

# TOWN OF WELLS ANNUAL REPORT 2011



*For Fiscal Year beginning July 1, 2010  
and ending June 30, 2011*

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*Cover Photo courtesy of Karen Tyburski*

## HOLIDAY AND MEETING SCHEDULE

### *2012 Holiday Schedule*

New Year's Day	Monday, January 2, 2012
Martin Luther King Day	Monday, January 16, 2012
Presidents' Day	Monday, February 20, 2012
Memorial Day	Monday, May 28, 2012
Independence Day	Wednesday, July 4, 2012
Labor Day	Monday, September 3, 2012
Columbus Day	Monday, October 8, 2012
Veterans' Day	Monday, November 12, 2012
Thanksgiving Day	Thursday, November 22, 2012
Thanksgiving Friday	Friday, November 23, 2012
Christmas Day	Tuesday, December 25, 2012

### *Regularly Scheduled Meetings*

All meetings are held in the Littlefield Meeting Room of  
Town Hall unless otherwise noted.

**SELECTMEN** 1<sup>st</sup> & 3<sup>rd</sup> Tuesday, 7PM

**PLANNING BOARD** 1<sup>st</sup> & 3<sup>rd</sup> Monday, 7PM

**ZONING BOARD OF APPEALS** 2<sup>nd</sup> & 4<sup>th</sup> Monday, 7PM

**STAFF REVIEW COMMITTEE** 1<sup>st</sup> & 3<sup>rd</sup> Tuesday, 9AM

**ORDINANCE REVIEW COMMITTEE** 2<sup>nd</sup> & 4<sup>th</sup> Wednesday, 6PM

**RECREATION COMMISSION** 2<sup>nd</sup> Wednesday, 6:30PM  
(Meetings at Walter Marsh Recreation Facility)

**LIBRARY** (Meetings in Library Conference Room)  
Board of Directors 2<sup>nd</sup> Wednesday, 6:00PM  
Friends of the Library 2<sup>nd</sup> Thursday, 10:00AM

**WELLS SANITARY DISTRICT TRUSTEES**  
197 Eldridge Road Last Thursday, 7:00PM

**WOCSD SCHOOL COMMITTEE** 1<sup>st</sup> Wednesday, 7:00PM  
(Meets at Superintendent's Office, Route 1 campus)

***ALL MEETINGS ARE OPEN TO THE PUBLIC –  
YOUR ATTENDANCE IS WELCOMED***

## DEDICATION



### **Marion Louise (Brown) Noble, CMC-LCCM**

Marion Louise Brown was born in Sanford, Maine; the oldest of five children; to John & Lida Brown of Wells, Maine on March 18, 1934. Marion says "Wells has always been home for me. My family dates back to the first residents of this community, who came here in the early 1600's". She attended the Division 3 Eldridge rural school K-5 and then the consolidated Wells Jr. & Sr. High Schools, being one of forty-two graduating seniors in 1952. The yearbook noted her ambition was to "join the Air Force and travel". Her activities during her junior year were Narrator of the Fashion Show and one of the school's librarians. Senior activities included being mail carrier and serving as one of the Advertising Editors of the yearbook "The Abenakis". She was also recognized for perfect school attendance for nine and one-half years! Marion attended Gorham State Teachers College. On June 23, 1953, Marion married Bion Elwood Noble. She has 3 children, 4 grandchildren and 3 great-grandchildren.

During the early 60's and 70's, Marion worked for the Wells, Ogunquit & North Berwick School systems as a substitute teacher. In 1974 she served as a Ballot Clerk and was appointed Chairman of Voter Registration for the Town of Wells. She also became Deputy Clerk working for then Town Clerk, Alberta Wentworth. For many years, Marion attended summer educational classes at The New England Municipal Clerks Institute & Academy at Salve Regina; Newport, Rhode Island graduating in 1978 with the International Institute of Municipal Clerk's Certification.

In 1976 Marion was elected to the Board of Assessors. It was during this time she also served as an Assessor for the Town of Wells. In 1978 she became a Certified Maine Assessor. She then attended the International Institute of Municipal Clerks conferences in; New York, Toronto, Boston & Nova Scotia and in 1978 she was elected as the Town of Wells Certified Municipal Clerk. This led to her holding numerous positions in the Maine's Town & City Clerk's Association including President and 1<sup>st</sup> Vice President of its

Executive Board. She was also Chair of its Certification Committee. Marion also served as the Secretary/Treasurer for the York County Clerk's Association for 15 years. From 1979-1991 Marion served on various Boards including the New England Institute, Selective Service System as well as an Executive Board Member to the New England Clerk's Association. In 1988, Marion achieved her Lifetime Clerk's Certification with the Maine Town & City Clerks Association. She also served on the Maine Municipal Association's Advisory Committee.

In 1987, Marion became a lifetime member of the Historical Society of Wells & Ogunquit and served as its Treasurer for four years. She is a member of the Congregational Church of Wells, holding various positions including, but not limited to, Sunday School Teacher, Assistant to the Superintendent, Executive Board Member and President of the Board. Marion also is a lifetime member of Laudholm Trust.

In 1991 she was named as one of the "Women of Impact" by the York County Coast Star. She cited her "love of people" and the "opportunity to help them" as very rewarding. She also served on the Board of Assessment Review and in 1993 Marion served on the CVR (Central Voter Registration) Committee which was created at the direction of the 115<sup>th</sup> Maine Legislature.

In 1993, Marion was chosen to be the Grand Marshall for the Wells Christmas Parade and in 1994 she was honored as Maine Clerk of the Year. In 1994 she became a longtime member of Ocean View Cemetery's Board of Trustees and currently serves as Chairman. During the 90's Marion also served on Personnel Review Board and the Voter Registration Appeals Board, serving some of this time as its' Chairman.

In 1999, Marion retired after serving as the Wells Town Clerk for 21 years (achieving almost perfect attendance here as well!!). She continues to serve as a Deputy Town Clerk to this day. Marion has been instrumental in her High School Class Reunions, and has served as the Secretary and Treasurer. She is currently very involved with this year's 60th class reunion!

Marion's extensive love for our community enables us all to live in a place considered by many as "The Friendliest Town in Maine". The Clerk's Office receives many inquiries into her health and whereabouts. We have heard many stories of how she helped so many people, people who will never forget her! We are indebted to Marion for always going above and beyond what was expected.

In grateful acknowledgement of Marion's many contributions to the betterment of the Town of Wells, we proudly dedicate the 2011 Town report in her honor.

Respectfully submitted on behalf of the Town of Wells,

Kerri Van Schaack

## TOWN MANAGER

This Annual Report documents the activities of the many Departments, Boards and Committees of the Town of Wells from July 1, 2010 to June 30, 2011, and includes the Town's Annual Audit for the community's review and reference.

### Summer

The Summer of 2010 was one of the best summers the Town had seen in several years, as the previous summer was recorded as one of the rainiest summers in history. The good weather made it possible for residents and tourists to enjoy the beaches, summer events and activities throughout the summer months.

In April, 2010, Assistant Road Commissioner and Highway Superintendent, Edgar Moore, retired after more than 22 years with the Town. There are very few people who know the Town's infrastructure as much as Edgar, so he left us with some very big shoes to fill. In July, the Town hired Terry Oliver as the new Road Commissioner and Public Works Director. Terry comes to us from South Berwick and has extensive experience in road construction. He was a previous resident of Wells and worked at Tilcon for many years. We are pleased to have him back in Wells.

At the August 17, 2010 Board of Selectmen's meeting, a representative from TRC Companies Inc. attended the meeting and presented the "*Top Project of the Decade Award*" to the Town of Wells for its involvement in cleaning up the former Portland-Bangor Waste Oil recycling facility located on Burnt Mill Road. The Town received a plaque and check for \$1,000 in recognition of its efforts in working together with TRC to resolve this difficult environmental issue.

### Fall

On October 5, 2010, the Wells Rotary presented to the Board of Selectmen the idea of installing a clock at Wells Corner as part of the Wells Corner Improvement Project. The clock was installed in the summer of 2011 and is located at the corner of Harbor Road and Route One, next to the Wells Fire Department.



*Photo courtesy of Reginald Bennett*

Due to the crippling economy and increased heating fuel prices, the Town's fuel assistance fund was almost depleted. In October, the Town employees coordinated a Town-Wide Yard Sale to benefit the Fuel Assistance Fund Program. Other fundraisers included silent auctions, raffles and benefit dinners at local restaurants. With the assistance from town employees, local businesses and churches, the Town raised approximately \$17,000 for the Fuel Assistance Program Fund.

In September, the Town said goodbye to Roland "Chick" Falconer who retired after serving as our Harbor Master for over 24 years. In November, Christopher Mayo was hired as the new Harbor Master. Chris graduated from Maine Maritime Academy in the spring of 2010. Before attending the Academy, he worked as Chief Boatswain with NOAA fishery research ships on the East Coast of Alaska. We are pleased to have Chris on board.

## **Winter**

The winter proved to be a very cold and snowy winter. The Town was hit with many snow storms which averaged one or two storms per week. This kept the Highway crew very busy throughout the winter months plowing and keeping the roadways clear. There were also several astronomical high tides which caused much erosion of sand on the beaches. At the harbor the sand continued to fill in, and we continued to lose additional moorings due to the sand build up in the Webhannet River. A full dredge of Wells Harbor is needed and the Town Manager, along with support from the Board of Selectmen, continued the process of applying for state and federal permits to dredge Wells Harbor.

The Conservation Commission met with the Board of Selectmen in December and began discussions with the Board regarding the purchase of a 130 acre parcel for conservation purposes. This property is located off Route 109 and Bragdon Road and is known as the Tilton Property. At the Town Meeting voters approved appropriating funds to purchase several parcels in Town, including the Tilton Property. One of the oldest and largest Beach Trees in Maine is located on this property.

## **Spring**

Spring was a busy time in Wells. The budget season was underway and the office was busy preparing for the Annual Town Meeting. State Representative Kathleen D. Chase met with the Board of Selectmen to explain a bill she introduced to the State Legislature. The bill would enable municipalities to grant tax relief to needy senior citizens to help them stay in their homes. The bill received wide support of the State Legislature, the Board of Selectmen and ultimately won voter approval at the Annual Town Meeting on June 14, 2011, and Chapter 203, Property Tax Deferral for Senior Citizens was enacted.

At the Annual Town Meeting in June, voters also approved \$1,200,000 to construct a new Public Works building. The existing building is over 55 years old and no longer meets current building codes. Some of the trucks and equipment cannot physically fit inside the garage to be repaired, especially during the winter when the trucks are equipped with a plow and wing. The new Highway Garage will provide sufficient space to allow for the repair of any Town vehicle, including fire apparatus and police cars. It will also provide a safe working environment, and protect the Town's investment in highway trucks and equipment and other Town vehicles. No new tax dollars were needed to fund this project and the monies will come from existing reserves.

In May, Michael J. Livingston, P.E. was hired as the new Town Engineer/Planner. Michael comes to us from the private sector working for Anderson Livingston Engineers Inc. and he has over 24 years' experience in the engineering field. Michael is a resident of Wells and has lived here for over 20 years.

In late spring, the Maine Department of Transportation began Phase II of the reconstruction and reclamation project for Route 109 from Route 9 to Meetinghouse Road. This project involved widening the road by adding an 8' breakdown lane, cutting trees along the roadside to improve sight lines, drainage and repaving. This project also included the realignment of the bridge over the Merriland River. The planned completion date for this project is November, 2011.

Respectfully submitted on behalf of Jane Duncan,

Marianne Goodine  
Assistant to the Town Manager

## **BOARD OF SELECTMEN**

This past year has been a year of transition for the Town of Wells. Long-time Assistant Road Commissioner, Edgar Moore, retired this year leaving large shoes to fill which we were able to do with the appointment of Terry Oliver, Road Commissioner from South Berwick as our new Road Commissioner. Terry brings many years of road construction knowledge and expertise to the position having worked many years for Tilcon here in Wells and as Road Commissioner for the Town of South Berwick. We are pleased to welcome Terry back to the Town of Wells.

The Selectmen also worked on reorganizing the Transfer Station, as costs for disposal exceeded revenues at an alarming rate. This resulted in some staffing changes as well as adopting a "Pay-Per-Bag" system utilizing a pre-paid bag method of disposal. Once fully implemented we hope to achieve a near breakeven cost of disposal to revenue intake as possible.

This year brought several other personnel changes in the replacing of the Town Planner position with a Town Engineer. As costs for engineering services of town initiated projects, as well as the review by staff of individually proposed projects escalated, it was felt that the Town could save significant costs to both the Town and applicants by having an in-house engineer preparing our plans and reviewing those of applicants. Mike Livingston was hired to fill that position and the results thus far seem promising in meeting our intended goals.

Unfortunately we also said good-bye to our Town Manager Jane Duncan. Jane served the Town well for 6 years. Jane has been a long-time municipal official serving both as Town Manager for other area towns as well as working for several municipal organizations. Jane's service to our town will be forever appreciated. We were fortunate to have over 80 applicants for the position and we are pleased to welcome back Jonathan Carter who served the Town as Manager for many years.

While transitions in personnel, for any organization is never easy, the Board of Selectmen made these changes to help better serve the Town of Wells, and its citizens, moving forward.

We continued to work diligently in our budgeting process understanding the impact property taxes are having on our citizens, especially in these difficult economic times. We were able to provide a budget that saw a very slight increase in the property tax rate while continuing to provide the services many in town require. Striking that balance is never easy. We want to thank the Budget Committee, along with the Department Heads, in their efforts to maintain costs while looking for better ways to serve our citizen's needs. This is a group effort and that work is much appreciated, especially by the taxpayers of this Town.

One of the greatest assets and resources that the Town of Wells has is its core group of very dedicated volunteers who serve our Town on many Boards and Committees. The Board of Selectmen wishes to thank each and everyone who give of their time and energy serving the Town of Wells. There are far too many to name individually, many you will find listed in various sections of this report, but know that your service is very much appreciated. To have to pay staff or employees to complete the tasks that these folks provide would be an enormous cost to the taxpayers of this town. Please accept our sincere thanks and appreciation for all that you do.

Respectfully submitted on behalf of the Board of Selectmen,

Robert Foley, Chairman

# TELEPHONE NUMBERS

EMERGENCY:	FIRE & POLICE	<b>9-1-1</b>
	WELLS POLICE (non-emergency) (Dispatch)	646-9354
	(Business)	646-9354
	(FAX)	646-7800
	AMBULANCE (Business)	641-8099
	FIRE (Business)	646-7912
INFORMATION:		
	Administration (Town Manager)	646-5113
	(Town Hall) (FAX)	646-2935
	Assessor's Office (Tax Assessments)	646-6081
	Automobile Registration (Excise Tax)	646-5113
	Building & Plumbing Permits	646-5187
	Chamber of Commerce	646-2451
	Civil Emergency Director	646-7912
	Code Enforcement Officer	646-5188
	Dogs (Animal Control Officer)	646-9354
	Fish & Game Licenses (Town Clerk)	646-2882
	Game Warden (Regional headquarters)	1-800-295-2435
	Harbor Master	646-3236
	Moody Post Office	646-7125
	Public Library	646-8181
	Public Works (Road Commissioner)	646-3014
	Rachel Carson	646-9226
	Recreation Department (Rte 9A & 109)	646-5826
	Registry of Motor Vehicles-(Kennebunk)	985-4890
	School (Superintendent)	646-8331
	Sewer (Wells Sanitary District)	646-5906
	Soc Sec Administration – 110 Main St, (Saco)	1-800-772-1213
	Solid Waste Transfer Station (Rte 9)	646-8647
	Tax Collector	646-5113
	Vital Statistics (Births, Deaths, Marriages)	646-2882
	Vital Statistics (Augusta)	(207) 287-1919
	Voter Registrations	646-2882
	Wells/Ogunquit Historical Society	646-4775
	Wells Post Office	646-2984
PUBLIC UTILITIES:		
	Central Maine Power Co. (Customer Service)	1-800-696-1000
	K.K. & Wells Water District (Kennebunk)	985-3385
	Fair Point Communications (Customer service)	1-866-984-2001
	Time Warner (Cable TV)	1-800-833-2253
COUNTY:		
	Registry of Deeds (Alfred)	324-1576
	Registry of Probate (Alfred)	324-1577
	County Commissioners	324-1571
	Sheriff	1-800-492-0855
	York County Health Association (York)	363-7634
	Visiting Nurses (York Hospital)	1-800-287-7632

## ELECTED OFFICIALS

### SELECTMEN

Timothy Roche	(2014)
Richard Clark	(2013)
Christopher Chase	(2013)
Karl Ekstedt	(2012)
Robert Foley (Chairman)	(2012)

### TOWN CLERK

Jessica N. Keyes, CCM,	(2014)
Brenda Layman, Dep	
Elizabeth Littlefield, Dep	
Kerri Van Schaack, Dep	

### TRUSTEES - COMMUNITY SCHOOL DISTRICT COMMITTEE

Marc Saulnier	(2014)
Russell Fox	(2013)
David A. Johnson	(2012)

### TRUSTEES - WELLS SANITARY DISTRICT

Dean C. Ramsdell	(2014)
Alphonse Niski	(2013)
Justin R. Batchelder	(2013)
Jason M. Talevi	(2012)
Ronald W. Brown	(2012)
Dennis Thayer, Supt.	

### TRUSTEE - K.K. & WELLS WATER DISTRICT

Thomas P. Oliver	(2013)
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### TRUSTEE - WELLS PUBLIC LIBRARY

Susanne M. McIvor	(2014)
Deborah A. Ahlman	(2014)
Amelia E. Anderson	(2014)
Jacqueline Boyko	(2013)
Alice Schleiderer	(2013)
Dawn Steere	(2013)
Walter H. Leffler	(2012)
Larry Hickman	(2012)
Ralph Minichiello	(2012)

LIBRARY DIRECTOR - Lorraine Canterbury June (2011)

Terms: All elected positions are for three years, expiring in June at the time of the Annual Town Meeting.

## GENERAL OFFICE

Town Manager	Jane Duncan
Tax Collector	Jane Duncan
Deputy Tax Collectors	Leo Ouellette
	Deborah Coady
Assistant Tax Collectors	Dorothea Randall
	Jodie Prime
	Charlene Surprenant
	Karen Broughan
	Casey Welch
Assistant Excise Tax Collectors	Jessica Keyes
	Brenda Layman
	Elizabeth Littlefield
	Kerri VanSchaack
Treasurer	Leo Ouellette
Dep. Treasurer	Dorothea Randall
Accountant	Jodie Prime
Municipal Agent (Motor Vehicle)	Jodie Prime
Selectmen's Clerk	Jane Duncan
Selectmen's Recording Secretary	Cinndi Davidson
Administrative Assistant	Marianne Goodine
General Assistance Administrator	Jane Duncan
G A Co-Ordinator	Leo Ouellette
Road Commissioner	Terry Oliver
Assistant Road Commissioner	Jane Duncan
Town Engineer/Planner	Michael Livingston
Planning Assistant	Shannon Belanger
Code Enforcement Officer	Jodine Adams
Assistant CEO	Barbara Gagnon
Assistant CEO	David Johnson
Assistant CEO	Daniel Soule
Office Clerk	Elaine Finch
Office Assistant	Sue Lombard
Building Inspector	Jodine Adams
Plumbing Inspector	Jodine Adams
Alternate Plumbing Inspector	Barbara Gagnon
Alternate Plumbing Inspector	David Johnson
Alternate Plumbing Inspector	Daniel Soule
Human Resource Director	Vacant
Chief of Police	Jo-Ann Putnam
Animal Control Officer	Roberta Mescavage
Fire Chief	Daniel Moore

Fire Inspector  
Emergency Management Director  
Health Officer  
Assistant Health Officer  
Recreation Director  
    Assistant  
    Office clerk  
Harbor Master  
Assistant Harbor Master  
Clam Warden  
Life Guard Captain  
Auditors  
Town Attorneys  
School Superintendent

Daniel Moore  
Daniel Moore  
Jodine Adams  
David Johnson  
Tina LeBlanc  
Marilyn Wallace  
Linda Collins  
Christopher Mayo  
Vacant  
Douglas Knox  
Brittany White  
RHR Smith & Co.  
Bergen & Parkinson, LLC  
Elaine Tomaszewski

## APPOINTED POSITIONS

### SINGLE ASSESSOR

Term: June (2011)

Tanya J. Freeman, CMA

Keeley Lambert, Assistant

Tammy Hollins, clerk

Susan Winslow, clerk

### REGISTRAR OF VOTERS

Term: 2 years expire in January  
(2013)

Elizabeth M. Littlefield, Registrar

Jessica Keyes, Deputy

Brenda Layman, Deputy

Marion Noble, Deputy

Michele Stivaletta Noble, Deputy

Gayle Weymouth, Deputy

Kerri VanSchaack, Deputy

### TOWN HISTORIAN

Hope Moody Shelley

### LIBRARIAN

Lorraine L. Canterbury, Library Director

Sandy Grady, Administrative Assistant

Asst. Dir/ Children's Librarian

Kristi Bryant, Reference Librarian

Sandy Patrick, Coordinator of Circulation

## BOARDS & COMMISSIONS

BOARD OF ASSESSMENT REVIEW	Term: 3 years expire in July	
Robert C. Bohlmann, Chairman		(2014)
Corey DeWitt		(2014)
Don Turner		(2013)
John Brett		(2013)
Ronald Collins		(2012)
Alternate		
Richard Stellman		(2012)
Vacant		(2011)

PERSONNEL ADVISORY BOARD	Term: 3 years expire in July	
Betsy DiCapua		(2012)
JoAnn Beaudoin		(2012)
Joan Mooney, Chairman		(2011)
Diane Ouellette		(2011)
Vacant		(2013)

VOTER REGISTRATION APPEALS BOARD	Term: 3 years expire in June (chairman 4 years)	
Robert Bohlmann, Chairman		(2014)
Robert Zitzow, Republican		(2012)
Jocelyn Layman, Democrat		(2012)
Vincent Christinziano, Rep Alternate		(2012)
Deborah Herring, Dem Alternate		(2012)

BUDGET COMMITTEE	Term: 3 years expire in April	
Kayellen Walker		(2014)
John Stevens		(2013)
Constance Bemis		(2013)
Ronald Schneider Jr.		(2012)
Luke Guerrette		(2012)
Mathew Baker		(2011)
Jack Webster		(2011)

