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, September 16th, 2026 at 4:00 P.M.**

Regular Meeting AGENDA

1. Approve Minutes of Regular Meeting of August 19th, 2026.

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

3. Public Comment.

4. New Business
   - Interlocal Agreement Summary.
   - 2027 Draft Budget.
   - 2025 Audit Review.
   - Lake Auburn Boat Launch.

5. Old Business
   - Water Quality Update.
   - System-Wide Meter Conversion Status Update.
   - Lake Shore Drive MPI Update.
   - Charter Merger 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 October 21, 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, September 16th, at 4:00 pm**.

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

Agenda Item 1: Approve Minutes of the Regular Meeting of August 19th, 2026 – On the **motion of Jeffrey Harmon**, seconded by **Eric Gould**, it was **voted to approve the minutes of the Regular Meeting on August 19th, 2026.**
Passed 5-0

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 was in attendance and relayed new information regarding the Septic Inspection Program from the most recent Watershed Meeting.

Agenda Item 4: New Business –
Interlocal Agreement Summary – Included in the packets was an updated spreadsheet of all known Interlocal Agreements with Lewiston. The Superintendent compiled the information using the summary presented at the August meeting, along with documents submitted as part of the most recent PUC complaint. The agreements are organized chronologically and include pertinent statuses and descriptions.

2027 Draft Budget – Included in the packets was the first draft of the 2027 budget for review. The draft includes funding for projects identified in the recently developed five-year Capital Improvement Plan (CIP). Preliminary assumptions have been made about health insurance and salary expenses based on industry averages; however, the actual impact of these costs will not be known until later this fall.

At this time, the preliminary budget indicates a need to increase revenues by approximately 3.9% and for the District to bond approximately $1.9 million for pipe replacement projects.

2025 Audit Review – The 2025 Audit has been completed. Printed copies of the audit were provided at the meeting, at which time the final document was reviewed. Overall, the auditors identified no deficiencies, and staff are pleased with the final audit.

Lake Auburn Boat Launch – The Commission has applied for and received a Boating Facilities Fund Grant to assist with repairs to the boat launch. The grant will fund 50% of the total project cost, with a maximum contribution of $75,000.

Over the past several years, the dock abutment has shifted due to high winds. Additionally, the launch pads in the lake have separated, creating gaps that present concerns for boaters. The total anticipated cost of the repairs is $150,000.

The Superintendent is working with Lewiston to draft a Memorandum of Understanding (MOU) regarding the shared cost of the District's portion of the project, totaling $75,000. Under the proposed agreement, each utility would contribute $37,500. This expense has been included in the draft budget.

Agenda Item 5: Old Business –

Water Quality Update – Water quality within the lake has declined since the last meeting. Seasonal fluctuations in turbidity are normal, and historically, the fall season is when the District sees a decrease in transparency and a corresponding increase in turbidity. This year, however, the increase in turbidity began earlier in the season and has progressed at a higher rate, which has raised concerns.

The increase in turbidity is accompanied by an increase in organic matter, including algae. Depending on the concentration, this can result in taste and odor complaints and make it more difficult to maintain adequate chlorine residuals within the distribution system.

The Superintendent believes the temporary drought recovery experienced over the winter and early spring, along with the inability to discharge water as the District normally would, may be contributing factors to the current conditions.

If the negative trend continues, the District may need to consider in-lake treatment as soon as next summer. The Superintendent is hopeful that shorter nights and cooler water temperatures will help improve conditions and allow turbidity levels to return to normal.

System-Wide Meter Conversion Update – Meter replacements continue to progress. At this time, approximately 55% of all meters have been replaced, with an additional 10% of the system scheduled for replacement. The project remains on track and within budget.

Additionally, the District has reached an agreement with the Searsport Water District for the sale of new and used Sensus iPearl meters. These meters are constructed of plastic and have no scrap value. The Superintendent expressed appreciation for the agreement secured by the Technical Service Manager, noting that the terms exceeded expectations.

Lake Shore Drive MPI Update – C.H. Stevenson has begun work on Lake Shore Drive. The contractor mobilized on September 8th and began clearing the right-of-way and project area. Excavation is scheduled to begin on September 14th, with installation of the new culvert scheduled for September 24th–25th. Final paving is currently scheduled for October 5th.

