($319,034.73)	-35.12%
September		$104,941.85	($104,941.85)	-100.00%	($423,976.58)	-41.84%
October		$109,762.54	($109,762.54)	-100.00%	($533,739.12)	-47.52%
November		$108,306.64	($108,306.64)	-100.00%	($642,045.76)	-52.14%
December		$157,535.60	($157,535.60)	-100.00%	($799,581.36)	-57.56%

Water Total Capital Expenditures versus Budget

Capital Projects - 2026	*Budget	*YTD Actual	Variance
Crew Truck - Water	$60,000	$63,290.44	(3,290.44)
Equipment Trailer	$25,000	$23,629.50	1,370.50
Meter department tools	$3,000	$3,045.65	(45.65)
Conduit Bender	$5,500	$2,670.50	2,829.50
North Auburn Dam SCADA	$4,400	$4,517.95	(117.95)
Townsend Brook Scada	$4,400	$1,843.77	2,556.23
Lab	$5,000		5,000.00
Plant Operations	$86,100	$2,490.87	83,609.13
Risk and Resiliency Plan Update	$5,000	$4,950.00	
Lab Service Visit	$5,175		5,175.00
Lab Intake Inspection and Cleaning	$2,448		2,447.50
Fixed Asset Software	$7,500		7,500.00
Office Improvements	$5,000		$5,000
4 Computers, I-pad	$3,600	$1,758	1,842.09
Excavator	$65,437	$64,454	982.38
Equipment Total	**$287,560**	**$172,650.71**	**114,868.29**
2026 Main Replacements	$515,000	$2,254	512,746.33
2026 Paving Projects	$66,000	$55,371	10,628.53
2026 Meter Conversion	$2,667,355	$167,984	2,499,370.86
Lakeshore Drive	$750,000	73,994	676,006.26
Taylor Pond Meter Pit	$20,000	$20,350.84	(350.84)
Lake Auburn Water Supply Study	$49,700	$49,700.00	-
Facilities Study	$13,750	$13,750.00	-
Projects Total (includes benefit costs on labor)	**$4,081,805**	**$383,404**	**3,698,401.14**
Grand Total	**$4,369,364**	**$556,055**	**$3,813,269**

AUBURN WATER DISTRICT
CUSTOMER ACCOUNTS RECEIVABLE

Aging	Current	30 day	60 day	90 day	120 day	Finance Chgs	Other	Totals
June	$ 159,354	$ 24,133	$ 10,494	$ 2,784	$ 11,150	$ -	$ -	$ 207,914.09
May	167,760.72	27,711.98	4,558.83	2,067.00	11,877.61	-	-	213,976.14
April	290,897.58	20,366.26	2,864.09	7,097.58	9,373.79	-	-	330,599.32
March	188,447.17	20,816.00	4,096.99	1,968.74	8,774.72	-	-	224,101.62



AUBURN WATER DISTRICT
OPERATING STATEMENT - TRUSTEES' REPORT
SIX MONTHS ENDED JUNE 30, 2026

	June	2026	Y-T-D June 2026		
	YTD - 2025	BUDGET	ACTUAL	BUDGET	Variance
REVENUES:					
Water Sales	$1,415,935	$3,034,720	$1,405,519	$1,444,387	-$38,868
Rent income	34,261	72,000	62,508	36,000	$26,508
Interest Income	18,708	40,000	23,303	20,000	$3,303
Mdse. & Jobbing - NET	(4,205)	53,600	-7,423	26,800	-$34,223
Public Fire Protection	408,891	850,720	425,246	425,360	-$114
Private Fire Prot.	238,711	496,080	244,072	248,040	-$3,968
Misc. Op. Revenue	89,171	184,601	107,953	92,301	$15,652
TOTAL REVENUES	**2,201,472**	**4,731,721**	**$2,261,178**	**$2,292,888**	**-$31,709**
				75%	
EXPENSES:					
Payroll	592,437	1,389,030	$589,449	$667,591	-$78,142
Treatment:					
UV Treatment Plant	279,822	579,750	$239,071	$289,875	-$50,804
Chloramine Facility	4,535	12,800	$3,427	$6,400	-$2,973
Laboratory	4,793	35,500	$11,467	$17,750	-$6,284
Trans & Dist & Other Maint:					
Maint of Mains	64,732	140,000	$70,247	$70,000	$247
Dist System	57,093	168,639	85,761	$84,320	$1,441
Other	2,742	23,000	$9,621	$11,500	-$1,879
Administration:					
Employee Benefits	254,277	652,857	$262,688	$326,429	-$63,741
Legal & Accounting	14,782	50,000	$8,681	$25,000	-$16,319
Customer Billing	13,858	68,000	$48,689	$34,000	$14,689
Insurances	41,509	84,410	$29,640	$42,205	-$12,565
Other	43,560	77,452	$41,786	$38,726	$3,060
Vehicles	37,238	144,000	$42,675	$72,000	-$29,325
Gull Management	31,660	72,000	$37,224	$36,000	$1,224
Lake Auburn Watershed	50,326	142,000	$45,409	$71,000	-$25,591
SUB-TOTAL	**1,493,364**	**3,639,438**	**$1,525,835**	**$1,792,795**	**-$266,961**
				75%	
Interest	72,226	197,362	$71,755	$98,681	-$26,926
TOTAL EXPENSES	**1,565,589**	**3,836,800**	**$1,597,589**	**$1,891,476**	**-$293,887**
Bonds - Principal Payments	137,513	864,553	$143,984	$143,984	$0
SURPLUS FROM OPERATIONS	**498,370**	**30,368**	**519,605**	**$257,427**	**$262,178**

Non-Cash Items:	
Depreciation - 1403-000	$366,000
Sub - Total Non-Cash	$366,000
Income Statement - Bottom Line	$297,589