Alternates		
Marc Saulnier (resigned)		(2013)
William Perry		(2013)

PLANNING BOARD	Term: 3 years expire in December	
Shawn Hubbard		(2013)
Dennis Hardy		(2013)
Randy Lund		(2012)
Pierce Cole		(2012)
Charles Millian, Chairman		(2011)

Alternates

Robert Sullivan		(2013)
Vacant		(2011)

Recording Secretary, Cinndi Davidson

ZONING BOARD OF APPEALS	Term: 3 years expire in November	
Vincent J. Christinziano		(2013)
Robert LaVoie, Vice Chairman		(2013)
Matthew Szczygiel		(2012)
Wilber Gosbee, Chairman		(2012)
Richard Cadmus,		(2011)

Associate Members

Jason Heft		(2012)
Vacant		(2011)

Recording Secretary, Cinndi Davidson

TOWN CONSERVATION COMMISSION	Term: 3 years expire in March	
Keith Fletcher		(2014)
Vacant		(2014)
V. Owen Grumbling, Chairman		(2013)
William Spiller		(2012)
Carol Simpson		(2012)

Alternate

Barbara Hero (resigned)		(2014)
Rocky Furman		(2013)
Michele Stivaletta		(2012)

CLAM CONSERVATION COMMISSION Term: 3 years expire in March

Susan Pike	(2014)
Alan Gray, Vice Chairman	(2013)
Roland Falconer	(2013)
Douglas Knox, Chairman	(2012)
Everett Leach	(2012)

HISTORICAL PRESERVATION COMM. Term: 3 years expire in March

Vacant	(2014)
Vacant	(2014)
Vacant	(2014)
Vacant	(2013)
Vacant	(2013)
Vacant	(2013)
Vacant	(2012)
Vacant	(2012)
Vacant	(2012)

RECREATION COMMISSION Term: 3 years expire in April

John Kreie	(2014)
Holly Margeson-Gray	(2013)
Stephanie A. Corey	(2013)
Julie Burgess	(2012)
Chris Fitch Chairman	(2012)
Tracy Swanick	(2012)
Raymond LaFramboise	(2011)

Alternate

Chris Marshall	(2013)
Vacant	(2014)

ELECTION WORKERS

Term: 2 years expire April 30<sup>th</sup>

Brenda Layman, Dep. Warden

(R) Velma Baston	(2012)
(R) Valerie Brown	(2012)
(R) Margaret Chigas	(2012)
(R) Beverly Esson	(2012)
(R) Jeanne Gagne	(2012)
(R) Ann Godin	(2012)
(R) Dorothy (Sue) Goodwin	(2012)
(R) Susan Jarvis	(2012)
(R) Julie Littlefield	(2012)
(R) June Messier	(2012)
(R) Joanne Metz	(2012)
(R) Marion Noble	(2012)
(R) Vickie Witham	(2012)
(R) Kathy Wright	(2012)
(D) Marilyn Baron	(2012)
(D) Ann Brusgulis	(2012)
(D) Doris Fader	(2012)
(D) Patricia Faucher	(2012)
(D) Lottie Fortune	(2012)
(D) Patricia Haynes	(2012)
(D) Evelyn Lauletta	(2012)
(D) Jocelyn Layman	(2012)
(D) Brenda Layman	(2012)
(D) Elizabeth Littlefield	(2012)
(D) Michele Stivaletta Noble	(2012)
(D) Arline Racine	(2012)
(D) Ann Stevens	(2012)
(D) Margaret Stone	(2012)
(D) Gail Trust	(2012)
(D) Kerri Van Schaack	(2012)
(D) Gayle Weymouth	(2012)

C.A.T.V.REGULATORY COMMISSION

Term: indefinite

Reginald Bennett

Chris Chase

Town Manager acts as Advisory Member

WELLS ECONOMIC DEVELOPMENT COMMITTEE

Term: indefinite

Joanne Beaudoin  
Anthony Cilluffo  
Jim Chadbourne  
Katy Kelly  
Bob Rasche  
Howard Hall  
Jack Webster  
Jim Spiller

SOLID WASTE & RECYCLING COMMITTEE

Mark Gallup  
Joe Hardy  
Sarah Johnson  
Pat Corcoran, Corcoran Environmental Services, Inc.  
Christine Gabree  
Jane Duncan  
Edgar Moore  
Richard Clark

CONDO LODGING COMMITTEE

Robert Lavoie  
Scott DeFelice  
Luke Guerrette  
Irene Crocker  
Katheryn Kelly  
ACEO Dave Johnson  
Chris Chase  
Jim Spiller

ORDINANCE REVIEW COMMITTEE

Wilber Gosbee (chairman)  
Robert Lavoie( vice- chairman)  
William Spiller  
Jacob Wolterbeek  
Charles Anderson Jr.  
Carol Simpson

Alternates

Vacant  
Vacant  
Vacant

PUBLIC ACCESS ADVISORY COMMITTEE

Joe Sheehan  
Russell Grethe  
John Brett  
Ronald Collins  
Chris Chase

COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE (not active)

CAPITAL IMPROVEMENT COMMITTEE (not active)

Alden Cheever  
Russell Grethe  
Walter Leffler  
Suzanne Menard  
Jim Morrison  
Dennis Hardy

HARBOR ADVISORY COMMITTEE

Term: 3 years expire in August

Cookie Banfield	2012
Kendall Crocker	2012
Frank Parillo	2012
Robert Liston, Jr.	2013
Steven Perkins	2013
Michael Perkins	2013
Scott Worthing	2014
Kathryn Mooney	2014

# STATE LEGISLATIVE DELEGATION

STATE SENATE

(2 year term)

DISTRICT 2

Ronald Collins (Rep)  
3 State House Station  
Augusta, ME 04333  
Tel: 207-287-1505

Term expires January 2013  
Legal Add: 401 Harriseckett Rd  
Wells, ME 04091  
Tel: 207-985-2485  
E-mail:rcollins7@maine.rr.com

FAX: 1-207-287-1527

Toll Free: 1-800-423-6900 Sessions only.

STATE HOUSE OF REPRESENTATIVES

(2 year term) DISTRICTS 147 & 149

Hon. Kathleen D. Chase  
House of Representatives  
2 State House Station  
Augusta, ME. 04333-0002

Term expires January 2013  
Legal Add: 142 Branch Road (147)  
Wells, Maine 04090  
Residence: (207) 646-2118  
Business: (207) 646-8795  
Fax: (207) 646-6343  
Cell: (207) 468-9747  
kathydchase@hotmail.com

State House E-Mail:  
[RepKathleen.Chase@legislature.maine.gov](mailto:RepKathleen.Chase@legislature.maine.gov)

Hon. Bradley S. Moulton  
House of Representatives  
2 State House Station  
Augusta, ME 04333-0002  
Stat House E-Mail:  
[RepBrad.Moulton@legislature.maine.gov](mailto:RepBrad.Moulton@legislature.maine.gov)

Term expires January 2013  
Legal Add: P.O. Box 35  
Cape Neddick, ME 03902  
Residence: (207) 361-1532 (149)  
Business: (207) 646-9711  
Fax: (207) 646-9711  
bmoulton@localnet.com

Telephone: (207) 287-1400 (voice)  
(207) 287-4469 (TTY)

Year-Round Toll Free House of Representatives Message Center 1-800-423-2900  
Maine Legislative Internet Web Site- <http://www.maine.gov/legis/house>

# MAINE CONGRESSIONAL DELEGATION

## UNITED STATES SENATORS

(4 year term)

Susan Collins (Rep)  
B-40 Dirkson Senate Off Bldg.  
Washington, D.C. 20510-1901  
Tel: (202) 224-2523  
Fax: (202) 225-2693  
E-mail: Senator@collins.senate.gov

Term expires January 2013  
District Off: 160 Main St.  
Biddeford, Me 04005  
Tel: (207) 283-1101  
Fax: (207)-283-4054

Olympia J Snowe (Rep)  
495 Russell Senate Office Bldg.  
Washington, D.C. 20510-1903  
Tel: (202) 224-5344  
Fax (202)224-1946  
E-mail: Olympia@snowe.senate.gov

Term expires January 2012  
Dist Off: 231 Main Street Ste 2  
Biddeford, Maine 04005  
Tel: (207) 282-4144  
Fax: (207) 284-2358

## REPRESENTATIVE TO CONGRESS

(2 year term)

Chellie Pingree (Dem)  
1037 Longworth House Off Bldg.  
Washington, D.C. 20515  
Tel: (202) 225-6116  
FAX: 202-225-5590  
E-mail:

Term expires January 2012  
District Off: 57 Exchange Street, Suite 302  
Portland, Maine 04101  
Tel: (207) 774-5019  
FAX: 207-871-0720



**HOUSE OF REPRESENTATIVES**  
**2 STATE HOUSE STATION**  
**AUGUSTA, MAINE 04333-0002**  
 (207) 287-1440  
 TTY: (207) 287-4469



**Kathleen D. Chase**

142 Branch Road  
 Wells, ME 04090  
 Tel: (207) 646-2118  
 E-Mail:

RepKathleen.Chase@legislature.maine.gov

**Bradley S. Moulton**

P.O. Box 35  
 Cape Neddick, ME 03902  
 Tel: (207) 361-1532  
 E-Mail:

RepBrad.Moulton@legislature.maine.gov

February 2012

Dear Friends & Neighbors:

It continues to be an honor and privilege serving the people of Wells in the State Legislature. We value the opportunity to ensure your voices are heard in the halls of the Capitol.

Before convening last January to commence our legislative duties, an agenda was laid out based upon the expressed desires of the people. Consequently, lawmakers set out to implement key reforms to improve our state's economy.

With that said, we are pleased to report that in an effort to help reign in the out-of-control costs of health insurance, Public Law 2011, Chapter 90 was enacted. This initiative will ultimately offer more options for coverage, reduce premiums, improve the quality of care, and guarantee everyone access, including those with chronic conditions.

Regulatory reform was also a focus of policymakers, as we eliminated unnecessary "red tape" to promote job creation and retention.

Various other proposals, including additional restructuring within the Department of Health and Human Services, will continue to be deliberated over the coming weeks. You can take comfort in knowing that all lawmakers will be working to ensure a strong safety net remains in place for our most vulnerable citizens.

Although there is still much work to be done, we believe Maine is headed in the right direction. This will not only create a better future for ourselves, but more importantly, for our children as well.

As always, we welcome your input on any matter related to State government, since hearing from you allows us the ability to be better public servants.

Best wishes,

Kathleen D. Chase  
 State Representative  
 House District 147

Bradley S. Moulton  
 State Representative  
 House District 149



## **Annual Report to the Town of Wells** **A Message from Senator Ron Collins**

Dear Friends and Neighbors:

I am grateful for the trust you have placed in me to work for the citizens of Wells and our region. Representing your interests this past year in the Maine State Senate has been truly a rewarding experience. Thank you for allowing me the opportunity to be your voice in Augusta.

When Republicans took their oath of office last December, we promised to move Maine in a new direction and to make our state more prosperous and affordable to all Mainers. Lawmakers also faced dire budget projections of a billion dollar shortfall. Many doubted we could attain anything substantive with the obstacles before us. Instead of looking at quick-fix solutions to the problems before us, we met our challenges head on by rolling up our sleeves and working together. Over the months that ensued, the Legislature approved a number of significant reform measures to our health insurance market, tax policies, and state regulations.

Looking back at the results of the First Regular Session, I believe legislators made significant strides in addressing Maine's most pressing needs during extremely difficult times. We did so while avoiding a government shutdown and the polarizing situations that occurred in other states. Leadership made the decision early on in the session that we would insist on a two-thirds budget and we would create a culture of inclusion, respect and consensus. We increased state funding to local schools by \$65 million, brought solvency to the retiree pension system, insisted on more transparency and accountability at the Maine Turnpike Authority, and paid back our local hospitals millions of dollars that had been owed to them for years. We worked hard to deliver the changes we promised, and we succeeded.

Though important progress has been made, lawmakers have a great deal of work ahead of them when they return to Augusta in January. The most daunting task will be addressing a staggering \$120 million shortfall within the Department of Health and Human Services and its MaineCare program. In terms of all spending, MaineCare accounts for 32 percent of the state budget and enrollment is expected to grow at more than three times the rate of our revenues over the next four years. Difficult structural changes to the MaineCare program must be made soon; but I am confident that if we continue to work together as we did last year, we can return MaineCare back to a sustainable and quality system that protects Maine's most at-risk citizens.

Again, thank you for entrusting me to represent you in Augusta. Please feel free to contact me if you ever need my help in navigating the state bureaucracy. I can be reached in Augusta at 287-1505 or by e-mail at [rcollins7@maine.rr.com](mailto:rcollins7@maine.rr.com).

Sincerely,

Ron Collins  
Maine State Senator



CONGRESS OF THE UNITED STATES  
HOUSE OF REPRESENTATIVES

CONGRESSWOMAN  
CHELLIE PINGREE

1ST DISTRICT  
MAINE

Dear Friend,

I hope this letter finds you and your family well. It continues to be an honor to represent you, and I wanted to take a moment to share with you some the work I've done in Washington and Maine over the last year.

As you know, times are not easy. The country still struggles to recover from the recession, which is why I'm so frustrated Congress has not been serious about job creation. Voters elected us to Congress with the highest priority of getting the country back to work. While we should have been voting on jobs legislation, we have ended up debating anything but.

I am proud, though, to have worked on my own piece of jobs legislation in 2011. Local food is a growing part of Maine's economy and has helped revitalize a traditional staple of our communities—the family farm. We have seen incredible increases in CSA farm shares, farmers markets, and acres in cultivation.

But outdated federal policy hasn't done enough to support this bright spot, and often hinders it. I've introduced the Local Farms, Food, and Jobs Act to bring local farmers the resources they need to continue growing. If passed, it means investments in our regional food infrastructure, help for local schools to buy food produced in their communities, and giving more and more people affordable access to local food.

Another piece of legislation I introduced in 2011 would help service members who are victims of military sexual assault. This has become an alarming problem as thousands of women—and men—report being sexually assaulted while serving. I've listened to many of them who are from Maine. My legislation would ease the restrictions they currently face to get disability benefits from the VA.

As a member of the House Armed Services Committee, I've been able to work on several polices that affect our military personnel. It also means that I've kept close watch on our operations overseas. In 2011, we saw some good news on this front. First, we finally found and killed Osama bin Laden. The second came with the official end to the war in Iraq.

I am so glad that the Mainers who have served there will be able to return home. But we can't forget the nearly 4,500 soldiers we lost in Iraq—24 of them from Maine—nor the men and women who continue to serve in Afghanistan. I hope we can start to bring them home in 2012.

My thoughts now are also with the many Maine families who can't afford to heat their homes. I'm disappointed to see deep cuts in LIHEAP, a program thousands of Mainers rely on. I've introduced legislation to restore the funding and I will keep fighting to get Mainers the support they need.

I wish you and your families the best—it's a privilege to serve you. If there is anything I can do, please don't hesitate to contact me at (207) 774-5019 or [www.pingree.house.gov](http://www.pingree.house.gov).

Hope to see you in Maine soon,

Chellie Pingree  
Member of Congress

1318 LONGWORTH BUILDING  
WASHINGTON, DC 20515  
202-225-6116  
202-225-5590 FAX



2 PORTLAND FISH PIER  
SUITE 304  
PORTLAND, ME 04101  
207-774-5019  
207-871-0720 FAX

SUSAN M. COLLINS  
MAINE

413 DIRKSEN SENATE OFFICE BUILDING  
WASHINGTON, DC 20510-1904  
(202) 224-2523  
(202) 224-2693 (FAX)

United States Senate  
WASHINGTON, DC 20510-1904

COMMITTEES:  
HOMELAND SECURITY AND  
GOVERNMENTAL AFFAIRS,  
RANKING MEMBER  
APPROPRIATIONS  
ARMED SERVICES  
SPECIAL COMMITTEE  
ON AGING

February 3, 2012

Town of Wells  
PO Box 398  
Wells, ME 04090

Dear Friends,

As we begin a new year, I welcome this opportunity to share some of my recent work for the people of our great state.

The economy and jobs remain my highest priorities. More efficient transportation is essential to our economic growth. After a years-long, hard-fought battle, I successfully pushed through Congress a bill I wrote to allow the heaviest trucks to travel on Maine's federal interstates, instead of forcing them to use our secondary roads and downtown streets. This will make our streets safer, reduce fuel consumption, and allow our businesses to be more competitive. I was pleased to have the support of many Maine groups, from the Maine State Police and the Parent-Teacher Association to the Maine Motor Transport Association and many others that helped me advocate for this sensible change.

I was also successful in my efforts to prevent the federal government from limiting certain vegetables, including Maine's potatoes, in school meal programs. Nationwide this ill-conceived proposal would have cost our schools, the states, and families an estimated \$6.8 billion over five years. I built support from both sides of the aisle and from across the country to ensure that schools maintain the flexibility they need to serve students healthy and affordable meals. This proposed rule was a prime example of excessive Washington regulation.

In my effort to protect jobs, I also introduced bipartisan legislation to ensure that the proposed EPA regulations known as the "Boiler MACT" rules protect the environment and public health without jeopardizing jobs in our state, particularly in the forest products industry. I also continued to help advance the development of deep water, off-shore wind energy at the University of Maine, which has the potential to provide clean energy and to create thousands of new jobs.

On the Armed Services Committee, I worked to secure funding for shipbuilding at Bath Iron Works, submarine overhauls at Portsmouth Naval Shipyard, and the manufacturing of aircraft engines at Pratt and Whitney, as well as to strengthen the 101st Air Refueling Wing in Bangor and the Maine Military Authority in Limestone. The new

defense funding bill also includes my amendment to expedite the claims of veterans with severe disabilities like the soldier I met who is suffering from ALS, also known as Lou Gehrig's disease.

Last year, the President signed legislation I coauthored creating a national plan for combating Alzheimer's disease, which affects more than five million Americans and their families. In another health-related development, at my urging, the Food and Drug Administration allowed clinical trials to begin on the artificial pancreas, a device that could dramatically improve the health and quality of life for people with Type I diabetes.

Many Mainers have contacted me to express concern about the Postal Service, which is the linchpin of a nearly \$1 trillion mailing industry that employs 8.6 million people. I've sponsored bipartisan legislation to rescue the U.S. Postal Service from financial failure next year. This bill provides flexibility to the USPS to restructure itself in an effort to save billions of dollars and preserve universal postal service for all Americans, no matter where they live.

In December, I cast my 4,825<sup>th</sup> consecutive vote, making me the longest currently serving Senator never to have missed a vote. I am grateful for the opportunity to serve the Town of Wells and Maine in the United States Senate.

If ever I can be of assistance to you, please contact my York County state office at (207) 283-1101, or visit my website at <http://collins.senate.gov>. May 2012 be a good year for your family, your community, and our state.

Sincerely,

A handwritten signature in black ink that reads "Susan Collins". The signature is written in a cursive, flowing style.

Susan M. Collins  
United States Senator

## REPORT FROM THE TOWN CLERK'S OFFICE

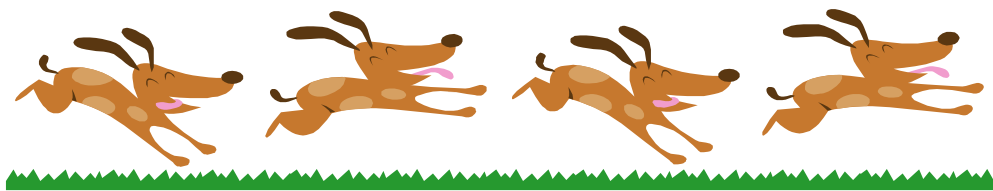
The Town Clerk's Office has completed another successful but challenging year. The office is comprised of 4 staff members, including the Town Clerk and 3 deputies, all of who actively pursue continuous training to stay current with ever changing policies and legislation. We are a multi-service office, answerable for a variety of tasks. The Clerk is responsible for retaining custody of the Town Seal, the Town Charter and official ordinances, is keeper of the records and minutes of various meetings and boards and also issues oaths. The Clerk's Office dispenses various licenses and permits including sportsmen's licenses and recreational vehicle registrations. Other duties consist of recording, preserving, issuing and correcting vital records in accordance with the laws of the State of Maine. A new law preventing fraudulent use of vital records went into effect in July 2010. This law requires the applicant to present official documentation providing proof of identification to the Town Clerk's Office prior to obtaining a vital record. The State's new electronic death registration system was implemented and our staff completed the necessary training.

From July 1, 2010 to June 30, 2011 the clerk's office recorded:

BIRTHS	MARRIAGES	DEATHS
49	88	92

According to the laws of the State of Maine, each owner of a dog 6 months or older, shall annually, cause such dog to be licensed in the municipal clerk's office in the town where the dog is kept. Dog licensing ensures rabies vaccination which protects the health of your pet. Citizens should also know that by licensing their dog they are directly fighting animal cruelty and abuse. Most people do not realize that a percentage of the dog license fees go directly to the Maine animal welfare program.

The clerk's office issues 1600-1700 dog licenses in addition to 9 kennel licenses. Applicant must provide proof that such dog has been immunized against rabies. A fee of \$11.00 shall be paid for each license issued on all dogs capable of producing young. When a spay/neuter certificate is presented the fee shall be \$6.00.



Kennel licenses are issued for a collection of dogs kept in a single location, under one ownership, for breeding, hunting, show, training, field trials and exhibition purposes.

Dog licenses may be obtained through the mail. Simply send in the required certificates along with a check made payable to Town of Wells and self-addressed stamped envelope to the Town Clerk's office.

Report of dogs licensed for 2011:

MALES/FEMALES	SPAYED/NEUTERED	REPLACEMENT TAGS
174	1509	13

The Town of Wells has an animal control ordinance. It is unlawful for any owner to permit any dog to roam or run within the limits of the town. Dogs must be leashed or under voice control at all times. Any dog found roaming at large shall be impounded at the animal shelter in West Kennebunk. Owners may reclaim their dog by paying a fine of \$30.00 to the Town of Wells and will also be responsible for any additional cost incurred at the animal shelter.