The District's watershed staff have also worked with Bates College to establish a student project focused on monitoring lake water quality before and after construction. The project will provide an opportunity to evaluate any changes in water quality associated with the construction activities.

Charter Merger Update – The Superintendent has submitted the draft charter to Verrill Law, which has assigned the review and preparation of the charter to Jim Cohen. The Superintendent and Mr. Cohen held an initial meeting to review the relevant documents and identify the necessary supporting materials for the process. Mr. Cohen anticipates providing a draft charter for review in the coming weeks.

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 Jeffrey Harmon, seconded by Eric Gould, there was a vote to move the meeting into Executive Session.**
Pass 5-0

The trustees concluded the Executive Session at 5:01 PM and returned to discuss the remaining Regular Meeting items listed on the agenda.

Agenda Item 7: Trustee Open Session: There were no further comments at this time.

Agenda Item 8: Adjournment of the Regular Meeting: There was a **motion by Bruce Rioux, seconded by Jeffrey Harmon, to adjourn the meeting.**
Passed 5-0

Respectfully submitted,
Tiffany Spence
Tiffany Spence

A true record,
Attest: _____
Mike Bailey, Clerk

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

	9/30/2026	12/31/2025
Property, Plant and Equipment:		
Plant in Service	44,466,259.58	44,332,336.92
Less: Accumulated Depreciation	(18,334,665.13)	(17,825,124.46)
	26,131,594.45	26,507,212.46
Construction Work in Progress	2,143,061.78	74,106.13
Net Utility Plant	28,274,656.23	26,581,318.59
Current Assets:		
Cash & Working Funds	3,007,587.60	3,516,542.15
Accounts Receivable - Net	493,322.74	557,517.89
Prepayments	88,477.93	16,704.17
Inventory	1,434,453.56	381,627.21
Total Current Assets	5,023,841.83	4,472,391.42
Investment CD	507,103.81	0.00
Total Assets	33,805,601.87	31,053,710.01

	9/30/2026	12/31/2025
Capitalization:		
Retained Earnings	20,530,236.47	19,979,150.97
Current Year Earnings	572,918	466,909
	21,103,154.07	20,446,059.62
Bonds	5,992,120.05	4,029,796.77
Total Capitalization	27,095,274.12	24,475,856.39
Current Liabilities:		
Accounts Payable	307,144.04	190,182.08
Customer Deposits	25,794.75	21,138.38
Accrued Interest	(1,714.53)	40,054.16
Miscellaneous Liabilities	159,860.24	123,640.71
Total Current Liabilities	491,084.50	375,015.33
Equipment Leases	108,249.48	93,645.01
Contributions in Aid	6,110,993.77	6,109,193.28
Total Equity Capital and Liabilities	33,805,601.87	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	$286,620.00	$269,509.00	$17,111.00	6.35%	$7,235.00	0.43%
August	$281,152.00	$262,241.00	$18,911.00	7.21%	$26,146.00	1.34%
September	**$276,911.00**	**$262,468.00**	**$14,443.00**	**5.50%**	**$40,589.00**	**1.84%**
October		$293,742.00	($293,742.00)	-100.00%	($253,153.00)	-10.11%
November		$252,217.28	($252,217.28)	-100.00%	($505,370.28)	-18.34%
December		$228,431.07	($228,431.07)	-100.00%	($733,801.35)	-24.59%
	$2,250,202.00	$2,984,003.35				

Water Revenue - Metered Sales - Versus Budget

Month	2026	BUDGET	MTD Change	%	YTD Change	%
January	$240,709.30	$242,940.38	($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	$286,620.00	$292,879.28	($6,259.28)	-2.14%	($49,441.27)	-2.84%
August	$281,152.00	$251,931.91	$29,220.09	11.60%	($20,221.18)	-1.01%
September	**$276,911.00**	**$289,887.06**	**$7,023.94**	**2.60%**	**($13,197.25)**	**-0.68%**
October	$0.00	$296,078.72	($296,078.72)	-100.00%	($309,275.97)	-12.08%
November	$0.00	$253,016.62	($253,016.62)	-100.00%	($562,292.58)	-19.99%
December	$0.00	$222,225.42	($222,225.42)	-100.00%	($784,518.00)	-25.85%

Water Gallons Sold - Metered

Month	2026	2025	MTD Change	%	YTD Change	%
January	49,422,815	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	1,653,568	3.32%	3,355,284	1.14%
July	53,223,009	54,040,008	(816,999)	-1.51%	2,538,285	0.73%
August	59,476,004	51,483,344	7,992,660	15.52%	10,530,945	2.64%
September	**56,646,086**	**59,792,876.00**	**(3,146,790)**	**-5%**	**7,384,155**	**2%**
October		61,751,140	(61,751,140)	-100.00%	(54,366,985)	-10.43%
November		55,072,248	(55,072,248)	-100.00%	(109,439,233)	-18.99%
December		44,676,546	(44,676,546)	-100.00%	(154,115,779)	-24.82%
	466,743,671	620,859,450				

Water Gross Payroll versus Budget

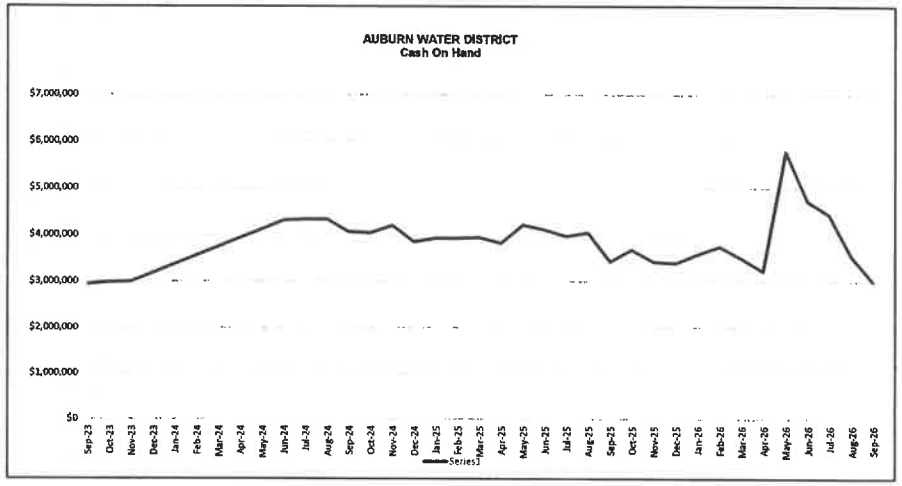
Month	2026	Budget	MTD Change	%	YTD Change	%
January	$85,784.00	$108,829.50	($23,045.50)	-21.18%	($23,045.50)	-21.18%
February	$99,145.00	$92,349.23	$6,795.77	7.36%	($16,249.73)	-8.08%
March	$105,097.00	$138,668.65	($33,571.65)	-24.21%	($49,821.38)	-14.66%
April	$115,430.00	$136,040.82	($20,610.82)	-15.15%	($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	$124,324.00	$131,813.98	($7,489.98)	-5.68%	($85,632.19)	-10.71%
August	$87,129.00	$109,078.54	($21,949.54)	-20.12%	($107,581.73)	-11.84%
September	**$110,403.00**	**$104,941.86**	**$5,461.15**	**5.20%**	**($102,120.58)**	**-10.08%**
October		$109,762.54	($109,762.54)	-100.00%	($211,883.12)	-18.86%
November		$108,306.64	($108,306.64)	-100.00%	($320,189.76)	-26.00%
December		$157,535.60	($157,535.60)	-100.00%	($477,725.36)	-34.39%

Water Total Capital Expenditures versus Budget

Capital Projects - 2026	*Budget	*YTD Actual	Variance
Crew Truck - Water	$60,000	$63,713.37	(3,713.37)
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	$5,346.29	(946.29)
Townsend Brook Scada	$4,400	$2,415.45	1,984.55
Lab	$5,000	$4,605.22	394.78
Plant Operations	$86,100	$2,490.87	83,609.13
Risk and Resiliency Plan Update	$5,000	$4,950.00	50.00
Lab Service Visit	$5,175	$0.00	5,175.00
Lab Intake Inspection and Cleaning	$2,448	$2,297.50	150.00
Fixed Asset Software	$7,500	$0	7,500.00
Office Improvements	$5,000	$0	$5,000
4 Computers, I-pad	$3,600	$1,758	1,842.09
Excavator	$65,437	$64,454	982.38
Equipment Total	**$287,559**	**$181,376.38**	**106,182.62**
2026 Main Replacements	$515,000	$150,450	364,549.67
2026 Paving Projects	$86,000	$131,379	(65,379.17)
2026 Meter Conversion	$2,667,355	$1,515,212	1,152,143.39
Lakeshore Drive	$750,000	76,181	673,819.43
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	$18,262.50	(4,512.50)
Projects Total (includes benefit costs on labor)	**$4,081,805**	**$1,961,535**	**2,120,269.98**
Grand Total	**$4,369,364**	**$2,142,911**	**$2,226,453**