Wells has a "pooper-scooper" regulation which requires owners to remove any feces left by their dog.

All local, state and federal elections are administered and supervised by the Town Clerk. An enormous amount of work is required of the clerk's office in the form of elections. Significant progress has been made meeting federal and state requirements and making substantial election improvements and technological advances. Many hours were spent this past year helping the state improve the overall accuracy of our statewide voter registration information. Considerable time and effort is spent in the months preceding each election preparing for the many aspects of an election. We need to ensure every eligible citizen's right and ability to vote. This includes conducting absentee voting and Election Day voting. The clerk oversees the entire process from registering a voter to the final tallies on Election Day. We use the state of Maine's

voter registration program to maintain a complete voter list. Each of us knows that the accuracy of this process will help protect the integrity of voting in the state of Maine. Even though the many federal and state requirements impose some challenges we know they will bring many major new benefits.

It is the voter's responsibility to make any name or address changes with the registrar. This can be done in the Town Clerk's Office Monday-Friday 8:00 to 5:00.

As of June 30, 2011, the Town of Wells had the following number of registered voters:

TOTAL REGISTERED VOTERS 7549

DEMOCRATS	REPUBLICANS	GREEN INDEPENDENT	UNENROLLED	INACTIVE
1,887	2,104	92	3,466	83

HOUSE DISTRICTS 147 & 149    COUNTY COMMISSIONER DISTRICT 5    SENATE DISTRICT 2

The preceding topics are just some of the highlights of what happens in the clerk's office. We are committed to superior customer service. As our community grows, the demands on our office increase and we are dedicated to meeting that challenge. Please feel free to stop by any time with any questions or concerns or just to say hi. We are grateful for the support from the many members of our community and would like to extend our deepest appreciation in allowing us to serve the citizens of Wells.

# TOWN CLERK'S REPORT

Record of Receipts for the fiscal year 2010/2011:

Copies	\$ 6,643.90
Burial Permits	489.00
Filings	40.00
Marriages	3,356.00
Business	11,435.00
Vitals	881.60
Lodging	26,480.00
Permits (Junkyard, Solid Waste)	600.00
Background Check	750.00
Advertisements fees	3,430.00
Liquor/amuse	1,910.00
Dogs	8,174.00
ACO (S/N)	3,178.00
Fines	4,298.00
Sportsmen/ Rec.Vehicles/Sales Tax	68,645.62
Agent Fee	2,458.75
Clams	5,280.00
Excise tax (Boats)	9,723.30
Kennels	288.00
<b>Total Receipts</b>	<b>\$ 158,061.17</b>

Record of Disbursements for the fiscal year 2010/2011:

## STATE TREASURER

Inland Fish & Wildlife	\$ 68,645.62
Animal Welfare	6,712.00
Vital Records	881.60

## LEGAL ADS

Liquor/Clam	3,430.00
-------------	----------

## TOWN of WELLS

A C O Account	7,352.00
Town Treasurer	56,036.65
Boat Excise	9,723.30
Clamming Licenses	5,280.00

**Total Disbursements** **\$158,061.17**

Respectfully submitted,

Jessica N. Keyes, CCM  
Town Clerk

# TAX ASSESSOR

The 2010-2011 fiscal year ran from July 1, 2010 to June 30, 2011. By State statute, the assessments for that time period were based on condition and ownership of property on April 1, 2010. April 1<sup>st</sup> is the assessment date each year in all municipalities in Maine.

The taxes for the 2010-2011 fiscal year were committed and due on October 5, 2010. The tax rate was \$8.43 per thousand dollars of value, which was an increase of 1.2% from the previous rate of \$8.33. Taxpayers had 185 days from the date of commitment to question or challenge their assessments. The list of formal abatement requests included 5 condominium properties, 3 properties influenced by proximity to water and view, 2 residential properties, and 3 rv/park model properties. Of these requests, 2 were resolved and 11 were denied. One of the condominium properties appealed their denial to the local Board of Assessment Review, where our decision to deny was upheld. That taxpayer pursued his right to appeal the BAR decision to Superior Court, where their decision was upheld.

June to September was spent processing all of the new data and updates for the new tax bills. For the next two months, we dealt with questions and issues raised with regard to the tax bills. During the winter months, we worked on various projects. We enrolled as many taxpayers as were eligible for the Homestead, Veteran and Blind Exemption Programs. May 1<sup>st</sup> was the deadline for eligible businesses to apply for the Business Equipment Tax Exemption program. Those businesses not eligible for BETE were, for the most part, eligible to file for the Business Equipment Tax Reimbursement program. During this same time, we contacted the mobile/rv parks for ownership updates of their site rentals and the local businesses for updated lists of their business equipment. From springtime to the end of June, we did our yearly property review for the next tax period, and dealt with questions and issues relating to the second installment billing.

We continued to monitor the sale ratios and were still looking for a solid trend prior to making any adjustment to valuations. For this period, the average assessed valuations were higher than market value. The range was within statutory guidelines proscribed by the Maine Revenue Service, we were all affected, so assessment equity did exist.

For the 2010-2011 tax year, our staff included myself, Keeley-Anne Lambert, CMA as Assistant Assessor, Tammi Hollins, CAT as Assessing Clerk and Susan Winslow as part-time Assessing Clerk.

There is information available regarding property valuations, street maps, tax maps, exemptions, and refund programs on the town website at [www.wellstown.org](http://www.wellstown.org) under Town Departments, then click on Assessor. I hope that you have found this report informative and encourage you to contact our office, either by phone or email, if you have any questions or concerns regarding the taxation process.

Respectfully submitted,

Tanya J. Freeman, CMA  
Assessor, Town of Wells

**ASSESSOR'S ANNUAL REPORT  
2010-2011 Fiscal Year**

**Assessments**

1. County Tax	<u>\$ 1,488,325.75</u>	
2. Municipal Appropriation	<u>\$15,427,198.00</u>	
3. TIF financing plan amount	<u>-0-</u>	
4. School/Educational Appropriation	<u>\$15,511,240.00</u>	
5. Overlay (Not to exceed 5% of Net Assessment)	\$ <u>505,277.19</u>	
<b>6. Total Assessments</b>		<b><u>\$32,932,040.94</u></b>

**Deductions**

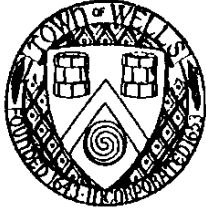
7. State Municipal Revenue Sharing	<u>\$ 160,000.00</u>	
8. Homestead Reimbursement	<u>\$ 111,613.20</u>	
9. BETE Reimbursement	<u>\$ 34,043.90</u>	
10. Other Revenue		<u>\$7,538,428.00</u>
<b>11. Total Deductions</b>		<b>\$7,844,085.10</b>
<b>12. <u>Net Assessment for Commitment</u></b>		<b><u>\$25,087,955.80</u></b> (loss from rounding - \$.04)

<b>Tax Commitment</b>	<b>Taxable Valuation</b>	<b>Tax Rate</b>
\$25,087,955.80	\$2,976,032,721	.00843

**Supplemental Taxes**  
\$60,491.24

**Abatements**  
\$27,954.28

<b>Year</b>	<b>Taxable Valuation Real Estate &amp; Personal Property</b>	<b>Tax Rate per thousand</b>
2005/2006	\$2,618,123,433.00	\$ 7.89
2006/2007	\$2,730,772,815.00	\$ 7.95
2007/2008	\$2,846,015,983.00	\$ 7.95
2008-2009	\$2,902,019,055.00	\$ 8.22
2009-2010	\$2,929,174,323.00	\$ 8.33
<b>2010-2011</b>	<b>\$2,976,032,721.00</b>	<b>\$ 8.43</b>



## *Town of Wells, Maine Code Enforcement Office*

JODINE A. ADAMS, CODE ENFORCEMENT OFFICER  
BARBARA G. GAGNON, CODE ENFORCEMENT OFFICER  
DAVID A. JOHNSON, CODE ENFORCEMENT OFFICER

P.O. Box 398, Wells, Maine 04090  
Voice: (207) 646-5187  
Fax: (207) 646-2935

Citizens of Wells,

The Code Enforcement Office continues to work hard to provide excellent customer service in the Office as well as out in the field to citizens and contractors.

The State of Maine adopted a state wide building code that became effective December 1, 2010, in turn, several new codes were introduced to the Town of Wells. This new mandate included the International Energy Code to be administered locally. Builders, contractors, design professionals and Code Officials have struggled through training and seminars to understand and apply the standards into the trades. It has been a tough learning experience for all of us and we appreciate everyone being patient with us and allowing us to call on many of you in the trades to guide us at times.

Although, this report shows the statistics of a budget fiscal year, *The Construction Data Report of New England* who visits each community weekly and reviews building permits and supporting data, reported the Town of Wells constructed the largest number of new single family dwelling units in the State of Maine in the 2011 calendar year. The Town of Wells reported 102 single family dwelling units constructed for the 2011 calendar year. This is the largest number of new single family building permits in at least the past 25 years to be issued in a single year in Wells. Spring of 2012 already has 50 new dwellings in its sights!

Respectfully submitted,

Jodine L. Adams  
Code Enforcement Officer

**Permits for fiscal year July 1, 2010 to June 30, 2011**

New Single Family Dwelling: 21	\$4,960,000.00
New Single Family/Phase I- Foundation: 25	\$ 897,247.00
New Single Family/Phase II: 31	\$8,545,800.00
Amendments to New Single Family Dwellings: 1	\$ 5,000.00
Demolitions: 26	\$ 655,550.00
Replacement of Existing Dwellings: 6	\$ 888,000.00
Single Family Additions: 132	\$ 2,201,439.98
Single Family Alterations: 81	\$ 1,353,770.85
RV Enclosures: 9	\$ 57,165.00
RV Decks & Add A Rooms: 22	\$ 260,219.27
RV Decks: 13	\$ 17,782.50
New Seasonal Cottages: 36	\$ 2,491,000.00
Seasonal Cottage Alterations: 1	\$ 2,150.00
Seasonal Cottage Additions: 10	\$ 24,250.00
Sheds at or Under 400 s. f.: 41	\$ 62,339.15
New Motel Unit: 10	\$ 768,000.00
New Duplex: 12 (24 units)	\$ 3,490,000.00
Duplex Addition: 1	\$ 15,500.00
New Units in Four Unit -Multi Family Dwellings: 28	\$ 3,240,000.00
Multi Family Alterations: 1	\$ 3,200.00
Multi Family Additions: 1	\$ 6,300.00
Multi Family Amendments: 2	\$ 270,000.00
New Commercial: 3	\$ 122,500.00
New Commercial/Phase 1: 5	\$ 105,000.00
New Commercial/Phase II: 2	\$ 195,400.00
Change of Use: 3	\$ 1,500.00
Commercial Amendments: 1	\$ 600.00
Commercial Additions: 25	\$ 440,650.00
Commercial Alterations: 35	\$ 2,609,380.00
Flood Permits: 18	\$
Swimming Pools: 14	\$ 256,067.00
Generators: 4	\$ 25,682.27
Misc. Bldgs. /Barns: 1	\$ 40,000.00
Home Occupations: 10	
<b>Total Permits Issued: 724</b>	<b>Total construction value: \$35,029,262.32</b>

Internal Plumbing Permits: **219**  
Subsurface Permits: **33**  
Complaints: **138**  
Issues Resolved for Complaints: **70**  
Inspections: **2431**  
Stop Work Orders: **17**  
Meetings in Office: **273**  
Meetings out in the Field: **317**  
Pre-Construction Meetings: **46**  
Consultations: **74**

## GENERAL OFFICE/TREASURER

The General Office/ Treasurer’s Department is made up of seven full time and nine seasonal (beach lot attendants) who perform a wide array of duties that include but are not limited to: motor vehicle registrations with all the associated State tax filings and remittances, processing property and personal property tax payments, processing payments related to Code Office permits and Planning Department Escrows, overall activities associated with the filing of liens for non-payment of taxes, accounts payable (paying the town Bills!), tax payer beach stickers, collecting daily beach pass monies at the beach lots and General Assistance.

The following is a list of key metrics related to the duties of the General Office/Treasurer’s Department:

Property tax bills issued	15,300
Total taxes collected	\$25.3 million
Property Tax payments history	99% collected
% Usage of Lock Box for property tax payments	67%
Liens processed	363
Excise Tax Collections	\$1.833 million
Payments to State for Vehicle Registrations (sales tax etc.)	\$ 791,000
Number of vehicle Registrations Processed	12,400
Accounts Payable Vouchers (Bills Paid)	6,500
Beach Passes:	
Taxpayer Beach Stickers issued	3,519
Daily passes sold at beach lots	12,973
Beach Pass Revenues	\$ 309,600
General Assistance provided:	
# Families serviced	200+
Expenditures	\$ 54,400
General Fund Balance - Undesignated	\$ 8 million

Department staff members continuously attend required training. During FY’11, the Deputy Tax Collector received her re-certification from the Maine Municipal Tax Collectors and Treasurers’ Association (MMTCTA). Other staff members are in various stages of obtaining the necessary training to be either re-certified or newly certified as Assistant Tax Collectors.

The Treasurer/General Office Department Mission Statement is as follows:

***The mission of the General Office is to provide the residents, visitors, business community and internal departments of the Town of Wells with superior and effective customer service, while accurately maintaining and reporting the financial records of the Town and adhering to established rules and procedures. Our team takes pride in representing the 'Friendliest Town in Maine' and strives to treat everyone with equality and respect.***

Respectfully submitted,  
General Office Staff

Leo A. Ouellette, Treasurer  
Dori Randall, Deputy Treasurer  
Jodie Prime, Accountant  
Deb Coady, Deputy Tax Collector/Lien Coordinator  
Karen Broughan, Assistant Tax Collector/Payroll/Lien Processing Assistance  
Charlene Surprenant, Assistant Tax Collector/ General Assistance  
Casey Welch, Assistant Tax Collector and Accounts Payable

# WELLS FIRE DEPARTMENT

Residents and Visitors of Wells,

The 2011 annual report for the Fire Department, Lifeguards, EMA and our Healthy Beach Program will show another busy year.

## **Fire Department Report**

Citizens of Wells, the Fire Department is facing a staffing shortage of members. As the demands of the community grow, so does the level of mandated training for a firefighter in our town. Although Wells is not unique with this issue, there is a chance that we can recover and rebuild our numbers.

There are many reasons for the shortage in volunteers including the time commitment it takes to train, maintain and answer the call for assistance to our neighbors. In years past, I have always included some portion of the status of the Fire Department and the level of staffing. I have always asked for you, the community member, to consider volunteering with us. We pay a small stipend to our call force members/volunteers to offset the costs of the use of your vehicles, loss time from your family and incidental expenses you may incur.

There has been much discussion about regionalization of services with other towns and communities. Although I favor consolidated services for our residents, it seems that concept is not easily palpable. As our economy continues to struggle and prices go up for services and goods, the tax base will have a difficult time maintaining the level of service that you have been used to for so many years.

The time of the volunteers in the fire service is dwindling. The increase of expectations of what you get from a public safety service will continue to rise. Either we as a community begin to have a conversation of what the future of Public Safety will look like in the next ten years, or we will be making decisions based on crisis and trying to catch up. I urge you to contact me, the Board of Selectmen or the Budget Committee and express your thoughts of what you would like to see for the future of our great community.

I owe a lot to the Town of Wells, it gave me an education, a chance to volunteer as a younger person and now I have one of the best jobs in the Country. I don't want to see us fail or come to a point that we are unprepared for the inevitable change.

We have a total of 9 fulltime firefighters, three shifts with 3 members per shift working 24 hours on / 48 hours off. Each day begins with our fulltime members doing a thorough and comprehensive check on all of our apparatus and equipment located at the main station on Route 1. For the most part, we rely on the call members to take care of the outlying stations which are located on Highpine Loop Road and the Branch Road. As we have stated every year, we are in need of call member / volunteer help. We presently have about 20 call members. Back in the 1980's and early 1990's we had as many as 60 members. This included young members who were

in their teens as well as our long standing members who were in their 60's. Unfortunately, over the years, the increased time commitment to the fire service has become too excessive for some of our members. The balance between family, jobs, sometimes multiple jobs, recreational activities and of course the continued maintenance of our skills as firefighters is difficult to keep in balance.

Wells Fire Department frequently makes adjustments to help our members meet the demands of life and the fire department. We have incorporated Web based training and created a flexible time commitment schedule. It is our goal to provide our community with a highly dedicated department that responds to all emergencies and requests for assistance. We truly are more than just a "fire suppression" Fire Department. Our job requires everything from responding to simple fire alarm activations, to emergency medical calls, hazardous materials incidents, to the training of members of businesses for fire extinguishers, to inspections of chimneys and new buildings. The Fire Department members are there for whatever task is needed in the Town of Wells.

This year one of our career firefighters, Marc Cuthbertson, attended the York County Fire Officer I/II program. He put in over 120 hours of studying and course work to become more proficient in his duties as a firefighter and potential officer for our department.



The Fire Department responds to an increasing number of medical incidents. Therefore, two of our call members, Nathanael Pierce and Jeffrey Nawfel chose to join our group of firefighters with advanced emergency medical training by attending the 200hrs of class/clinical training to obtain their Intermediate Emergency Medical Technician License.

*Wells Firefighters participate in a training exercise.*

I wish to thank each member for their dedication and time with this extensive training. It is truly refreshing to see all of you put forth this commitment to our department and this great town. As we have done for many years, our department recognizes those members who have gone above the minimum requirements. We have a program in our department that recognizes those individuals with outstanding dedication to our community and bestowing them the honor of Firefighter of the Year and Fire Officer of the Year. For 2010, we recognize Jeffrey Nawfel our Firefighter of the Year. Jeff is a very active firefighter always striving to improve both himself and the department.



*Chief Daniel Moore with Firefighter Jeffrey Nawfel*

We also recognized one of our officers and awarded Deputy Chief Shannon Bridges Fire Officer of the Year.



*Chief Daniel Moore with Deputy Chief Shannon Bridges*

Below is a list of our incidents done throughout the year:

Building fire	8
Cooking fire, confined to container	6
Chimney or flue fire, confined to chimney or flue	1
Inside trash fire, contained	2
Passenger vehicle fire	2
Fire in a motor home / camper	3
Outside equipment fire	1
Brush or brush-and-grass mixture fire	7
Bark mulch fire	4
Outside rubbish, trash or waste fire	1
Railroad tie fire	1
Other fires	1
Lightning strike (no fire)	1
Hazardous condition (no fire)	42

Service call	102
Good intent call	82
False alarm & false call	96
Citizen complaints	3
Surf water / watercraft related incidents	3
Emergency Medical Service assistance	212
Motor vehicle incidents	95
Total Incidents	673

I wish to thank all the members of the Wells Fire Department for their dedication and commitment to our great town.

We are still saving all donations towards a Fire Safety/Burn Trailer. Our current total thus far is \$34,100.68. We have been raising funds since the early 1990's. Hopefully this training tool for our community will be a possibility in the future. The trailer is designed for the target areas of our country where we see the most deaths and injuries from fires, safety mishaps in the home and natural disasters. The ages we are trying to focus on are the 0-14 years old and folks who are 60 and older. We are open to any suggestions to assist us in obtaining our goal of \$70,000.

### **Emergency Management**

The last several years have been extremely busy with the Emergency Management functions of the Town. As the Emergency Management Director for Wells, the situations created during storms proves to be interesting and often times quite challenging. We continue to work with Maine Emergency Management and the Federal Emergency Management Agencies to repair our seawalls, improve our infrastructure and comply with the federally mandated training.

Wells Elementary School is our primary shelter and can handle approximately 400 people in the event of a disaster. The Fire Department together with Barbara Wood our EMA Assistant, the Wells Police Department, and Bobbi Mescavage the Animal Control Officer; ensure that our shelter is very well protected and runs smoothly.

As residents of the Town, please remember to have your personal emergency kits consist of enough supplies for 72 hours and update your contact numbers to alert family members and friends should you have to relocate. Your basic supplies should include flashlights, 1 gallon of water per person per day, blankets, first aid supplies, batteries and canned goods. For more details you can contact York County EMA, Maine EMA or FEMA on their web sites.

For future consideration, there is concern that our part of the coast may be in line with the hurricane pattern of the 1930's. That being said, it would behoove all of our citizens to at least give some consideration to what you may do in the event we were to have a major hurricane come as far as Maine. This is not normally something that we think about each year but it should be something to prepare for in case you were forced to deal with such an event.

## **Lifeguard Report**

Wells lifeguards serve to insure the safety of thousands of visitors that come to Wells Beach, Crescent Beach, and Drakes Island every summer. From the beginning of June, lifeguards can be found patrolling the beaches on weekends. Our two Captains are Brittany White and Jesse Ouellette.

The lifeguard season formally begins at the end of June with two weeks of training and classes. The lifeguards begin guarding the beach, daily, on July 1. The lifeguard season lasts until Labor Day which is the last day the lifeguards are active on the beach. A lifeguard's work day begins at 8:30am with a daily workout directed by the lifeguard captains that lasts until 9:30am. The guards then have time to shower, get their equipment together and be on the beach from 10:00am to 5:00pm.

The requirements to be a Wells lifeguard include completion and certificate of a credited lifeguard training program, such as the training provided by Red Cross. All applicants must have a current CPR card. Providing they have the required certifications, they then attend tryouts hosted by the Wells Lifeguard Captains in which a 500 yard swim must be completed in less than 10 minutes and a 2 mile run must be completed in less than 18 minutes, for both men and women. Also, the candidate must retrieve a rescue mannequin from the bottom of the pool and swim with it a distance of 15 yards. Based on the results, it is determined whether or not each candidate is physically capable for the job.

The in-service training that the lifeguards go through includes intensive ocean rescue training by Joe Mokry from Ocean Rescue Systems International. Additional water rescue training is provided by the lifeguard captains during the two weeks of training and throughout the entire season. The guards are also trained by Maine Healthy Beaches to participate in beach water testing, the Maine Audubon Society to recognize and protect the endangered Piping Plover that nests on the beach, Lynda Doughty from the Department of Marine Resources for training on seal stranding and Wells Emergency Medical Services to ensure that the lifeguards know how to assist EMS in anyway throughout the season. All additional training such as radio communication, demeanor while on duty, stand rotations, the general emergency action plan, dealing with missing persons, the shark plan, completing incident reports, etc. is provided by the lifeguard captains.

There has been some discussion in the recent past as to whether the Lifeguards are a necessary service on the beaches of Wells. I would like to hear from many of you if you have any comments or ideas. As you know, the beaches attract tourist to our town. That attraction translates to folks using the hotels, restaurants, stores and fast food places. However we are facing issues with the economy and should we see more problems with our revenue sources there will be tough decisions that will have to be made in the future.

## Summary of incidents for the 2011 lifeguard season:

- 21 medical rescues in which 7 required additional EMS attention
- 19 water rescues in which 3 required additional EMS attention
- 11 missing person incidents
- 0 incidents involving dogs
- 3 incidents involving wild animals
- 2 incidents involving Wells Police Department
- 1 other miscellaneous call

### Medical Rescues

Most of the first-aid provided by Wells Lifeguards is due to the many rocks found along Crescent Beach, Wells Beach, and Drakes Island Beach. There continues to be a problem causing minor to significant injuries just in front of public way 1 and Casino Square. The rip current created a sudden drop off just in front of main stand where waves crashed powerfully onto the rocky shore. The small rocks that lined the high tide mark were a result of the strong current pulling the sand out to a sandbar leaving exposed permanent rocks and loose pebbles. Patron's toes, ankles, feet and backs were constantly being battered in this area. There were a total of 21 medical rescues during the 2011 season, 7 of which required further medical attention via Wells EMS. First-aid provided by Wells lifeguards ranged from controlling minor bleeding to keeping a severely injured individual comfortable until WEMS can arrive. Wells lifeguards often times aid Wells EMS in rescue calls by controlling the scene before EMS arrives and continually providing aid throughout the rescue. Most of the time, however, as shown by the volume of medical calls verses number of times Wells EMS was needed, the lifeguards can deal effectively with the situation. Lifeguards are properly prepared to deal with medical rescues that occur on Wells Beach and are able to immediately treat common injuries.

### Water Rescues

The 19 water rescues that Wells lifeguards responded to involved the use of rescue cans and rescue boards. Rescues were made due to rip currents that form from sandbars, capsized kayaks, weak swimmers, surfers injuring themselves, and patrons falling from inner-tubes into the breaking waves. The 3 rescues which Wells EMS responded to were to follow protocol and clear patrons under the age of 18 of injuries. The major cause for rescue is the rip currents along Wells Beach that can form spontaneously; however on the south side of the jetties the area that forms an entry way into Wells Harbor, there is a constant rip current that weakens and strengthens based on tidal stage. This year the danger zone was located between Public Way 1 & 2. There was an extremely powerful cross current that runs north on the beach and eventually pulls it's victims into a powerful rip current that runs perpendicular, away from shore. This new rip current was responsible for 8 of the 19 water rescues this year. There were at least 10 other occasions where lifeguards had to enter the water to "assist" swimmers to a safer swim zone. The guards located at this stand (which was occupied primarily by the captains) were forced to spend copious amounts of time at the water line keeping patrons from entering any part of the dangers cross or rip current. Despite this constant effort, the rip was still powerful enough to cause rescues and is now highly regarded as the beach's most dangerous area. The stands

located at both of these dangerous sites (Public Way 1 and the south side of Wells Jetty) and the lifeguards that guard it are well prepared for such emergencies. Patrons are warned to remain at least 100 feet from the jetty rocks and Casino Square rocks while swimming.

### Missing Persons

During the 2011 season, Wells lifeguards responded to a total of 11 missing persons on the beach. Not only do the lifeguards search for missing children, but in many cases missing adults as well. There are 10 lifeguard stands found in Wells; 2 on Drakes Island, 6 on Wells Beach and 2 on Crescent Beach; however, this year we worked with 4 on Wells; 2 on Drakes; and 1 on Crescent Beach. When lifeguards are notified of a missing person rotations are initiated after a description has been stated over the radio. These rotations provide full coverage of the beach. Wells lifeguards assist Wells police during missing person's cases and having the lifeguards provide much broader coverage along the beach.

### Dog Policy

The policy for dogs on the beach that is upheld by the Town of Wells must constantly be enforced. Due to the endangered species of birds, the Piping Plover, which nests in the sand dunes found on Wells Beach, the Maine Audubon Society allows the beach to be shared between the birds and patrons as long as a few rules are enforced. According to this law, dogs are not allowed on the beach between 8:00am and 6:00pm from June 16 to September 15. Within this time frame, lifeguards are actively patrolling the beach. With the Wells Police Department having only a few reserve officers on duty, many times the lifeguards are required to enforce and uphold this law.

### Wild Animals

Wells lifeguards responded to a total of 3 wild animal incidents on the beach during the 2011 season. The wild animals ranged from marine animals, such as seals and fish, to different species of birds. Of the 3 incidents that occurred, none of them required Wells Animal Control Officer but 2 required the Department of Marine Resources. The incidents that required the Department of Marine Resources occur when seals wash onto the beach with injuries. Wells saw an unusually high volume of these cases in 2009, but it remained pretty quiet for 2010 and 2011. The seals were monitored by Wells Lifeguards until brought to a rehabilitation center by the Department of Marine Resources. Other incidents involved removing injured seagulls from the beach and removing deceased birds from the beach.

### Wells Police

Wells lifeguards actively work alongside Wells Police Department all throughout the season. Reserve police officers are patrolling the beach area on bikes during the same hours the lifeguards are actively on the beach. Many issues, such as injured animals, become a team effort between the lifeguards and the officers. Other than the wild animals, Wells lifeguards required the help of Wells Police Department 2 times for incidents such as reinforcing the beach policies, public drunkenness, and to enforce safety for all patrons on Wells Beach

## Miscellaneous

Wells lifeguards dealt with other incidents that did not fall into any of the categories above. Such incidents included enforcing life jacket laws, handling patron complaints, public assistance, lost items, possible water contamination, and clearing harmful objects from the beach that may have washed up on shore. Wells lifeguards dealt as effectively as possible with all incidents and when further assistance was needed the appropriate department was notified.

## **Healthy Beach Report**

Maine Healthy Beaches is a statewide organization under the University of Maine Cooperative Extension/Sea Grant under the Departmental Environmental Protection and the Department of Health and Human Services that established a procedure to monitor the water quality of Maine's coastal swim beaches. Since 2003, Wells has participated in the Maine Healthy Beaches Program (MHP) to ensure the quality of our beaches.

Water samples are taken at eight different locations along the beaches in Wells. These samples are tested for *Enterococci*, and other disease causing bacteria. This is an indicator of the level of fecal contamination in the salt water. During the summer months the MHB Program routinely monitors coastal beaches for *Enterococci*, a US EPA-approved indicator of fecal contamination for marine recreational waters. Enterococcus indicates the possible presence of human disease-causing organisms. Studies conducted over the past two decades have shown *Enterococci* survive longer (0-45 days) in salt water compared to other fecal indicator bacteria, and *Enterococci* densities in recreational marine waters are most strongly correlated with GI illness. In other words, as the level of *Enterococci* bacteria increases, so does the risk of contracting GI illness. The risk of getting sick increases with prolonged exposure or with an increase in the number of times water is swallowed. Most of the studies used to determine this safety level define "swimming" as submersion of the head in water. This has the potential to make people sick.

When the program began in Wells, the on-duty firefighters and lifeguards took the samples for monitoring. Since then there has been a group of local citizens that have become trained and done a wonderful job in taking the water samples for the town. Samples are collected and brought to the fire station where they are collected by the carrier to be delivered to the lab for testing. All the data collected by the volunteers is entered by the Fire Department onto the MHB website. The lab then enters the results on the web for each site. Having this data healthy beach/advisories/closing etc. on the internet allows any citizen the opportunity to check the water quality on Maine beaches that are involved in the program. The web site: [www.mainehealthybeaches.org](http://www.mainehealthybeaches.org).

I am happy to say that the water quality on Wells beaches is generally very good. Periodically, there are advisories or closings posted in certain areas due to higher than acceptable bacterial counts. This is just a safety precaution while we do a retest sample of that area. Usually this happens when there has been a large amount of rain in a short amount of time causing runoff. Our retests have most always come back fine. It is important to help keep our beaches clean.

I would like to thank all the firefighters, lifeguards and volunteers for their help in making this program such a success. We need volunteers to help with this program. It is only once a week for an hour or so to assist in collecting or documenting water samples. Please contact the Corner Fire Department if you would like to participate during the summer months.

Thanks to the Wells Healthy Beaches Volunteers:

Anne Supenia (Volunteer Coordinator)  
Philip Kelley  
Judy King  
Jan Robinson  
Janis Shihab

Respectfully submitted,

Daniel M. Moore  
Fire Chief/EMA/Lifeguard Director/Healthy Beach Coordinator

## Wells Harbor

### Harbor Master's Annual Report



The Harbor had a great busy season this year, with spectacular weather and good fishing reports. 106 mooring permits were granted, and the boat launch was busy every day. I enjoyed the chance to be out on the water and interact with all the boaters who utilized Wells Harbor this year.

Atlantic Mooring Services LLC inspected all the chains and underwater hardware prior to this season and they all looked in great shape, and we should get another couple seasons out of a majority of our hardware and tackle. I took some time to replace some of the Eastern Float system's hardware, and connected the crossover float with chain and shackles to minimize the gaps that were a safety issue.

Safety is of great importance on any waterfront, so you may have noticed life-rings, and handrail netting on the floats and gangways. I will be working on upgrading more safety related items for next season as well.

Communication with boaters was very important to me, and the Harbor Master's office monitored VHF channels 9 and 16 constantly. I responded to numerous assistance calls, and was happy to tow people into the harbor for repair.

There were no major collisions or groundings this year, although bumping the bottom was commonplace due to the loss of water depth. As far as dredging goes, the Town has finally received the necessary permits for another full scale dredge, and we are hoping to be federally funded soon. The Town also purchased a Mini-Dredge, which will be used to clear the main channel as well as perform mooring maintenance. I am awaiting my permit from the DEP to begin our own dredging efforts as soon as weather permits.

In a great display of generosity the Town took donation of a new Harbor Master's boat from Carmen Carbone of Surfside Boats in East Rochester NH. Mr. Carbone donated the 21' center console boat, complete with lettering, to the Town, and I finished it off using all the systems from the old Harbor Master's vessel. It has already received many compliments and I am extremely happy with how it operates.

The United States Coast Guard answered my petition and lit the "WH" entrance buoy with a white light to better aid in navigating the entrance to our harbor. They also responded to my request for "Special Anchorage" designations of our mooring basins to bring unmanned moored boats into compliance by eliminating the need for display lighting and day-shapes of an anchored vessel. I also coordinated with the USCG auxiliary to perform voluntary vessel safety checks. The crew of 3 individuals performed over 40 vessels check on a Saturday, and had an extremely high number of vessels who passed the checks.

The response by boaters to the threat of hurricane Irene is to be commended, and most boaters contacted me for advice, or to notify me of their plans. Most boats were hauled out for the storm and as a result there was zero damage to boats or our facilities here.

The Commercial pier will be getting some much needed attention over the winter and should be rebuilt by summer, with the new bait lockers in their permanent home where the old Harbor Master's office was.

I look forward to continuing my efforts to enrich Wells Harbor and get to better know the boating community as next year begins and subsequent years progress. Anyone with questions or concerns may contact me via email at [cmayo@wellstown.org](mailto:cmayo@wellstown.org) or call me at my office at (207) 646-3236.

Respectfully submitted,

Christopher H. Mayo  
Harbor Master

## WELLS PARKS & RECREATION

The summer of 2010 went very smoothly during summer camp. For the first time in over 2 decades we had all but one returning staff member. We were able to do more in depth training for our counselors as they had all the basics already. Therefore, we had a tremendous summer activity wise as well as weather wise, with one of the sunniest summers ever! The shade of our pavilion picnic area served us well!

In the fall of 2010 the Recreation Dept. along with many volunteers worked hard to winterize and complete most of the inside work at our newly constructed Pavilion. We were able to install cabinets, sinks, plumbing etc. in our concession stand area. We also installed cabinets and shelving in our great room to get ready to hold arts and crafts for our summer camp, an area for counselor training, and meeting room.

We welcomed our new Maintenance Person, Steve Jellison on board and have seen a tremendous improvement in our facilities. During the winter months with the approval of the town we were able to purchase a used plow for our truck which made it easier for our Department to take care of plowing our facility on 9A as well as the Wells Activity Center instead of using the Town Highway plow truck and making them shorthanded.

The Recreation Dept. is responsible for maintaining and overseeing 70 acres at the Walter Marsh Recreation Area on 9A, which includes our pavilion, snack shack, multi-room, office building, public restrooms, 4 tennis courts, 2 basketball courts, 2 playing fields, a playground, a wooded trail system as well as the Wells Activity Center on Route 109 and the Mile Road Playground.

During the spring we applied for a grant from Sprite and received a \$20,000 grant in order to refurbish our outside basketball courts. We were only one of five facilities in the nation to receive the grant. We are now in the planning stages, working with Sprite to erect a wall mural as well as put in a new court surface area and new hoops.

We offered over 170 programs for 2,293 registered participants. Our Special Events included our Annual Haunted Halloween Hayride, Winter Wonderland of Lights and Visit Santa, Easter Egg Hunt and Harbor Discovery Day including another 5,000 participants, which made our annual revenue over \$220,000.00. These statistics do not include the use that the facilities get through the general public, Tennis key holders, Travel Soccer Club, Civic Groups, School athletics and Adult Education programs.

We appreciate the hard work of all our 200 plus volunteers for the year and know that we couldn't do it all without them! Thank you!

Respectfully submitted,

Tina LeBlanc, Director  
Wells Parks & Recreation

# WELLS PLANNING DEPARTMENT

The Wells Planning Department during the period of July 1, 2010 to June 30, 2011 experienced a myriad of changes and activity.

## **The Staff**

Shannon L. M. Belanger continues to hold the Town of Wells Planning Assistant position.

From July 2010 to March 1, 2011 the Town Planner was Michael Huston. On March 1, 2011 the Town Manager announced that the Town of Wells had decided to reorganize the Planning Department and would be hiring an individual with an Engineering (P.E.) degree and that individual would become the Town Engineer/Planner.

From March 1, 2011 to May 6, 2011 the Planning Department was without a Town Planner. During this interim, Shannon Belanger and the Code Enforcement Office worked together to keep all functions and duties of the Planning Office fully operational.

On May 9, 2011 the Planning Department welcomed Michael G. Livingston, P.E. as he started his first day as Town Engineer/ Planner.

## **The Work**

The Planning Office continues to provide staffing for the Wells Planning Board, Ordinance Review Committee and Staff Review Committee. The Planning Office also works for and participates in committees and on projects at the direction of the Board of Selectmen. Two of those projects have been the Town Clock site plan and the new Public Works Facility site plan.

## **Subdivisions**

The Planning Office has had a few subdivision applications making progress through the review process. These projects include Parker Ridge Subdivision located on the corner of Quarry Road and Perry Oliver Road, Evergreen Drive Subdivision located off of Evergreen Drive, and Eaton Woods Terrace Subdivision located off of Stephen Eaton Road. Applications that were successful and obtained subdivision approval during this time frame include Ocean Heights Subdivision off of Webhannet Drive and Windward Point Subdivision off of Bypass Road.

Several subdivisions have substantially completed road construction and have entered the real estate market. They are Brackett Estates off of Loop Road, Somerset Valley off of Swamp John Road and additional phases of Old Marsh Golf Course off of Route 9B.

Subdivisions that sought out and obtained approval for smaller scale amendments include Homes at Old Marsh Golf Course off of Route 9B, Opechee-Pope/ Stella Bloom Subdivision off of Barefoot Cottage Road, Dufort Subdivision off of N. Berwick Road, and Pride and McAffee Subdivision off of Meetinghouse Road.

## **Site Plans**

Businesses seeking amendments to or developing new site plans have continued to come forward during these tough economic times. Projects that obtained Planning Board approval during this time frame include Mike's Fish Market off of Route 1, Ocean Mist seasonal cottage complex off of College Drive,

Central Maine Power's corridor expansion, Seaglass Village seasonal cottage complex and hotel/motel use change off of Route 1, Barefoot Cottage hotel/motel complex off of Route 1, Wells Storage Solutions Annex off of Sanford Road, Seagull Condominiums seasonal cottage complex off of Route 1, Pike Industries mineral extraction off of Bragdon Road, and the Town of Wells Police and Fire Department municipal clock project off of Route 1.

Smaller amendments or new development requiring site plans that obtained Staff Review Committee approval during this time include Wonder Mountain off of Route 1, Forbes Chocolates off of Route 1, Seacoast Pizza off of Route 1, Driftwood Organic Hair Studio off of Route 1, C&S Estates off of N. Berwick Rd, Moe's Sandwiches off of Route 1, TLC Childcare off of Sagamore Dr, Verizon Wireless equipment shelter off of N. Berwick Rd, Wheels N Waves off of Route 1, Coastal Contractor Inc. Electrical off of Sanford Rd, Wells Antiques off of Route 1, Safe Haven Humane Society off of Route 1, Adventures in Learning Preschool and Daycare off of Burnt Mill Rd, Outdoor Comfort Center off of Route 1, and Wells-Ogunquit Community School District High School Media Tower off of Sanford Rd.

### **Ordinances**

The Planning Office, at the direction of the Board of Selectmen, worked on various changes to Wells Ordinances. These Ordinances involved input from the public, Town staff, the Ordinance Review Committee, Planning Board, and Board of Selectmen. These Ordinance proposals involved changes to Chapter 145 Shoreland Zoning, Chapter 145 Parking, Chapter 145 Noise, Chapter 230 Property Tax Deferral, Chapter 145 Substance Abuse Treatment Programs, Chapter 145 Medical Marijuana Facilities, and Chapter 124 Harbor Ordinance.

### **Engineering Projects**

At the direction of the Board of Selectmen Mike Livingston PE, the Town Engineer has been assisting the Police and Fire Department, Public Works Department and Transfer Station in updating their site plans before the Planning Board. The Planning Office has been locating site features and elevations, drafting plans and designing/amending drainage systems for these municipal properties. Future municipal projects also include the Town Hall and the Harbor Park properties and drainage/road projects.

These type of projects in the past had to be contracted to outside consultants and engineers. Now they are being done in-house at a significant cost savings to the Town.

Mike Livingston, PE has also been working closely with the Code Enforcement office during pre-construction and construction of subdivision and site plan projects. Mike has conducted various drainage and stormwater system inspections, FEMA and dune permit inspections, and roadway inspections. The Planning Office has also reviewed as-built plans for conformance to town approvals and coordinated with the Code Enforcement Office for violation notices or action to remedy violations.

### **Other Projects**

The Planning Office is now taking on a bigger role and involvement with the construction and inspection phase of subdivision and site plan developments. The Planning Office keeps up to date records for Performance Guarantee Agreements and the status of Letter of Credits or Bonds for projects to ensure projects that are started can be adequately completed to Town standards.

The Planning Office is working with the Code Enforcement Office to inspect and issue reports on all Lodging Facilities in the Town of Wells including seasonal cottage facilities, housekeeping cottage facilities, hotel/motel facilities, and Bed and Breakfasts for compliance with lodging license and office requirements, length of stay restrictions, density, parking and lot coverage. The Planning Office plans to expand such inspections and reports to include Tent and RV Parks and Mineral Extraction sites to check

for compliance with Land Use Ordinance requirements and their site plan approvals and to ensure proper functioning stormwater control systems.

During the 2010 fiscal year a lot of work had been done by Southern Maine Regional Planning to update the Town of Wells' Shoreland Zoning Ordinance to comply with new Maine DEP regulations. However, this Shoreland re-zoning project has been put on hold pending the Maine DEP's decision on upcoming changes to Shoreland Zoning.

GIS Mapping continues to grow in use and application for the Planning Office and Code Enforcement Offices to the credit of a consultant the Code Enforcement Office contacted. ArcGIS will be used by both offices as an internal tool to better review and inspect properties.

### **The Involvement**

The Planning Office continues to stay involved with various boards and committees throughout the state as a way to keep our office informed with what other communities are doing and how our municipality can benefit for the successes or failures others have experienced. The Planning Office continues to be a part of the Route One Corridor Commission, Southern Maine Regional Planning Office Executive Committee, Town of Wells Technology Committee, the Wells Reserve, and the Central York County Steering Committee.

Respectfully submitted,

Mike Livingston, P.E.  
Town Engineer/Planner



# Wells Police Department

## 2011 Annual Report

During 2011 the men and women of the department handled 30,405 calls for service. These calls range from barking dogs to bank robbery.

The officers responded to 446 crashes throughout the year and on November 4, 2011 officers investigated a fatal motor vehicle crash on Perry Oliver Road.

Twice during 2011 the Wells Police Department participated in the National Prescription Drug Take Back Day; on April 30<sup>th</sup> we collected 108.7lbs of drugs and on October 29<sup>th</sup> we collected 74.1lbs. All the drugs were turned over to the Drug Enforcement Administration and destroyed.

Two new officers joined the department in 2011 Timothy Cetrano and Thomas Kinney. Both Officer Cetrano and Officer Kinney moved into a full-time officer's position from our Summer Officer Program.



[Officer Cetrano and his family, with Chief Putnam, after his Dec. 16, 2011 graduation from the Maine Criminal Academy in Vassalboro.](#)

Officer Cetrano has been a reserve officer for the department since May of 2009. Tim graduated from Fitchburg High School in 2005 and earned a Bachelor of Science degree in Criminal Justice from Westfield State College.

Officer Kinney graduated from Brewer High School in 2007 and received an Associate of Science Degree in Criminal Justice from Hesser College in 2009. Officer Kinney joined the department in June of 2011 as a summer officer.

The department received a \$1,103.00 "Trading Card" grant from the Bureau of Highway Safety and in November launched a contest for kids and families to collect all 25 trading cards. There were two ways to collect the cards; one was to get them from each of the officers and the other was by Geocaching-locating packs of five different cards in geocaches around Wells. The winner of the contest was Lauren Dunham. She and her family won dinner (donated by Alfredo's) and a movie (donated by 5 Star Cinema). Lauren also led the Christmas parade in the cruiser with me.