AUBURN WATER DISTRICT
CUSTOMER ACCOUNTS RECEIVABLE

Aging	Current	30 day	60 day	90 day	120 day	Finance Chgs	Other	Totals
September	**$ 390,720**	**$ 26,772**	**$ (1,869)**	**$ 1,736**	**$ 19,694**	**$ -**	**$ -**	**$ 437,052.75**
August	245,385.96	237,675.09	4,533.53	4,553.64	13,239.03	-	-	505,387.25
July	396,274.32	23,025.28	6,507.82	1,277.11	16,875.85	-	-	443,960.48
June	159,393.68	24,133.25	10,494.03	2,703.78	11,190.25	-	-	207,914.99



AUBURN WATER DISTRICT
OPERATING STATEMENT - TRUSTEES' REPORT
NINE MONTHS ENDED SEPTEMBER 30, 2026

	September	2026	Y-T-D September 2026		
	YTD - 2025	BUDGET	ACTUAL	BUDGET	Variance
REVENUES:					
Water Sales	$2,209,613	$3,034,720	$2,250,202	$2,263,298	-$13,096
Rent income	48,106	72,000	82,513	54,000	$28,513
Interest Income	28,045	40,000	42,248	30,000	$12,248
Mdse. & Jobbing - NET	(18,594)	53,600	-3,381	40,200	-$43,581
Public Fire Protection	613,336	850,720	646,048	638,040	$8,008
Private Fire Prot.	359,491	496,080	373,433	372,060	$1,373
Misc. Op. Revenue	110,199	184,601	197,580	138,451	$59,129
TOTAL REVENUES	**3,350,198**	**4,731,721**	**$3,588,643**	**$3,536,049**	**$52,594**
				75%	
EXPENSES:					
Payroll	899,339	1,389,030	$911,305	$1,013,426	-$102,121
Treatment:					
UV Treatment Plant	404,649	579,750	$376,977	$434,813	-$57,835
Chloramine Facility	5,197	12,800	$4,378	$9,600	-$5,222
Laboratory	14,851	35,500	$28,561	$26,625	$1,936
Trans & Dist & Other Maint:					
Maint of Mains	134,530	140,000	$86,695	$105,000	-$18,305
Dist System	81,946	168,639	121,987	$126,479	-$4,492
Other	6,111	23,000	$17,982	$17,250	$732
Administration:					
Employee Benefits	376,110	652,857	$404,448	$489,643	-$85,195
Legal & Accounting	27,745	50,000	$19,416	$37,500	-$18,084
Customer Billing	18,131	68,000	$56,761	$51,000	$5,761
Insurances	51,397	84,410	$53,124	$63,308	-$10,184
Other	65,537	77,452	$61,659	$58,089	$3,570
Vehicles	55,491	144,000	$78,221	$108,000	-$29,779
Gull Management	47,490	72,000	$55,224	$54,000	$1,224
Lake Auburn Watershed	60,927	142,000	$69,261	$106,500	-$37,239
SUB-TOTAL	**2,249,453**	**3,639,438**	**$2,345,999**	**$2,701,232**	**-$355,232**
				75%	
Interest	108,158	197,362	$120,726	$148,022	-$27,296
TOTAL EXPENSES	**2,357,610**	**3,836,800**	**$2,466,725**	**$2,849,253**	**-$382,528**
Bonds - Principal Payments	602,862	864,553	$608,739	$608,739	$0
SURPLUS FROM OPERATIONS	**389,725**	**30,368**	**513,179**	**$78,057**	**$435,122**

Non-Cash Items:	
Depreciation - 1403-000	$549,000
Sub - Total Non-Cash	$549,000
Income Statement - Bottom Line	$572,918