On April 8, 2011, I had the privilege of observing Sgt. Kevin Chabot testify in front of the Maine Legislature's Joint Standing Committee on Public Safety in support of making synthetic cannabinoids illegal in Maine. Sgt. Chabot conducted many hours of research to prepare for the hearing and thanks

to everyone's testimony, the bill was passed and signed into law over the summer. Great job Sgt. Chabot!

The Wells Police Department has teamed up with the York County Community College for the past 3 years to offer a one week CSI Camp for their College for Kids Program. This camp is for kids 11 to 14 years of age. Detective Sergeant Wayne Cronin along with other officers teach kids several different forensic techniques that are used in everyday law enforcement, for example lifting fingerprints, casting shoe prints and tire tracks, bloodstain pattern analysis, tool mark identification and forensic anthropology.



CSI Camp students dust different objects for fingerprints while wearing the appropriate protective equipment.

This camp allows students to interact with police officers and to see how they actually investigate crimes versus what they see on television. This class includes many hands on exercises (as you can see in the photos) and at the end of the week the students put their skills to the test and process a staged crime scene. They then present their theories as to what they believed happened to solve the crime.

Students processing a staged crime scene outside at York County Community College.

This camp has been extremely popular in the College for Kids Program and usually fills quickly. For further information go to: <http://www.yccc.edu/CollegeforKids>.

During bad economic times unscrupulous people seem to surface. Throughout the year the department handled several different types of fraud complaints that I would like to make you aware of so you do not lose your hard earned money or possibly your life savings. The following are a few examples of scams that we have been made aware of throughout the year:



- The first one I alerted you to last year. You receive a letter in the mail, an email or a phone call telling you that they have several million dollars in a foreign country and need your help to getting it into the United States and will give you a large sum of money to assist them, but they

need your personal information and money sent to them to pay taxes or some type of other fee.

- Another one is when you receive a correspondence that looks very official that you have won a lottery in another country and you need to call to collect it. This is another attempt to get your personal information or to get you to send them money to pay fees and taxes.
- Some crooks even put things for sale in one of the many media outlets; computer, newspaper or periodical, and will have you send money overseas to them because they are on vacation or some other reason. This same type of scam is used by offering rental properties.
- One scam we have seen a rise in over the year is people receiving a phone call that a loved one has been arrested and is in jail in Canada and they need money wired to them immediately to get out.
- Our business community is not being left out. People will make reservations for a week or two, send a check that is for more than the amount owed, when notified, the people ask to have the over payment amount wired to them. Before the original check is found to be fraudulent they have already cashed the over payment check and now you are out the money.

There are many variations to these scams but from the previous examples you should get the idea of how they work. The majority of these scams are perpetrated from outside the United States even though they have you mail money to drop boxes in other states. Unfortunately, the majority of the countries will not assist us in getting your money back. When we receive notices or have scams reported to us we put them on our Facebook page to let everyone know, so please “like us” on Facebook to get the notifications.

Also during the past year we have seen an increase in burglaries. The bulk of them have occurred during daytime hours. Through investigation we have found that the suspects approach a residence, knock on the door and if someone answers the door they make up a story, like seeing if they need tree work or selling some type of insurance. They then come up with a reason to leave and say they will be back later. If no one answers the door they will break into the house.

These types of incidents are by no means only happening in Wells they exist statewide. I am not writing about these things to panic you but I want you to be aware that they do exist and ask that if you see something out of the ordinary in your neighborhood please do not take things into your own hands, but get the best description you can and call the police department so we can investigate.

I would like to remind everyone to make an inventory list of important items, their value and serial numbers. If items don't have serial numbers (like jewelry) describe it in detail and take a photo of it if possible. Put this information in a couple of different places for future reference.

On a more positive note, the department received \$3,551.00 from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The monies will be put towards the purchase of a 19mm handheld

Thermal Imaging Camera. This piece of equipment will assist the department in many ways including being able to locate criminals who attempt to evade capture or conceal themselves in darkness, increase the departments effectiveness during search and rescue operations and increase effectiveness in low-visibility weather conditions.

An important part of public safety that often gets overlooked is our dispatchers. I want to make sure they know how much I, the officers and our families appreciate their hard work and dedication to helping keep us safe while we are at work.

Dispatchers never know what the next phone call will be whether it's someone looking for directions or someone reporting a domestic violence situation. Dispatchers are the lifeline between people in crisis and the public safety team needed to assist them. It is their job to determine what type of response is needed and to assign the appropriate team to help them.

The dispatchers here at Wells Public Safety are trained in Emergency Medical Dispatch, which means they can give you instructions on what to do before the ambulance arrives, this can range from controlling bleeding to CPR to child birth.

I didn't give you many statistics this year because I thought it was more important to let you know about law enforcement related issues. If you would like statistics, please give me a call and I will be more than happy to provide them to you.

In closing I would like to thank all the citizens and town employees for your continued support of the men and women of the Wells Police Department and the Wells Public Safety Dispatch Center.

Respectfully submitted,



Jo-Ann Putnam  
Chief of Police

**“Working Together to Make Wells a Safe Community”**

**Wells Public Library**  
**“For Every Chapter of Your Life”**  
**Annual Report for FY 2010-2011**

**Statistics:**

During FY/11, 75,072 people visited Wells Public Library. In addition to checking out over 75,000 books, audio books, magazines and DVDs, they used the library in other ways. What follows are some of the ways the residents of Wells utilized the services of the Wells Public Library in the past fiscal year.

**Adult Programs:**

Throughout the year the library presented many programs to enrich and entertain the adults of the community. Over 700 adults attended at least one of the 48 programs offered during the year. Many of these programs were co-sponsored with other community groups, most notably Wells-Ogunquit Adult Community Education and the Wells-Ogunquit Historical Society. Highlights of the past year include:

- Two programs on organizing presented by professional organizer Tracy Magner: “Organizing for the Disorganized” on February 3<sup>rd</sup>, and “Spring into Organizing on April 19<sup>th</sup>.”
- Author Edie Clark presented “New England, Myth or Reality on May 26<sup>th</sup>.”
- A Performing Arts program featuring Wells High School graduates Meredith Lamothe, Danielle Mills and Jeffrey Coggins on January 10<sup>th</sup>.

In addition, volunteers from AARP were here every Tuesday afternoon from February 1 through April 15 to assist patrons with their tax forms. Over 200 residents took advantage of this program.

**Children and Teen Programs:**

Programming for children and teens is an important part of the services the library provides. There were 155 programs offered for children and teens this year, with over 4,000 children, teens and adults in attendance. In addition to weekly storytimes and our annual Summer Reading Program, we continue to offer a monthly “Chillax” program for Junior High students as well as special performers throughout the year. We did offer a few new programs this year, including:

- A Child/Adult Book Discussion Group co-sponsored with Adult Ed.
- A Family Winter Reading Program.
- A New Year’s Eve Program that included a countdown and a balloon drop.
- A Hunger Games Program for fans of the popular series of books by Suzanne Collins.
- 

A special treat this year was a program with author/illustrator (and Ogunquit resident) Matt Tavares who demonstrated how he creates his award-winning books. Thanks to Matt for generously offering us his talents.

Our “Book Beat” program continues to be popular with Junior High students. This program is a cooperative effort between the Wells Public Library and Wells Junior High Librarian Lynn

Mercier and features students discussing books and performing puppet skits. Watch for episodes to air on Channel 3 later this year.

### **Technology:**

Technology continues to be vital to fulfilling the mission of the library, as our residents continue to rely on it more and more to stay connected to family, jobs and the community. During the past year 12,429 residents and visitors spent over 5000 hours on our internet computers. Our commitment to provide the most up-to-date technology to our residents continued in February when we joined Overdrive, a statewide consortium that provides downloadable audiobooks and ebooks to our patrons. Cardholders may download these items to their audio devices or ebook readers from their home computers. Our wireless service enables anyone with a wireless connection to access the Internet either inside or outside the library. And finally, the Wells Public Library is now on Facebook and Twitter. Find us on Facebook at [www.facebook.com/Wells-Public-Library](http://www.facebook.com/Wells-Public-Library). Follow us on Twitter at [www.twitter.com/WellsMELibrary](http://www.twitter.com/WellsMELibrary), or for our teen Twitter feed go to [www.twitter.com/teens\\_WPL](http://www.twitter.com/teens_WPL).

### **Friends of the Library:**

The Friends of the Wells Public Library are an important factor in the success of the library. By providing funds raised through such activities as the annual Book Sale and Craft Fair, it allows us to offer many of the programs and services enjoyed by all. In addition, this year the Friends commissioned a quilt in memory of longtime member Wilhelmina Pilger. This lovely quilt now hangs in the Children's area of the library. This year the Friends said goodbye to longtime member (and Library Trustee) Don Woodworth, who moved to California in April. His dedication to the library will be missed by us all.

### **Trustees:**

The Library sincerely appreciates the hard work and guidance provided by the Board of Trustees to ensure that the Library continues its standard of excellent service. In addition to losing Trustees Don Woodworth and Barbara Townley when they moved to California in April, at the end of May longtime Trustee Chairman Dr. Patricia Prendergast retired from the Board. A celebration was held to thank her for her many years of dedicated service to the library.

### **Volunteers:**

The library also greatly appreciates the hundreds of hours given each year by its many volunteers. This devoted group helps the library in many different ways – by reshelving books, processing interlibrary loans, processing new materials, and helping to update our computers, to name just a few of the tasks they perform. In April we celebrated all their work with a special “Red Carpet Celebration” brunch.

### **Staff Development:**

As part of our commitment to ensuring the best possible services to our community, the staff makes every effort to take advantage of any training opportunities. In August, 2010 several staff members traveled to Topsham to hear Duncan Smith, the founder of the NoveList database who presented a program on Readers' Advisory services in the library. The program was quite informative, and we have used many of the techniques in our daily interaction with our patrons.

In May several of us went to Saco for a workshop with Warren Graham, the “Black Belt Librarian.” Mr. Graham demonstrated techniques to create a safer environment for all staff and visitors to the library. In addition, many staff members have participated in online training sessions as well as staff in-service training sessions on ebooks and ebook readers.

As you can see, it has been a busy, productive year for the library, and we look forward to serving the community in the years ahead.

Respectfully submitted,

Cindy Schilling  
Assistant Director/Youth Services Librarian  
Wells Public Library  
[www.wellslibrary.org](http://www.wellslibrary.org)

## **PUBLIC WORKS DEPARTMENT**

We started the year plowing snow on 01-02-11. That storm lasted until 01-03-11. The next storm took us from 01-18-2011 to 01-21-2011. We had 5 heavy storms in December and one bad storm in February. In between storms we spent a great deal of time trimming brush along the roadsides from January to February.

Culverts were repaired or replaced on Bald Hill, Post Road, Walnut Street, Cole's Hill, Drakes Island, Littlefield Road, Searfoss Lane, Meetinghouse Road, Cheney Woods Road, Furbish Road, Clubhouse Road and High Pine Loop Road. On High Pine Loop we replaced a large rock culvert with a new steel one.

We were involved with several shouldering projects that included Furbish Road, Bragdon Road, Meetinghouse Road, Littlefield Road, Ocean Ave., Bourne Ave., Bald Hill Road, Horace Mills Road, Clark Road, Pine Hill Cemetery Road, Coles Hill Road, Cheney Woods Road and Post Road.

The Public Works Department did some construction work on the Harbor Master's building in April and spent a good part of the summer redesigning the Transfer Station. Kings Court was reconstructed adding catch basins and pavement to improve the drainage. Catch basins were added and pavement was done on Furbish Road to improve drainage.

In October we joined forces with The Town of Kennebunk Public works to rebuild part of the Day Hill Road that was washed away when the Nature Conservatory pond on Wire Road overflowed and sent a wall of water down thru the small river also causing extensive damage to Branch Brook Run.

We spent a good part of March thru December ditching several roads in town. We also spent a good part of the winter and early spring cleaning up storm debris such as trees, tree limbs and seaweed. In addition, several roads in town were rebuilt and repaved such as Wire Road and a section of Route 1 North.

Respectfully submitted,

Terry Oliver  
Road Commissioner

## THE HISTORICAL SOCIETY OF WELLS & OGUNQUIT

The Historical Society of Wells & Ogunquit maintains and operates the Museum — the Historic Meetinghouse and Galleries — as well as the Research Library and Office. The Society's mission is to foster an understanding and appreciation of history for the enlightenment and education of residents and visitors. Building on a good background, the Society aims to preserve not only our artifacts of the past, but the history of the people who have altered and influenced our local history. The Society strives to show how Wells developed from the indigenous population and the colonial settlers to the present day. Our Museum Galleries tell the stories of these people in a way that local people and visitors “from away” may enjoy and be educated about our communities. Hopefully, our resources spark a desire to learn more about the place their ancestors lived and where they now live or visit. Approximately 360 people visited the Museum and the Research library in fiscal year 2011.

In this year, the Society had success in working toward our mission of *Preserving Treasures of the Past as an Investment in the Future*. The “Treasures of the Past” are the buildings, artifacts and archival materials that help us keep the heritage of Wells and Ogunquit alive. We completed the roof repair and re-shingling, the belfry and steeple repair and painting, the replacement of the front Meetinghouse entrance threshold, and bathroom renovation and painting. The cost of these projects was significant and was funded by town appropriations, membership and other donations, and proceeds from events and fundraisers. We had three concerts, four plays, and seven weddings at the Meetinghouse; and, held a Gala fundraiser and auction.

We continue with our membership campaign to emphasis ongoing contact with our membership to maintain and grow the membership base. We encourage local businesses to lend their support to the Society for our preservation efforts. We publish our *Waves & Furrows* newsletter which is sent to all members, newsletter advertisers and various non-profit organizations four times a year. These efforts have helped to keep the Society alive. We have offered educational and cultural programs to create public awareness and interest to increase our membership base. We work with the Wells Public Library, the Wells Ogunquit Adult Community Education and the Coastal Capers Theatre to sponsor educational and enjoyable events.

The Historical Society of Wells & Ogunquit is a dedicated and visible community organization that is recognized as a principle repository of the historic past, a vital participant in the understanding of the present and a prism through which to shape the future. Its board of directors, staff and membership strive to peak interest in its collections leading to support that it may survive for many years to come as a valuable resource to our communities. The Society is open from Memorial Day to Columbus Day, Tuesday through Thursday 10:00 to 4:00 p.m. and Columbus Day to Memorial Day Wednesday and Thursday 10:00 a.m. to 4:00 p.m., telephone 207-646-4775 or e-mail [wohistory@maine.rr.com](mailto:wohistory@maine.rr.com).

# WELLS PUBLIC LIBRARY BOARD OF TRUSTEES

## The Board of Trustees

The year 2010-2011 has proved to be another very busy year for the Board of Trustees, Librarians, and staff as we continue to assure Wells patrons the services and programs they have come to expect and enjoy. A major objective of Trustees has been to accomplish the last very important goal cited in the 2005-2010 Strategic Long Range Plan ... that of acquiring the first step towards the much needed expansion of the library building, the development of an Architectural Design. This design would provide a preliminary picture of a proposed expansion of the library for Wells residents to examine. The library is an important community center for the Town serving approximately 300 to 400 residents daily. If it is to adequately serve this growing community, as two Library Consultants have reported, it is essential that the building be expanded (Elizabeth Hughes, 2001; Thomas Jewell, 2008).

The steady growth in the number of patrons over the past five to ten years can be attributed to the changes in library services from places simply to browse and borrow books to places in which patrons can use computers, the internet, their lap tops, e-books, view films, borrow discs, or attend programs which not only provide great enjoyment and entertainment, but provide the opportunity to enjoy refreshments and socialize with other patrons after a program. The poor economy has also contributed greatly to the increased use of library resources, especially the use of the internet and lap tops as patrons seek to learn how to write effective resumes or look for employment opportunities.

More people using the library, the increase in the kinds of services from the use of a variety of technological resources, to increased interest in programs require much more space. The use of Interlibrary loans (MINERVA) also requires more workroom space as library staff process books and materials that our patrons borrow from other Maine libraries or pack books and materials loaned out from our library to other Maine libraries. Directors and staff have worked very closely with Thomas Jewell, Library Consultant, to assess the library's real needs. His report substantiated what we have known for more than a few years --- the library is simply out of space. For the services offered to Wells patrons, which are at this time just basic library offerings, there is extremely limited space to adequately serve the needs of this growing community, its residents and businesses. The present building is out-dated and certainly not able to accommodate the 21<sup>st</sup> century library needs which the general public suggested in a survey conducted in 2006 more than five years ago. The increase in library use by patrons, which speaks well of the residents of this community, has only magnified the already extreme lack of space. Computer/internet use has no privacy for patrons, and patrons who love doing puzzles must work in the busy aisles of non-fiction book areas. As our consultant reported, "the library building has simply run out of options for space."

Trustees, as advocates for the library are continuing to work for the expansion of the library building. The number of patrons and their desires for services increase. The Board is planning to better inform the community of the critical need for the expansion of the library building which long ago outlived its ability to serve the community with 21<sup>st</sup> century accommodations for

life-long learning. Trustees believe an up-dated library is essential to this growing and vibrant community.

We need to reach out to those residents who have never used the library and who think the library is only “books and shelves”. For the next year the major effort of the Board will be to better inform the entire community of the library’s array of excellent free services, and the need for library expansion if it is to serve this community as it has stated it wishes. A video of the library resources and activities is being developed by library staff. Increasingly, research studies are being conducted to illustrate and clarify the real value of libraries to communities. The results of early research efforts suggest that libraries are of significant value to the attractiveness of communities and to their economies.

Additionally, the Board of Trustees continues its investigation/research regarding its ability to acquire funds to support a library expansion. Ralph Minichiello is Chairman of the investigating committee. There are available foundation grants but they are offered only to organizations that have a charitable organization status. Therefore, the Trustees have approved the chairman of this committee to pursue 501c3 status for the Wells Public Library

The Finance Committee, Chaired by Don Woodworth, has developed a much needed fiscal policy which provides a plan for the management of funds held by the Board of trustees for the benefit of the Wells Public Library. The policy carefully describes the role of the Trustees, the Fiscal Policy objectives, and Trust Funds by type and purpose. The Board will receive quarterly reports and funds will be audited annually. To have a process for the shepherding of all Trustee funds is a major accomplishment for the Board of Trustees. Accountability is a fundamental responsibility of the Board of Trustees. It requires accountability to the penny for all monies held in trust. This policy, approved by the Board, assures transparency and accountability. Such a policy has been long overdue. The Chairman, who has provided strong leadership on this matter, has also provided an appendix to this policy which provides an historical record of the Trust Funds and the bequestors wishes.

### **The Friends of the Wells Public Library**

The mission of the Wells Public Library is to serve the cultural, informational, educational, and recreational needs of the community. The Friends of the Library play a large part in assisting the library to achieve that mission. The Friends of the Wells Public Library continue to assist the library financially to provide wonderful children’s programming as well as excellent adult programming without which the support of the Friends would not have been possible. They not only sponsor most of the programming, but provide passes to the Portland Museum of Arts, the Children’s Museum and the Children’s Museum in Dover New Hampshire to mention just a few other activities which support the library. The Friends, all volunteers, raise their money through their August Annual Book sale, their excellent Annual Craft Show held on Columbus Day weekend and an on-going book sale at the library. The Wells Public Library Board of Trustees wishes to acknowledge the very generous funding of programs, books, CDs and materials and provided by the Friends. They are truly an amazing group of volunteers who offer their time and talent and funds to benefit the Wells Public Library and hence, the entire Community of Wells.

## **Volunteers**

Once again this year the library has benefited greatly from the work of many dedicated volunteers. The Board of Trustees, Librarians, and library staff are very grateful for the contributions made by the volunteers who have donated more than a thousand hours of service to assist in the many day-to-day library functions. Volunteers repair books, insert labels in books, and shelve books that are returned. They also retrieve and package books that come to our library or go out to other libraries in the State through inter-library loans (MINERVA). Over fifteen thousand books and items were processed this year. Additionally, they assist staff in craft or story preparations. Volunteers bring a wealth of knowledge, skill, and ability with them which enhance the services of the library. We are very grateful for their assistance.

## **Citizens, Town Officials, Businesses, & Organization Donations**

The Board of Trustees greatly appreciates the public support of the library. One hundred per cent of the library's operational budget is provided by the Town of Wells. In addition to this support, approved by Selectmen, we appreciate their advice and assistance. We also greatly appreciate the assistance and advice provided by the Town Manager. An average of three to four hundred residents a day makes use of the library. When Library statistics show that approximately seventy per cent (70%) of the Wells population use the library, it also strongly supports the wise use of Town funds. It makes it quite clear that the Wells Public Library is a real and vital community center.

Public support is also supplemented through monetary gifts given in bequests, or by individuals and organizations. The library also receives generous donations of materials, books, museum passes, food for receptions, discounts on materials purchased, children's summer programs, pet show judging, art projects, and many other activities. The support of all is genuinely appreciated.

### **The following organizations / businesses are contributors:**

Kennebunk Savings Bank	Wells Rotary Club	Hannaford's Bros. Market
Reny's	Dairy Queen	Copyz-n - Graphix
Wells House of Pizza	Scoop Deck	Maine Diner
Congdon Donuts	Big Daddy's	Wonder Mountain
Mikes Clam Shack	Jo-Ann's Garden	Bull & Claw

Even though 2010-2011 has proved to be a very busy year, librarians and staff have continued to provide patrons with the services and programs they have come to expect and enjoy. Without this dedicated staff and the support of equally dedicated volunteers this would not have been possible. We are very grateful for their extraordinary efforts.

Early in the month of April, 2011, Trustee Don Woodworth and his wife, Barbara Townley, Trustee, moved to California. Their advocacy and dedication to the Wells Public Library and

experience as Trustees and members of the Friends of the Wells Public Library will be greatly missed. We wish them much happiness in their new location and home.

The Wells Public Library Board of Trustees continues to take our responsibilities very seriously. Our intention is to provide the best public library service for this community in a library facility that meets 21<sup>st</sup> century needs. Your input is always welcomed.

Respectfully submitted,

Patricia J. Prendergast, President / Chairperson, outgoing chair  
Wells Public Library Board of Trustees  
Amy Anderson, President/Chairperson, incoming chair  
Wells Public Library Board of Trustees

Walter Leffler, Trustee- Vice President  
Dr. Amy Anderson, Trustee- Treasurer  
Barbara Townley, Trustee- Secretary  
Jacqueline Boyko, Trustee  
Ralph Minichiello, Trustee  
Alice Schleiderer, Trustee  
Dawn Steere, Trustee  
Don Woodworth, Trustee

Lorraine Canterbury, Director  
Wells Public Library

## CONSERVATION COMMISSION

During the past year the Conservation Commission has continued its primary work on our Town Conservation Lands, which are dedicated to sustaining habitat for animals and preserving undeveloped land for townspeople to carry on traditional outdoor recreation such as hiking, snowshoeing, fishing, hunting, dogwalking, photography, and picnicking.

This year saw the culmination of many years' work, when the Commission helped our Town acquire two beautiful and valuable parcels of land: the Tilton Homestead and the Perkinstown Commons.

The Tilton Homestead is a 107-acre parcel that lies west of the Sanford Road (Rt 109) and south of Bragdon Road. It was for many years the homestead of Donnie and Eleanor Tilton, who heated their home with wood harvested from the back acres. Many times while wandering during November I'd see Donnie, who in his high school days had been a championship wrestler, bucking and splitting red oak without benefit of chain saw or gasoline splitter. His daughter tells how he would take his worn-out wool sweaters and hang them from a tree deep in the woods to provide nesting material for birds.

The Tilton Homestead now protects more than a mile of the Merriland River, home to Brook Trout and the principal flowage into Wells Bay a few miles downstream. Along the river are well-preserved remainders of dams dating back many years. We plan to research how water power was used here, perhaps as early as colonial days, and present results on our website and on cable television. This parcel connects 419 acres of Town-owned Conservation land, the Great Haith bog, with 130 acres of conservation land, the Frank Sawyer Gift, protected by the Great Works Regional Land Trust and the landowner with a conservation agreement. Together these parcels make up a large enough tract to sustain rare species of wildlife, such as fisher, which have been seen crossing Rt 109 near the Merriland.

The second valuable new acquisition is the Perkinstown Commons, formerly known as the "Granite State Land." It is a 288-parcel of upland, rivers, and wetlands located in the Perkinstown region of western Wells, west of Perry Oliver Road and south of the Quarry Road. The property includes several miles of frontage on West Brook and Perkins Brook, two favorite destinations of trout fishers. The land holds nearly as many species of animals as one could find in the state of Maine, including a very rare one: the New England Cottontail Rabbit. We plan to manage part of the land specifically so that this rabbit, formerly common around Wells, will have a place to live in future years. This parcel was acquired in partnership with the Great Works Regional Land Trust, who had originally acquired a purchase agreement, and who shared raising acquisition funds. The Town will own the land, and our partners at Great Works will help manage it with money from the fundraising. We expect to have access points and trails ready by early summer, and guided walks soon after.

Of great significance in preserving these parcels is the preservation of water quality, something we tend to take for granted. These forest and wetland receive and filter rain water, which becomes groundwater, and which flows into rivers that in turn flow to the ocean fisheries and beaches.

Our town of Wells contributed a little over a third of the total cost of acquiring these properties. The rest was raised by Great Works Regional Land Trust and by grants from foundations and agencies.

At the Fenderson Commons the Commission has established a new trail on the east side. The trailhead, located on the Sanford Road just north of High Pine, will be established after road construction on Rt. 109 is complete. The trail, which traverses land donated by the Hilton Family, explores habitat for moose and deer and many other species of animals and plants. It offers a view of Eaton Brook, a tiny gravel stream that provides habitat for native Brook Trout.

In other annual activities, the Commission has awarded scholarships to two youths to attend a week long session at the Maine Conservation School, where they study soil and water and wildlife conservation, and learn orientation and tracking skills. The Commission has sponsored the Conservation Poster Contest for students in schools within the Wells-Ogunquit School District. We have represented the Town on the Stewardship Committee of the Wells Estuarine Research Reserve.

This year the Commission continues a program aimed at both conservation and helping residents save money. We distribute home composting bins at wholesale prices to Wells residents so that they can recycle kitchen wastes rather than pay to have them taken to the Town Transfer Station to be incinerated. Individuals will save the cost of disposing at the Transfer station, while taxpayers save the cost of the fee charged to the Town by the incinerator corporation.

Our Conservation Commission website continues to offer information about Town Conservation Lands, including maps and suggestions for visitation. Please feel welcome to visit at <http://www.wellsconservation.org/>

The Commission cordially invites Townspeople to help with the effort to keep the Town green and lovely. Some areas in which we could use help are:

- taking photos of wildlife and landscapes and posting these on the website
- maintaining interpretive displays at the trailheads for the Fenderson Commons
- blaze woodland trails
- researching and creating displays about how Wells ancestors used our rivers and forests
- leading tours on Town Conservation Lands
- researching ways to save the Town and Townspeople money by conserving energy

For all of these activities we will provide training, and you will be working with people who enjoy nature and each other's company.

If you would like to volunteer, or to help create Town Conservation Lands in your neighborhood, please ring the Town Office at 646.5113 and ask to speak with the Town Manager's office.

On behalf of the Town the Conservation Commission welcomes discussion with landowners who may wish to sell or donate land to the Town, with possible tax advantages. We would also be glad to discuss conservation easements, by which the landowner keeps possession along with specific rights such as timber harvesting, while preserving the wildlife habitat. Finally, as good neighbors we are always interested in speaking with landowners near the Wildlife Commons to communicate our goals and seek their support.

The Commission wishes to thank the Board of Selectmen, the Budget Board, the Town Manager, and the Town Assessor for their support in preserving green space in Wells.

Respectfully submitted,

Owen Grumbling, Chair  
Markus Diebolt  
Keith Fletcher  
Rocky Furman  
David Hardy  
Carol Simpson  
Bill Spiller  
Michele Stivaletta, Secretary

## ZONING BOARD OF APPEALS

The Zoning Board of Appeals is a volunteer board of town residents comprised of 5 members and 3 associate members appointed to 3 year terms by the Board of Selectmen. As of June 30, 2011 there are 2 unfilled associate member positions.

The Zoning Board of Appeals provides a forum for residents, property owners, and other interested parties to present appeals when they believe that the Land Use Ordinance is not being fairly or properly enforced, or to request relief from some of the requirements of the Land Use Ordinance.

During the period of July 1, 2010 to June 30, 2011 the Zoning Board of Appeals heard 8 appeals, down from 9 appeals in 2010:

- 1 Administrative appeal
- 4 Variance Appeals
- 3 Mislocated Building Appeals

On behalf of the entire Zoning Board of Appeals, I would like to thank the Code Enforcement Office and Town Attorney Leah Rachin for their excellent support.

Respectfully submitted,

Wilber L. Gosbee  
Chairman Zoning Board of Appeals



The Wells Information Center is located at the Wells Chamber of Commerce Building at the intersection of Route 1 and Kimballs Lane in Moody. The Center serves as a full-time, year-round service facility. In the winter months, the Center is open Monday through Friday 9:00am to 5:00pm. During the shoulder seasons in the early spring and late fall, the Center is open Monday through Saturday and from mid-May through mid-October, the center is open 7 days a week from 9:00am to 5:00pm. Funding for the Information Center is shared by the Town of Wells and the Wells Chamber of Commerce.

The staff is comprised of five part-time employees all realizing the importance of tourism as it relates to the financial well-being of the Town of Wells. Their responsibilities include greeting visitors at the Center, answering telephone inquiries regarding lodging availability, fielding questions regarding town activities such as the Summer Concert Series at Harbor Park, Chamber of Commerce events, Laudholm Farm events, activities sponsored by the Wells Recreation Department, Wells Public Library, youth and school groups. In addition, the Information Center staff shares schedule information about the Downeaster Passenger Train and the Shoreline Explorer Summer Trolley service.

The Information Center displays hundreds of brochures which are divided by business category for easy access. Bulletin boards are available for displaying flyers for current social events. The Center also has courtesy telephones that can be used for inquiries by our visitors and a computer is available for our visitors to search the web.

We thank you for your ongoing commitment and desire to invite our visitors in to share our wonderful community. We look forward to continuing our working relationship.

Respectfully submitted,

Eleanor J. Vadenais  
Executive Director  
Wells Chamber of Commerce

# Wells Emergency Medical Services, Inc.



*"Team of Excellence"*



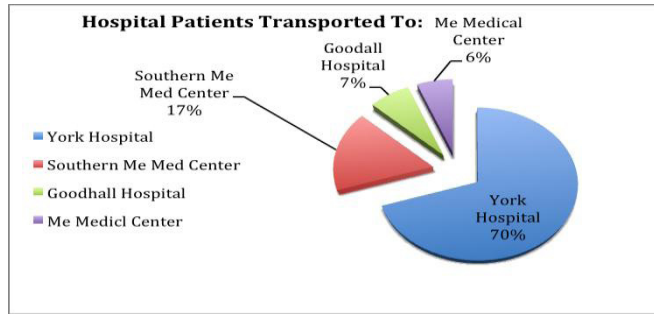
**MISSION STATEMENT:** Wells EMS is committed to serving the needs of the Wells community with a team of skilled dedicated professionals, providing a progressive, economical, out of hospital optimum care and/or transportation medical services system.

Wells Emergency Medical Services (WEMS), Inc., is a non-profit corporation serving the Town of Wells and its guests, and is pleased to submit this annual report. We thank you for your continued support and dedication.

The state of emergency care affects every one of us. Where illness and injury strikes we count on emergency medical care system to respond within a timely manner and with high quality care.

Fiscal year 2010 / 2011 WEMS responded to 1,395 ambulance calls. This was an increase over 2009 / 2010. Heart and breathing related emergencies are on the rise, and we anticipate this to continue to increase partly because of the aging population, and our need to improve healthy eating habits and daily exercise.

We are in the middle of three hospitals of equal distance from Wells; York Hospital, Southern Maine Medical Center and Goodall Hospital. Patients are transported to their hospital of choice within our geographical area and in accordance with Maine Emergency Medical Services protocols. Below you will see a pie graph of the hospitals most transported to, with York Hospital being the most frequent at 70%:



The town is served 365 days/ week, 24 hours / day with three ambulances equipped with the most technological advanced equipment, covering a geographical are of approximately 60 square miles. We are proud to say 95% of the time we arrive on the scene of the emergency within 10 minutes, and 98% of the time we are on the scene within 15 minutes. The patients’ quality of life and the difference between life and death is directly related to time, along with the quality of care.

We have a pool of 38 part time employees who are highly experienced, skilled, critical thinking professionals who are committed to serving your needs with state of the art equipment and a rapid response. They are held accountable to Maine Emergency Medical Services protocols and the highest standards of patient care. The delivery of our patient care is overseen and reviewed by our Service Medical Director (Board Certified physician in Emergency Medicine and an active physician in the emergency room). Many of our employees serve on various Regional and State Boards reviewing and developing systems approach, treatment protocols, and education programs. The average years of service with WEMS is 10 (ten) years, with several over 15 (fifteen) years of service, and 5 (five) employees have been with us 20 (twenty) years. The only employment benefits provided to our employees are which are mandated by law. The service has never had to advertise for help it has only been through “word of mouth”, this allows us to hire the best of the best pre-hospital care providers. There usually is a waiting list of applicants who are anxiously waiting to be part of our team. The current pool of employees consists of:

- 26 EMT-Paramedics
- 9 EMT-Intermediates
- 3 EMT-Basics

We continue to provide Emergency Medical Services education to the public, ambulance tours to school children and organizations such as Cub Scouts and Girls Scouts, talks on health and safety to industry, housing complexes, and church functions, in addition to providing ambulance coverage to the community, school activities, and sporting events. We are pleased to say we continue to check your blood pressure anytime free of charge. The gratitude we have received from people who have needed the ambulance is overwhelming. We sincerely thank you for your support, which grants us the ability to be an exemplary pre-hospital care service for the Town of Wells.

Respectfully submitted,

Sue Hludik, A.A.S., EMT-Paramedic  
Wells EMS Director

## **WELLS REGIONAL TRANSPORTATION CENTER**

**FISCAL YEAR 2011**



The Maine Turnpike Authority (MTA) in cooperation with the Town of Wells and the Maine Department of Transportation (MDOT) built the Wells Regional Transportation Center (WRTC) on land opposite Exit 19 (Wells/Sanford) of the Maine Turnpike (I-95). This intermodal complex includes a 100 space lot for the MTA park and ride, an additional 96 spaces for longer term parking and six spaces for busses and RVs. Parking is FREE.

WRTC has become a “transportation hub” for the region with daily AMTRAK *Downeaster* service between Portland and Boston, scheduled bus services to Foxwoods and Mohegan Sun Casinos, and year round daily service between Wells and Sanford on the Sanford Ocean Shuttle. The seasonal Shoreline Trolley provides connections to coastal communities from York Beach to Kennebunkport. Taxi service is also available. WRTC is also popular with bicycle enthusiasts since it is on the Eastern Trail and is the starting point for three “loop tours” of the Maine Beaches Region promoted by Maine DOT. There is a brochure rack in the station building dedicated to bicycle information.

The WRTC building is leased by the MTA to the Town of Wells “rent free” and the Town has partnered with Marriner Marketing to provide a variety of traveler services. There is a

comfortable lobby and waiting area, restrooms with baby changing stations, pay phone, ATM, vending machines, and information on transportation, Wells and surrounding communities.

Volunteer Station Hosts assist travelers with AMTRAK tickets from the Quik-Trak machine, distribute brochures on Wells and surrounding communities and provide visitors with maps and travel directions. Station Hosts volunteered 2,210 hours during FY2011 saving the Town of Wells an estimated \$24,000.

Revenues from station sponsors, sale of brochure rack pockets, wall ads, and commissions from bus ticket sales and vending machines helped defray operating expenses by an additional \$12,000.

Traffic through the facility has increased steadily as the highly successful AMTRAK Downeaster attracts larger numbers of passengers. Visitors are always welcome. Travel information on transportation, Wells, neighboring communities, and destinations along the *Downeaster* route is available daily from 6AM-9PM. Bus schedules for Concord Coach (Portland) and C&J (Portsmouth and Dover) are also available.

<b>FY2011 TRAFFIC REPORT</b>	
• Amtrak Downeaster	52,214
• Vehicles & Bicycles	52,995
• Bus (Scheduled & Charter)	10,110
• Shoreline Trolley	624
• Sanford Ocean Shuttle	<u>778</u>
TOTAL	116,721

Respectfully submitted,

Brent Marriner  
*Marriner Marketing*

## UNPAID PERSONAL PROPERTY AND REAL ESTATE TAXES AS OF 6/30/11

ALDRIDGE, MARY LYNN	1078.10		BURNT MILL GOLF COMPANY LLC	3533.73	
ALEXANDER, ADAM N ETAL	21.92	*	BURNT MILL GOLF COMPANY LLC	4370.18	
ALFREDOS ITALIAN PIZZERIA INC	86.90	*	BURNT MILL LAND COMPANY LLC	982.27	
ALLEN, THOMAS J ETAL	158.61		BURNT MILL LAND COMPANY LLC	982.27	
ALTIERI, LESLIE A	36.73	**	BURNT MILL LAND COMPANY LLC	279.52	
AMVEST CAPITAL PARTNERS LLC	651.19		BURNT MILL LAND COMPANY LLC	279.52	
ANDERSON, ROBERT	329.65		BURNT MILL LAND COMPANY LLC	279.52	
ANDRIES, VINCENT	139.15		BURNT MILL LAND COMPANY LLC	279.52	
ANELLO, TRACI A	1136.40		BURNT MILL LAND COMPANY LLC	279.52	
AT & T MOBILITY LLC	125.28	*	BURNT MILL LAND COMPANY LLC	982.27	
B + D PRINTING AND GRAPHICS	126.45	*	BURNT MILL LAND COMPANY LLC	1196.90	
BABBITT, DORIS	93.91		BURNT MILL LAND COMPANY LLC	1196.90	
BAKER, ROBERT W	10.96	*	BURNT MILL LAND COMPANY LLC	1019.97	
BALD HILL CROSSING INC	2335.15		BURNT MILL LAND COMPANY LLC	1019.97	
BALLENGER, CAROLYN	296.50		BURNT MILL LAND COMPANY LLC	1019.97	
BALON, MICHAEL	42.99	*	BURNT MILL LAND COMPANY LLC	1019.97	
BANGS, NORMAN	659.98		BURNT MILL LAND COMPANY LLC	1019.97	
BARDEN, ROBERT A	19.50	*	BURNT MILL LAND COMPANY LLC	317.22	
BARTER, PATRICIA A ETAL	21.92	*	BURNT MILL LAND COMPANY LLC	317.22	
BATISTA, RENE J ETAL	491.53		BURNT MILL LAND COMPANY LLC	982.27	
BEECHER, MICHAEL	74.27	*	BURNT MILL LAND COMPANY LLC	982.27	
BEGIN LEBLANC, TAMMY	19.50	*	BURNT MILL LAND COMPANY LLC	982.27	
BELLEW, CHERYL	33.72	*	BURNT MILL LAND COMPANY LLC	982.27	
BERNARD, FRANCIS G JR	19.50	*	BURNT MILL LAND COMPANY LLC	982.27	
BERNARD, MAUREEN LYNCH	713.78		BURNT MILL LAND COMPANY LLC	982.27	
BERNIER, JAIMIE	2486.49		BURNT MILL LAND COMPANY LLC	982.27	
BESTCO	126.45	*	BURNT MILL LAND COMPANY LLC	55.21	
BEYEA, MICHAEL G	1880.89		BURNT MILL LAND COMPANY LLC	279.52	
BICKFORD, GERALD H	467.42		BURNT MILL LAND COMPANY LLC	3505.58	
BLACKSMITH BROOK GROOMING	59.01	*	BUSCH, LINDA	160.62	
BLAIR, ROBERT	6857.45		BUTMAN, RITA A	719.03	**
BLAKE, ROBERT	680.22		C AND S RESORT GETAWAY LLC	30.46	*
BLAKE, ROBERT S	1305.36		CAMPBELL, BERNARD	115.41	*
BLOOMS FLOWER SHOPPE LLC	42.15	*	CAMPBELL, CHERYL	567.46	
BOISVERT, DIANNE	1952.44		CAMPBELL, JOHN	467.50	
BOLTON, GREGORY A	19.50	*	CARBONNEAU, JON	454.96	
BOREALIS BREADS	29.59	*	CARBONNEAU, JON S	2029.59	
BOUCHARD, GLENN R	10.96	*	CAROTA, JOHN A	498.49	**
BOURASSA, BRANDY	656.71		CARROLL, SEAN	476.80	
BOURASSA, BRANDY	175.53		CHADBOURNE, RODGER D	19.50	*
BRADBURY, BRIAN H	939.40		CHAMBLEE, LEON A III	651.81	
BRADY, KEVIN	60.19	*	CHARRON, MARLENE A	151.42	
BRETON, RICHARD N	10.96	*	CHARRON, MARLENE A	3624.99	
BRINDLE, RICHARD ETAL	61.96		CHASE S CONSTRUCTION	42.15	*
BROOKS, GREG S	4690.83		CHICK, CARL E	1454.16	
BROOKS, GREG S	1955.59		CHISHOLM, RICHARD A	21.92	*
BROWN, ROBERT J	42.05		CHOUINARD, RICHARD J	10.96	*
BURGAN, DAVID J	19.50	*	CHOUINARD, RICHARD J	10.96	*
BURGESS, D A + LESCAULT, M			CHRETIEN, ROVAL R	380.79	
TRSTEEES	6606.96		CHRISTIANSEN, PAUL J	842.34	
BURNHAM, BRETT D	10.96	*	CHRISTIANSEN, PAUL J	4396.74	
BURNT MILL DEVELOPMENT LLC	795.69				

CILLEY, WILLIAM	1676.95		ELDREDGE, SCOTT	1844.12	
CINGULAR WIRELESS LLC	117.14		EMERY, DOUGLAS R	2516.97	
CLARRAGE, MERRILL ROBERT SR	1433.37		EMERY, FRANK M III	3284.89	
CLOPP, DOUGLAS R	10.96	*	EVELETH, MAXWELL	3336.00	**
CLUFF, LINDA LEE	2488.03		F + T REALTY NORTH LLC	3736.18	
COBB, CHARLES F	712.04		F + T REALTY NORTH LLC	2065.36	
COBB, CHARLES F	706.49		FARNHAM, FREDERICK E	232.45	
COFFERAN, ARTHUR SR	517.47		FESTA, LAWRENCE	144.32	
COFFEY, DAVID	135.15		FINGLETON, RICHARD	437.25	
COHEN, PAUL	52.43	*	FINN, ANN M TRUSTEE	65.59	
COLDWELL BANKER YGULL + ASSOC	42.15	*	FIRST COAST REALTY +		
COLE, PATRICIA D	10.96	*	DEVELOPMENT LLC	1284.32	
COOMBS, JAMES	1872.39		FIRST COAST REALTY +		
COOPER, BERTHA ETAL	1310.01		DEVELOPMENT LLC	1526.93	
COTE, YVETTE L W/LIFE EST	2940.31		FIRST COAST REALTY +		
COUCH, BILL	371.59	*	DEVELOPMENT LLC	1526.93	
COYLE, KEVIN L	10.96	*	FOLSOM, STEVEN A	10.96	*
COYLE, KEVIN L	21.92	*	FORTIN, JOHN J	2514.63	
COYLE, KEVIN L	10.96	*	FRANK, GARY	438.57	
COYLE, KEVIN L	21.92	*	FREELEY, BARBARA A ETAL	21.92	*
COYLE, KEVIN L	10.96	*	FREEMAN, PAUL M	953.61	
CRAWLEY, MICHAEL	80.09	*	FULLER, LEON	32.88	*
CRESPI, SANDI L	34.39	*	GAGLIASTRE, MICHAEL A	41.23	**
CRISCIONE, MICHAEL	169.39		GAGNON, MARCEL	1301.33	
CROSTON, PATRICIA E	19.50	*	GALE, HARVEY L	10.96	*
CUNNINGHAM, THEODORE	802.41		GALLAGHER, PETER JASON	203.80	
DAMATO, THOMAS M	10.96	*	GAMACHE, GERALD B	36.37	**
DAMATO, THOMAS M	10.96	*	GARCIA, ADELINO	703.28	
DEERING, DAVID N	19.50	*	GELETKA, MICHAEL C	1972.42	
DEFILIPP, RICHARD M	10.96	*	GILLIS, LAWRENCE D III	1143.86	
DELZOPPO, VINCENT J	19.50	*	GIROUX, ROBERT	467.32	
DEMPSEY, JOHN A	21.92	*	GOLDBERG, NANCY S	10.96	*
DEMPSEY, JOHN A	21.92	*	GONYNOR, ROBERT	798.58	
DEPOUTOT, ROBERT L	19.50	*	GOODRO, WALLACE	393.94	
DEUTSCHE BANK NATIONAL TRUST			GORHAM, LORNE P	10.96	*
CO TRUSTEE	1713.78		GORTEN, JANINE M	10.96	*
DEVELLIS, STEPHEN F	2268.78		GOULD, PATRICIA E W/LIFE EST	2481.22	
DEWHURST, KRISTEN L	1999.35		GOY, JOHN S	30.46	*
DIMAMBRO, ANTHONY M ETAL	21.92	*	GRASSHOPPER MAINTENANCE	54.80	*
DJ MORGANS	84.30	*	GRAY, DEAN	563.07	
DOWD, JOHN P ETAL	19.50	*	GRAY, TERRY L	19.50	*
DOWD, JOHN P ETAL	19.50	*	GRAY, TERRY L	19.50	*
DRISCOLL, MICHAEL	701.08		GREENE, DONALD M	930.18	
DRUID, DAVE	205.51		GREENE, GEORGE W	10.96	*
DUBE, DARIN	99.60		GREGOIRE, GLENN F	2192.67	
DUCHESNE, BEATRICE I	19.50	*	GRENIER, DONALD N	10.96	*
DUFORT, ZACH	204.98	**	GRENIER, DONALD N	10.96	*
DULEY, BRIAN R	31.67	**	GRIERSON, HEATHER J	10.96	*
DUMONT, PAUL S	10.96	*	GRIERSON, HEATHER J	10.96	*
DUSTIN, CRAIG M	1112.43		GRUBY INC	10.96	*
DUSTIN, CRAIG M	1437.15		GUILMETTE, JASON D	1518.18	
DUTKOWSKI, WILLIAM A	19.50	*	GUTOWSKI, ROBERT M	10.96	*
EDMONDS, HOLLIS M	256.96	**	HALBECK, ROBERT P	10.96	*

HALBECK, ROBERT P	10.96	*	KING, WAYNE	1122.11	
HALE, FRANK L ETAL	10.96	*	KNEELAND, JOYCE	500.47	
HAM, RICHARD R	489.42		KNIGHT, CAROLYN A	19.50	*
HAMERSKI, THOMAS P	10.96	*	KNIGHT, CHRISTOPHER	262.16	
HAMLIN, KIM D	2751.89		KNIGHT, JOHN W	10.96	*
HANLEY, ROBERT W + LINDA M	1402.33		KNUDSEN, SIGURD A	19.50	*
HANNON, PATRICK	12421.30		LAMBERT, GEORGE A	1640.47	
HARMON, PATRICIA A	10.96	*	LAULETTA PLUMBING	42.15	*
HARMON, VICKY L	19.50	*	LAURAS KITCHEN	67.27	*
HAROUTUNIAN, THOMAS P	38.54	**	LAUZE, ALBERT	1193.31	
HARRIMAN, BARRY L	1843.62		LEAVITT, DENNIS S	10.96	*
HARRIMAN, BARRY L	653.56		LEBLANC WILLIAM	146.16	
HARRINGTON, SHAUN G	446.55		LEBRETON, BRIAN	198.37	
HARRIS, GREGORY D	2361.84		LESSARD, MICHAEL D ETAL	10.96	*
HASKELL, EDWARD W III	1160.17		LETOURNEAU, STEPHEN	126.69	
HAYES, PATRICK	110.82		LEWIS-SEASTRAND, MAUREEN	731.69	
HAYES, WALTER + MYRTLE ETAL	74.70		LITTLE, JEFFREY S	1771.56	
HAYES, WALTER + MYRTLE ETAL	1218.74		LITTLEFIELD CONCRETE FLOORS	59.40	*
HAYLOFT RESTAURANT	198.47	*	LLOYD, JENIFER A	19.50	*
HEFFERNAN, SANDRA L	19.50	*	LOCKE, GAIL	1512.91	
HEHIR, WILLIAM	395.79		LOCKE, TROY	31.61	*
HENRICHS, EDWARD	52.19		LOVEJOY, KEN	48.39	*
HENSHAW, LENLEY	376.35		LOVELAND, VINEY	12.25	*
HEON, GUY	273.04		LUDY, THOMAS F	51.11	
HETUE, PHILLIP J	10.96	*	LUND, JAMES N	21.92	*
HIBBERT, MARK	851.24	**	MACK, FRANCES	4977.44	
HIGLEY, STEVEN	264.43		MACK, FRANCES R	6624.57	
HILDRETH, PATRICIA R W/LIFE EST	2532.70		MACKAY, DANIEL W	1504.52	**
HILTON, DONALD R	797.89		MADDEN, ROY	38.52	**
HOLLAND, CYNTHIA G	1456.78		MADE IN ENGLAND LLC	3145.49	
HOLLEY, BOBBY D	21.92	*	MAHONEY, PATRICIA	503.28	
HOLTON, JOANN H	10.96	*	MANSHARAMANI, VIKRAM	44.44	**
HORNER, GEORGE	30.05	*	MARCHIANO, CATHERINE	256.93	
HOWARD, SHELLEY M	562.72		MARCOUX, RONALD G ETAL	426.24	**
HOWE, LINDA	21.92	*	MARKLE, WILLIAM A	14.33	*
HUBBARD, BESSIE M TRUSTEE	1455.38		MARONEY, MICHAEL	51.09	*
HUBBARD, SHAWN D	949.91		MASTERSON, MICHAEL	141.69	
HUTCHINS, NORMAN E	904.32		MCCARTHY, JOSEPH A	2608.62	
HUTCHINS, NORMAN E	1204.44		MCCARTHY, KEVIN M	715.17	
INGHAM, VALERIE A ETAL	10.96	*	MCCOLLETT, JOHN V	10.96	*
JO ANNS GARDENS INC	168.60	*	MCDONOUGH, HELENA	38.63	**
JOHNSON, BRIAN	468.47		MCEVOY, DENNIS J	4617.70	
JONES, GARY G	19.50	*	MCFARQUHAR, CELINE	10.96	*
JONES, MICHAEL W	2420.72		MCLEAN, EARL ETAL	6245.54	
KAY, DAVID D	21.92	*	MEALEY, MADELINE ETAL	1273.96	
KEENAN, THOMAS D	844.18		MELANSON, GAIL A	1156.00	**
KELLY, JANN K + RYAN, LYNN K	5363.40		MELANSON, MARIE H	214.49	*
KENNESON, ROBERT	468.03		MERRILL, STEPHEN H	244.28	
KENZIE MART	2403.34	*	MICHAUD, THOMAS	571.15	
KEOHAN, MINNIE E	3496.20		MILLER, TALBOTT	19.50	*
KIMBALL, CALEB	1751.55	**	MITCHELL, WILLIAM L	1118.17	
KING, SHARON	145.81		MONE, STEPHEN C	19.50	*
KING, SHARON A	1326.85		MONMANEY, ROXANNE M	827.34	
KING, SHARON A	81.81		MOODY, ELINOR ETAL	2280.49	**

MOODYS COTTAGES	63.23	*	POLOTAYE, RAYMOND L	19.50	*
MORGAN, PATRICIA A	2437.13		POOR, SHAWN	157.65	
MORONEY, RONALD	613.84		POPEK, JEFFREY J	21.92	*
MOZDEN, STANLEY W	10.96	*	PORCARO, FRANK	80.93	*
MULLINS, WILLIAM P ETAL	46.99		POWELL, JOHN J	1220.67	
MYERS, FLORA	975.08		POY DEVELOPERS LLC	30.46	*
NADEAU, RODRIQUE D	19.50	*	PRINCIPE, MICHAEL J	7943.62	
NELSON, GLADYS + PAUL	68.94		PROCKER, PHILIP R	2159.79	
NICHOLS, DAVID	244.33		PURPURA, TIMOTHY	21.92	*
NICKELL, DENNIS R	21.92	*	PYNN, WILLIS GRAFTON	119.58	**
NOBLE, ANDREW P	10.96	*	QUINLAN, DARRYL P ETAL	10.96	*
NOBLE, ANDREW P	10.96	*	R E T PROPERTIES INC	4549.48	
NORBERT, MARGARET F	116.02		RAMSDELL LANDSCAPING	210.75	*
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	294.16		REICHARD, CLAIRE M	4224.00	
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	99.99		RICHARDS, JAMES A ETAL	21.92	*
NORTHERN NEW ENGLAND TEL OPERATIONS LLC	94.05		RIDGE, JOHN F JR	3762.74	
NORTON, KERRYLEE P	10.96	*	RIVERGREEN BANK	1897.28	
O'DONOGHUE, PATRICK M	10.96	*	ROCHELEAU, LYNNE A	19.50	*
O'LEARY, DAN	443.65		RODRIGUE, LARRY ETAL	19.50	*
O'NEIL, A T + J H TRUSTEES	4365.74		ROWE, GAIL	25.29	*
O'REILLY, JAMES P	1388.05		SALVATELLI, FRED	459.17	
OAKWOOD ESTATES LLC	3533.98		SEAL HARBOR LLC	971.40	
OCEAN AIR INVESTMENTS INC	577.82		SEAL HARBOR LLC	1112.39	
OCEAN AIR INVESTMENTS INC	361.27		SEAL HARBOR LLC	1460.46	
OCEAN AIR INVESTMENTS INC	3288.79		SERASSIO, DARLA B	21.92	*
OCEAN OAKS REALTY INC	362.34		SETH, ANAND K	410.72	
OCEAN OAKS REALTY INC	362.34		SHACKFORD, DENNIS	4480.91	
OCEAN OAKS REALTY INC	362.34		SHACKFORD, DENNIS	595.16	
OCEAN OAKS REALTY INC	365.23		SHACKFORD, DENNIS	1536.66	
OKANE, RICHARD	88.38		SHACKFORD, MARGARET	537.74	
OLD MARSH COUNTRY CLUB	8982.53	*	SHACKFORD, MARGARET	1418.20	
OLSON, KIMBERLY	12.56	*	SHAW, CLAUDIA E	21.92	*
OLSON, MIRIAM F W/LIFE EST	58.51	*	SHEA, JOHN	26.13	*
ORAM, MARK	45.10		SHERBURNE LANDSCAPING	163.03	*
ORDWAY, ROY A	30.46	*	SHUGRUE, JOHN J SR TRUSTEE	3886.32	
OSGOOD, CATHY	54.96	*	SMALL, GEORGE H	21.92	*
PAIGE, ROBERT	113.08	**	SMITH, ALLAN J JR	6323.65	
PALMER, SCOTT	38.45	**	SMITH, ANNIE ETAL	282.58	
PAPAMECHAIL, ED	74.02	*	SMITH, GEORGE R III	287.15	
PAQUETTE, HOWARD D ETAL	10.96	*	SMITH, KEITH A	10.96	*
PARROTTA, MICHELE	130.44		SMITH, ROBERT G ETAL	10.96	*
PELLETIER, ALDEN R	2914.68	**	SMITH, ROY	1443.98	
PERKINS, DANA L	1346.99		SNOOK, WALTER A III	1008.21	
PERKINS, SHARON L	1003.05		SPERANZA, SANTO F	478.92	**
PERLA, JAMES	157.73		ST HAMM MANAGEMENT LLC	19.50	*
PERRAULT, NORMAN	38.25	**	STANDLEY, DOUGLAS R JR	21.92	*
PERROTT, SANDRA J	1439.30		STANO, MATTHEW ETAL	1613.23	
PETRIE, MARK	88.10		STAPLES, JANET M	21.92	*
PETRILLO, HENRY	379.30		STARKEY, RUSS	75.62	*
PICARD, ERIC P	19.50	*	STEVENS, HAZEL L TRUSTEE ETAL	4961.14	
POLITO, ANN	21.92	*	STJACQUES, MARJORIE	102.41	
POLIZZI, NANCY	1407.16		STROBEL, MATT	86.56	
			SULLIVAN, DAVID A	522.04	
			SUNSHINE, CYNTHIA	2602.05	

TAPLEY, NORMAN A	10.96	*	WHISTLESTOP REALTY INC	2028.65	
TETU, RAYLENE	72.15		WHISTLESTOP REALTY INC	2655.08	
THEUNISSEN, JOHN G	10.96	*	WHISTLESTOP REALTY INC	1565.85	
THORNTON, KATHLEEN M	41.08		WHITE, MICHAEL J	10.96	*
THORNTON, KATHLEEN M	52.08		WHITEWATER DEVELOPMENT CORP	936.49	
TORCHES PATIO PUB + GRILLE	126.45	*	WILLIAMS, ANDREA D	2516.21	
TOWER, STEVEN W	10.96	*	WILSON, BARBARA KOWAL	46.20	
TREE WORK + EXCAVATION	88.81	*	WISHIE WASHIE LAUNDROMAT	376.32	*
TRIDER, MATHEW J	2051.69		WOODMAN, HAROLD E	6147.61	
TSALTAS, MICHAEL	247.25		WORDEN, JEANNINE	37.01	**
TUFTS, CHAS WM JR W/LIFE EST	3049.21		WRIGHT, KATHRYN V	10.96	*
TUFTS, MARCUS T	508.88		YORK BUILDING+DESIGN CENTER INC	2277.37	
TUFTS, PAUL + PATRICIA	4269.52		YOUNG, DAVID B	10.96	*
TUKEY, MARTHA G	19.50	*	ZIEBA, DOROTHY A	21.92	*
TWOMBLY, STEVEN M	10.96	*			
TYRRELL, JAMES C	21.92	*	* PAID IN FULL BEFORE 12/31/2011		
UNDERKOFER, JOHN	10.96	*	** PARTIAL PAYMENT MADE BEFORE 12/31/2011		
UNKNOWN	522.04				
VANDERMAST, RUDOLPH	59.04	**			
VANNEST, CYNTHIA	306.26	*			
VILLAGE GREEN MOTEL THE	76.30	*			
VON STEENBURG, KRIS D	25.29	*			
VRETTOS, VALERIE I	1705.00				
WALSH, JOSEPH P	10.96	*			
WALZ, TRACEY M	3789.74				
WANING, SHARON	129.33				
WARD, GARY	475.31				
WASILAK, ELEANOR	26.98	*			
WEINSTEIN, BEATRICE + ALAN	521.51				
WEINSTEIN, NEAL L	69.68				
WELCH, CAROL A	713.35				
WELCH, GEORGE	1140.93				
WELCH, JEAN L	168.78				
WELLS GOLF HOLDINGS LLC	41121.06				
WESTERN FINANCE & LEASE INC	163.85	*			

## REPORT OF THE

### KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT

The Kennebunk, Kennebunkport and Wells Water District is a quasi-municipal public water utility that was established in 1921 by an act of the Maine State Legislature. The District serves an area that encompasses the towns of Kennebunk, Kennebunkport, Wells, Ogunquit, Arundel and small portions of Biddeford and York. The area includes a population which varies seasonally from about 30,000 to over 100,000. It is directed by a four-member Board of Trustees, one each elected from the Towns of Kennebunk, Kennebunkport, Wells and Ogunquit.

From a financial perspective, 2011 represented an average year at best for the District. Compared with the prior year, 2011 saw a 4% drop in water production, a \$125,000 decrease in revenues and a \$475,000 increase in operating costs. It should be noted that \$275,000 of this increase was related to scheduled water tank painting projects, which typically occur every 10 to 20 years for each of the District's seven steel water storage tanks. All of this contributed to a projected net loss for 2011 of approximately (\$50,000) as compared to a positive net income of \$449,000 in 2010 and a net loss of (\$109,000) in 2009.

In addition to the water tank painting projects, operating costs increased due to a variety of factors, including some unexpected vehicle fleet maintenance along with less capitalization of labor than in 2010. As previously reported in 2010, the District's award of a \$391,000 grant and a \$1.636 million, 0%, 20-year bond package for a large self-designed and installed water main replacement project in Goose Rocks Beach in Kennebunkport allowed for a large amount of District labor and equipment to be charged to the "capital" account during that year. Although in 2011 the District was successful in acquiring another favorable bond package (\$66,000 grant and \$1.316 million, 1%, 20-year bond) for the Alewife Road, Kennebunk project, the total amount of capitalized labor and equipment was significantly less than that of 2010.

In spite of a somewhat sluggish economy, the District experienced modest growth (110 new accounts, as compared to 143 in 2010 and to 74 in 2009), resulting in a customer growth rate of slightly under 1%, as compared with the typical 1½ % to 2% growth rate prior to 2009.

Although 2011 was somewhat equal in total precipitation to that of 2010, the precipitation was distributed quite differently, resulting in a relatively wet June, August and September, reducing overall peak seasonal water usage. Consequently, the total annual water production of 964 million gallons was 4% less than the 1.007 billion gallons produced during 2010. The District's recently developed groundwater sources were once again instrumental in helping the District meet water demands without the need for purchasing more costly water from neighboring utilities. These groundwater sources produced 39% of all of the District's water supply for 2011.

Due to the many financial, operational and water quality benefits relating to the use of groundwater, the District is developing an additional high-quality, high yield groundwater supply in the Alewife area of Kennebunk. During 2011, as part of the Alewife Road and Kimball Lane, Kennebunk projects, 11,700 feet of 12" and 16" diameter water main was installed from the Kennebunk elementary school to the doorstep of the well site, which is located off Kimball Lane.

Once the new well is placed into service, which may occur by 2014, it is expected to produce 40% of the District's water needs. At that point, approximately 80% of the District's total water supply may be from groundwater, with the remaining 20% coming from Branch Brook.

The District is proud to have once again been honored (as it was in 2009) with the SHAPE award by Maine's Department of Labor and Bureau of Labor Standards. This award, whose acronym stands for "Safety and Health Award for Public (Sector) Employers", recognizes employers that strive to provide a "safe and healthful" workplace for its employees. The District is one of only a few water utilities in Maine to be given this recognition.

The following is a partial list of distribution projects funded and installed by the District during 2011. These projects typically relate to our goal of optimizing water quality, enhancing fire suppression capabilities and improving system reliability by replacing outdated and substandard facilities with an eye toward accommodating anticipated growth.

Timber Point, Biddeford: Replaced 1,740 feet of old 10-inch cast iron water main with 16-inch ductile iron main and 16-inch polyethylene (HDPE) main. (Water quality, system reliability and fire suppression improvement.)

Alewive Road, Kennebunk: Installed 6,490 feet of 16-inch ductile iron main and 1,636 feet of 12-inch ductile iron main. (To future groundwater source near Kimball Lane and in conjunction with MDOT Alewive Road rebuilding project.)

Kimball Lane, Kennebunk: Installed 3,560 feet of 16-inch ductile iron main, 980 feet of 8-inch PVC main and 800 feet of 2-inch PVC main. (To future groundwater source near Kimball Lane and for providing water service to homes along Kimball Lane.)

In addition to the above projects, individuals and developers funded two water main extensions totaling 459 feet in length.

During the year, the District undertook significant changes to its water treatment process. As a result of its ongoing migration toward groundwater as a primary source of supply, several chemical changes were necessary. Due mostly to the higher mineral content of groundwater, the water treatment regimens for both corrosion control and disinfection were improved. The specific changes and their ramifications are discussed in detail in the District's Winter 2012 issue of *What's on Tap* and on the District's website, [www.kkw.org](http://www.kkw.org).

Drinking water quality remains a top priority. We are pleased to report that in addition to making significant water quality improvements with our unique blending of groundwater and surface water, all State and Federal water quality standards were met during 2011. By maintaining a dedicated, well-trained staff and continually upgrading our process equipment and control systems, we continually assure the highest degree of reliability in the quality of drinking water for our customers.

The Trustees of the District appreciate the continuing effort and dedication of their employees, as well as the support and cooperation of their customers, area contractors and State and local municipal officials.

Respectfully submitted,

Robert A. Emmons, **President**

Richard H. Littlefield, **Vice President**

James E. Burrows, **Trustee**

Thomas P. Oliver, **Trustee**

Normand R. Labbe, **Superintendent**

Scott J. Minor, **Assistant Superintendent**

Wayne A. Brockway, **Treasurer**

**Wells Sanitary District**

***Financial Report***

***December 31, 2011***

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# macdonaldpage & co LLC

Certified Public Accountants and Management Advisors

## Independent Auditors' Report

To the Board of Trustees  
Wells Sanitary District  
Wells, Maine

We have audited the accompanying financial statements of Wells Sanitary District as of and for the years ended December 31, 2011 and 2010, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of Wells Sanitary District's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Wells Sanitary District, as of December 31, 2011 and 2010, and the results of its operations and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 2 through 5 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

  
Augusta, Maine  
February 17, 2012

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**WELLS SANITARY DISTRICT**  
**PO Box 428**  
**Wells, ME 04090**

**Management's Discussion and Analysis**

This section of the Wells Sanitary District's annual financial report presents the District's discussion and analysis of the District's financial condition and provides an overview of the District's financial operations for the year ended December 31, 2011.

**Financial Highlights**

- The District's total cash and investments, both restricted and unrestricted, was approximately \$3,235,497 at December 31, 2011. This is approximately \$242,414 higher than last year.
- The District's total operating revenue in 2011 was approximately \$2,030,680. This is approximately \$118,159 more than last year.
- The District paid off approximately \$480,187 of old debt during 2011.
- The District's total assets decreased by approximately \$222,428 in 2011 to \$19,901,055.

**Audited Financial Statements**

These audited financial statements are comprised of the following:

- Independent Auditors' Report – This report is issued by the District's independent auditors. In it, the auditors explain that they audited the District's financial statements in accordance with auditing standards generally accepted in the United States of America. It also expresses that, in the opinion of the auditors, the District's financial statements present fairly, the District's financial position and the results of its operations and cash flows for the years ended December 31, 2011, in conformity with accounting principles generally accepted in the United States of America.
- Balance Sheets – The balance sheet presents the assets, liabilities and net assets of the District as of December 31, 2011 and 2010.
- Statements of Revenues, Expenses and Changes in Net Assets – This statement reports the operating revenues and expenses and non-operating revenues and expenses of the District for the years ended December 31, 2011 and 2010. It also shows how the District's revenues and expenses for the years affected the net assets of the District.
- Statements of Cash Flows – The statement of cash flows reports the sources and uses of the District's cash from operating activities, investing activities and capital and related financing activities. Sources and uses of cash are netted on the statement to show the District's net increase or decrease in cash for the years ended December 31, 2011 and 2010.
- Notes to Financial Statements – The notes to the financial statements provide information about the District, its accounting policies, and additional information on amounts reported in other parts of the financial statements.

**Audited Financial Statements – (continued)**

- Additional Information – This portion of the District’s financial statements includes additional financial information that is not required to be included in the District’s basic financial statements. The information is meant to assist the reader by providing additional information that the District’s Trustees and management believe would be useful to the readers of the financial statements. As with the basic financial statements, the District’s auditors have also issued a report on this additional information. Their report states that the additional information is fairly stated in relation to the basic financial statements.

**Summary of Financial Information**

The District’s financial condition as of December 31, 2011 and 2010 and the results of its operations for the years then ended is summarized below.

**BALANCE SHEETS  
DECEMBER 31,**

	<u>2011</u>	<u>2010</u>
Current assets	\$ 2,472,921	\$ 2,351,933
Restricted assets	1,414,929	1,296,206
Capital assets	16,009,370	16,471,154
Other assets	<u>3,835</u>	<u>4,190</u>
Total assets	\$ <u>19,901,055</u>	\$ <u>20,123,483</u>
Current liabilities	\$ 616,779	\$ 597,071
Long-term liabilities	<u>5,762,795</u>	<u>6,253,147</u>
Total liabilities	<u>6,379,574</u>	<u>6,850,218</u>
Net assets		
Invested in capital assets, net of related debt	9,756,223	9,737,820
Restricted	1,414,929	1,296,206
Unrestricted	<u>2,350,329</u>	<u>2,239,239</u>
Total net assets	<u>13,521,481</u>	<u>13,273,265</u>
Total liabilities and net assets	\$ <u>19,901,055</u>	\$ <u>20,123,483</u>

- At December 31, 2011 and 2010, the District had total assets of \$19,901,055 and \$20,123,483, respectively, of which \$16,009,370 and \$16,471,154 respectively, consisted of capital assets. Capital assets are comprised of the District’s fixed assets such as property, plant, equipment, and furnishings. It also includes sewer lines and pump stations.
- At December 31, 2011 and 2010, the District’s liabilities totaled \$6,379,574 and \$6,850,218, respectively. Of this amount, \$616,779 and \$597,071, respectively, represented amounts due in the short-term (twelve months or less) and \$5,762,795 and \$6,253,147, respectively, represented amounts due in the long-term.
- At December 31, 2011 and 2010, the District’s net assets totaled \$13,521,481 and \$13,273,265, respectively. Of this amount \$9,756,223 and \$9,737,820, respectively, represented amounts invested in capital assets, net of related debt; \$1,414,929 and \$1,296,206, respectively, was restricted; and \$2,350,329 and \$2,239,239, respectively, was unrestricted.

**Summary of Financial Information - (continued)**

**STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS  
YEARS ENDED DECEMBER 31,**

	<u>2011</u>	<u>2010</u>
Operating revenues	\$ 2,030,680	\$ 1,912,521
Operating expenses	<u>1,888,853</u>	<u>1,874,638</u>
Operating income	141,827	37,883
Non-operating revenues	72,580	86,223
Non-operating expenses	152,456	162,649
Capital contributions	<u>186,265</u>	<u>769,081</u>
Change in net assets	<u>\$ 248,216</u>	<u>\$ 730,538</u>

- The District's operating revenues consist primarily of sewer service charges, but also include permit and entrance fees, which are fees charged to customers connecting into the sewer system. For the years ended December 31, 2011 and 2010, total revenue generated from sewer and other service charges was \$2,030,680 and \$1,912,521, respectively.
- In addition to sewer service charges and connection fees, the District receives capital contributions, impact fees and reserve capacity fees. Capital contributions include sewer line extensions constructed by private contractors and accepted, after meeting specific conditions, by the District into the public sewer system. Impact fees and reserve capacity fees are used to improve, enlarge or expand the District's sewer treatment system. Capital contributions, income from impact fees and reserve capacity fees are reported as capital contributions in the Statements of Revenues, Expenses and Changes in Net Assets and totaled \$186,265 and \$769,081, respectively, for the years ended December 31, 2011 and 2010.
- Other non-operating revenue earned by the District is comprised primarily of interest, investment income and miscellaneous income and totaled \$72,580 and \$86,223, respectively, for the years ended December 31, 2011 and 2010. No non-operating revenue was earned from disposals of capital assets in 2011 and 2010.
- The District's operating expenses, which includes depreciation expense, for the years ended December 31, 2011 and 2010 totaled \$1,888,853 and \$1,874,638, respectively, and consisted of the following:

	<u>2011</u>	<u>2010</u>
Operating expenses	\$1,093,354	\$ 1,083,418
Depreciation	\$ 795,499	\$ 791,220

- The District's non-operating expenses for the years ended December 31, 2011 and 2010 totaled \$152,456 and \$162,649, respectively, and consisted of the following:

	<u>2011</u>	<u>2010</u>
Amortization and investment fees	\$ 5,675	\$ 5,620
Interest on bonds and notes payable	\$146,781	\$ 157,029

- For the years ended December 31, 2011 and 2010, the District's revenues exceeded its expenses resulting in an increase in its net assets of \$248,216 and \$730,538, respectfully.
- For the year ended December 31, 2011 and 2010, the District issued no new debt, and made principal payments on debt totaling \$480,187 and \$470,277, respectfully.

**Summary of Financial Information – (continued)**

- During the years ended December 31, 2011 and 2010, the District made net capital asset acquisitions totaling \$333,715 and \$577,870, respectively. These capital asset purchases are as follows:

	<u>2011</u>	<u>2010</u>
Vehicles, equipment and furniture	-	\$ (60,218)
Land/Easement	<b>\$ 3,300</b>	-
Clarifiers	<b>195,805</b>	-
Structures	<b>28,686</b>	148,313
Sewer lines	<b>43,332</b>	465,903
Plant upgrade	<b>28,962</b>	-
Construction in progress	<b><u>33,630</u></b>	<u>23,872</u>
Total Capital Asset Acquisitions	<b><u>\$ 333,715</u></b>	<b><u>\$ 577,870</u></b>

- This year's change in capital assets consists of the following: \$18,909 to complete the first clarifier upgrade, \$90,324 to upgrade the second clarifier, \$3,300 to acquire a parcel of land on Route 109 for a future pump station, \$11,200 of improvement costs to the treatment facility, new plant equipment (garage lift, new alarm dialer and new phone system) costing \$17,486, improvements to the pump stations costing \$28,963, and \$120,201 for the design of the HVAC systems upgrade project and odor control system. Also included in capital asset acquisitions is the acceptance of a sewer line extension valued at \$43,332. The District accepts sewer line extensions constructed by private contractors. These sewer lines are only accepted by the District if they meet certain standards and are formally accepted by a majority vote of the District's Board of Trustees.
- In 2010, the Wells Sanitary District Board of Trustees decided to replace and upgrade the treatment plant's HVAC systems. During 2011, the Board decided to modify the original HVAC project to include the addition of an odor control system as part of the HVAC systems upgrade project. The revised total project cost is estimated to be \$2.295 million. \$1.245 million will be financed through the Maine State Revolving Loan Fund, which is administered by the Maine Municipal Bond Bank. This borrowing will be further reduced by \$124,500 through a principal loan forgiveness program offered by the Maine DEP. The District will contribute \$1.05 million of its own funds towards the project cost. It is anticipated that this project will be complete in the fall of 2012.
- Over the past two years, the District upgraded both of its clarifiers. One of the clarifier upgrades was nearly complete at the end of 2010, but was finished in 2011 at a cost of \$18,909. The second clarifier upgrade project was entirely completed during 2011, at a cost of \$90,324.

**Other Financial Information**

As of the date of this report we are not aware of any facts, conditions, or planned decisions that will have a significant impact on the financial position and results of operations in the upcoming reporting period.

This financial report is intended to provide readers with a general overview of the District's finances and show accountability for expenditures related to its business-type activity. If you have questions regarding this report or need additional information, please contact the Superintendent or the Office Manager of the District.

## Balance Sheets

December 31,

### ASSETS

	2011	2010
<b>Current Assets</b>		
Cash and cash equivalents	\$ 725,171	\$ 684,000
Certificate of deposit	99,382	
Investments	1,074,130	1,129,434
Accounts receivable, users	522,490	497,928
Accounts receivable, other	525	1,050
Inventory	20,400	
Prepaid expenses	26,606	32,880
Accrued interest receivable	4,217	6,641
<b>Total Current Assets</b>	<u>2,472,921</u>	<u>2,351,933</u>
<b>Other Assets</b>		
Capital assets - net	16,009,370	16,471,154
Bond acquisition fees - net	3,835	4,190
	<u>16,013,205</u>	<u>16,475,344</u>
<b>Restricted Assets</b>		
Cash	1,336,814	1,179,649
Accounts receivable	78,115	116,557
	<u>1,414,929</u>	<u>1,296,206</u>
<b>Total Assets</b>	<u>\$ 19,901,055</u>	<u>\$ 20,123,483</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Current portion of bonds payable	\$ 490,352	\$ 480,187
Accounts payable	43,168	19,519
Accrued salaries	48,521	60,017
Accrued interest	34,738	37,348
<b>Total Current Liabilities</b>	<u>616,779</u>	<u>597,071</u>
<b>Long-Term and Other Liabilities</b>		
Bonds payable	5,762,795	6,253,147
	<u>5,762,795</u>	<u>6,253,147</u>
<b>Total Liabilities</b>	<u>6,379,574</u>	<u>6,850,218</u>
<b>Net Assets</b>		
Invested in capital assets, net of related debt	9,756,223	9,737,820
Restricted	1,414,929	1,296,206
Unrestricted	2,350,329	2,239,239
<b>Total Net Assets</b>	<u>13,521,481</u>	<u>13,273,265</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 19,901,055</u>	<u>\$ 20,123,483</u>

See independent auditors' report.

The accompanying notes are an integral part of these financial statements.

## Statements of Revenue, Expenses and Changes in Net Assets

Years Ended December 31,

	2011	2010
<b>Operating Revenue</b>		
Sewer services charges	\$ 2,017,126	\$ 1,890,723
Other services and charges	13,554	21,798
<b>Total Operating Revenue</b>	<u>2,030,680</u>	<u>1,912,521</u>
<b>Total Operating Expenses</b>	<u>1,888,853</u>	<u>1,874,638</u>
<b>Operating Income</b>	<u>141,827</u>	<u>37,883</u>
<b>Nonoperating Revenue (Expense)</b>		
Interest and dividend income	64,486	71,234
Investment return	(1,371)	8,941
Miscellaneous income	9,465	6,048
Amortization expense	(343)	(343)
Investment fees	(5,332)	(5,277)
Interest on long-term liabilities	(146,781)	(157,029)
	<u>(79,876)</u>	<u>(76,426)</u>
<b>Change in Net Assets Before Capital Contributions</b>	<u>61,951</u>	<u>(38,543)</u>
<b>Capital Contributions</b>	<u>186,265</u>	<u>769,081</u>
<b>Change in Net Assets</b>	<u>248,216</u>	<u>730,538</u>
<b>Net Assets - Beginning of Year</b>	<u>13,273,265</u>	<u>12,542,727</u>
<b>Net Assets - End of Year</b>	<u>\$ 13,521,481</u>	<u>\$ 13,273,265</u>

See independent auditors' report.  
The accompanying notes are an integral part of these financial statements.

## Statements of Cash Flows

Years Ended December 31,

	2011	2010
<b>Cash flows from operating activities:</b>		
Cash received from customers	\$ 2,045,085	\$ 1,920,237
Cash paid to vendors for goods and services	(715,072)	(768,526)
Cash paid to employees for services	(380,255)	(356,502)
<b>Net cash flows from operating activities</b>	<u>949,758</u>	<u>795,209</u>
<b>Cash flows from investing activities:</b>		
Proceeds from sale of investments	236,163	270,276
Purchase of investments	(187,562)	(313,809)
Interest and dividend income	66,910	64,593
Miscellaneous income	9,465	6,048
<b>Net cash flows from investing activities</b>	<u>124,976</u>	<u>27,108</u>
<b>Cash flows from capital and related financing activities:</b>		
Principal payment on bonds payable	(480,187)	(470,219)
Purchase of capital assets	(290,371)	(172,185)
Interest paid	(149,391)	(159,575)
Impact and reserve capacity fees received	142,933	303,178
<b>Net cash flows from capital and related financing activities</b>	<u>(777,016)</u>	<u>(498,801)</u>
<b>Net change in cash and cash equivalents</b>	297,718	323,516
<b>Cash and cash equivalents - beginning of year</b>	<u>1,863,649</u>	<u>1,540,133</u>
<b>Cash and cash equivalents - end of year</b>	<u>\$ 2,161,367</u>	<u>\$ 1,863,649</u>
<b>Reconciliation to balance sheet:</b>		
Cash and cash equivalents	\$ 725,171	\$ 684,000
Certificate of deposit	99,382	
Restricted cash	1,336,814	1,179,649
	<u>\$ 2,161,367</u>	<u>\$ 1,863,649</u>
<b>Reconciliation of operating loss to net cash flows from operating activities:</b>		
Operating income	\$ 141,827	\$ 37,883
Adjustments to reconcile operating income to net cash flows from operating activities:		
Depreciation	795,499	791,220
(Increase) decrease in operating assets:		
Accounts receivable	14,405	7,716
Inventory	(20,400)	
Prepaid expenses	6,274	(14,551)
Increase (decrease) in operating liabilities:		
Accounts payable	23,649	(26,478)
Accrued salaries	(11,496)	(581)
<b>Net cash flows from operating activities</b>	<u>\$ 949,758</u>	<u>\$ 795,209</u>
<b>Noncash capital and related financing activities:</b>		
Developer contributions of systems	\$ 43,332	\$ 465,903

See independent auditors' report.

The accompanying notes are an integral part of these financial statements.

## Notes to Financial Statements

December 31, 2011 and 2010

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### **Nature of the Business**

Wells Sanitary District (the District) is a quasi-municipal corporation organized under the Statutes of the State of Maine for the purpose of constructing and operating a system of waste disposal and sewage treatment for the Town of Wells. A certificate of organization was issued to the District in December 1970 by the Maine Environmental Improvement Commission. It is managed by a full-time superintendent and five trustees elected for staggered three-year terms by voters of the Town of Wells.

#### **Reporting Entity**

In evaluating how to define the District for financial reporting purposes, management has considered all potential component units. Based on the applicable criteria, there are no other entities within the District that should be included as part of these financial statements.

#### **Basis of Presentation**

The District complies with Governmental Accounting Standards Board (GASB) Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Fund Accounting*. As permitted by GASB No. 20, the District has elected not to comply with Financial Accounting Standards Board Statements and Interpretations issued after November 30, 1989. All activities of the District are accounted for within a single proprietary (enterprise) fund. The balance sheets and statements of revenues, expenses and changes in net assets display information about the District's business-type activity. These statements reflect the financial activity of the District's governmental program. The governmental activity is generally financed through user charges.

#### **Measurement Focus, Basis of Accounting**

The District's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. The District calculates the annual amount due from its customers based on the previous years' consumption. The annual amount due is billed in quarterly installments and revenue is recognized each quarter.

#### **Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### **Cash and Cash Equivalents**

For purposes of the statements of cash flows, the District considers all highly liquid debt instruments purchased with an initial maturity of three months or less, certificates of deposit and money market accounts to be cash equivalents.

## Notes to Financial Statements

December 31, 2011 and 2010

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

#### **Accounts Receivable**

Trade accounts receivable are stated at the amount management expects to collect from balances outstanding at year-end. Based on management's assessment of the credit history with customers having outstanding balances and current relationships with them, it has concluded that the realization of losses on balances outstanding at year-end will be immaterial. The District has the ability to place a lien on property with past due balances.

#### **Investments**

The District accounts for its investments at fair value.

#### **Inventory**

Inventory of materials and supplies are valued at the lower of cost or market. The cost basis is the most recent purchase cost.

#### **Capital Assets**

Capital assets are stated at cost if purchased or constructed. Assets acquired through contribution from developers or other customers are capitalized at their estimated fair market value. Maintenance and repairs, which do not significantly extend the value or life of property, plant and equipment, are expensed as incurred.

Depreciation has been provided over the estimated useful lives ranging from five to fifty years using the straight-line method.

#### **Bond Acquisition Fees**

Bond acquisition fees consist of legal fees relating to the issuance of bonds. These fees are being amortized on a straight-line method over the term of the bonds.

#### **Compensated Absences**

The District reports compensated absences in accordance with the provisions of GASB No. 16, *Accounting for Compensated Absences*. Vacation and sick time benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means.

## Notes to Financial Statements

December 31, 2011 and 2010

### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

#### Net Assets

Net assets comprise the various net earnings from operating and non-operating revenues, expenses and contributions of capital. Net assets are classified in the following three components: invested in capital assets, net of related debt; restricted net assets; and unrestricted net assets. Invested in capital assets, net of related debt, consists of all capital assets, net of accumulated depreciation and reduced by outstanding debt that is attributable to the acquisition, construction and improvement of those assets; debt related to unspent proceeds or other restricted cash and investments is excluded from the determination. Restricted net assets consists of net assets for which constraints are placed thereon by external parties, such as lenders, grantors, contributors, laws, regulations and enabling legislation, including self-imposed legal mandates, less any related liabilities. Unrestricted net assets consist of all other net assets not included in the above categories.

#### Budgets

The District adopts an annual operating budget. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America. The current operating budget details the District's plans to earn and expend funds for charges incurred for operation, maintenance, certain interest and general functions, and other charges for the fiscal year. All unexpended and unencumbered appropriations in the operating budget lapse at the end of the fiscal year.

#### Income Taxes

The District, being a quasi-municipal entity, is not subject to federal or state income taxes.

#### Reclassification

Certain accounts in the prior-year financial statements have been reclassified for comparative purposes to conform with the presentation in the current-year financial statements.

### NOTE 2 - CASH AND INVESTMENTS

As of December 31, 2011, the District had the following investments and maturities:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturity</u>	
		<u>Less Than 1 Year</u>	<u>1-5 Years</u>
Government obligations	\$ 225,152	\$ 225,152	
Government bonds	640,617	149,214	\$491,403
Mutual funds	208,361	208,361	
	<u>\$1,074,130</u>		

## Notes to Financial Statements

December 31, 2011 and 2010

### NOTE 2 - CASH AND INVESTMENTS - CONTINUED

As of December 31, 2010, the District had the following investments and maturities:

Investment Type	Fair Value	Investment Maturity	
		Less Than 1 Year	1-5 Years
Government obligations	\$ 41,665	\$ 41,665	
Government bonds	791,824	142,132	\$649,692
Mutual funds	295,945	295,945	
	<u>\$1,129,434</u>		

#### Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates; however, as a means of limiting its exposure to interest rate risk, the District coordinates its investment maturities to closely match cash flow needs and generally restricts the maximum investment term to less than five years from the purchase date.

#### Credit Risk

Maine statutes authorize the District to invest in obligations of the U.S. Treasury and Agency securities, repurchase agreements and certain corporate stocks and bonds. The District has no formal policy on managing credit risk; however, approximately 75% of the District's investments in 2011 and 2010 were primarily investments in US Agencies (Federal Home Loan Bank and Federal Farm Credit Bank) and were rated AAA by Standard & Poor's and Aaa by Moody's Investors Services. The remaining 25% of the District's investments were invested in fixed income mutual funds which no ratings were available.

#### Custodial Credit Risk

Custodial credit risk is the risk that, in the event of bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. As of December 31, 2011, \$66,421 of the District's bank balance of \$2,098,364 was exposed to custodial credit risk as follows:

Uninsured and uncollateralized	<u>\$66,421</u>
--------------------------------	-----------------

### NOTE 3 - ACCOUNTS RECEIVABLE - RESTRICTED

The District charges a one-time sewer impact fee and reserve capacity fee to all new unanticipated residential or commercial users based on design flow impact on the district's reserve capacity. During 2011 and 2010, the rate per gallon per day was \$8.96. The District recognizes the impact and reserve capacity fee as income from contributed capital. The receivable from the impact sewer fees and reserve capacity fees as of December 31, 2011 and 2010 was \$78,115 and \$116,557, respectively.

## Notes to Financial Statements

December 31, 2011 and 2010

### NOTE 4 - CAPITAL ASSETS

A summary of changes in property, plant and equipment, including construction in process, is as follows for the year ended December 31, 2011:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposal</u>	<u>Transfers</u>	<u>Ending Balance</u>
Land and easements	\$ 157,991	\$ 3,300			\$ 161,291
Sewer lines	14,465,335	43,332			14,508,667
Structures and clarifiers	6,545,862	101,524		\$ 105,481	6,752,867
Equipment	4,730,113	17,486			4,747,599
Office furnishings	24,701				24,701
Vehicles	79,792				79,792
Plant upgrade and pump stations	8,905,375	28,962			8,934,337
Construction in process	<u>122,496</u>	<u>139,111</u>		<u>(105,481)</u>	<u>156,126</u>
	<u>35,031,665</u>	<u>333,715</u>			<u>35,365,380</u>
Less: accumulated depreciation	<u>18,560,511</u>	<u>795,499</u>		-	<u>19,356,010</u>
Total capital assets, net	<u>\$16,471,154</u>	<u>\$(461,784)</u>		<u>\$-----</u>	<u>\$16,009,370</u>

A summary of changes in property, plant and equipment, including construction in process, is as follows for the year ended December 31, 2010:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Ending Balance</u>
Land and easements	\$ 157,991				\$ 157,991
Sewer lines	13,999,432	\$465,903			14,465,335
Structures and clarifiers	6,397,549	148,313			6,545,862
Equipment	4,783,581		\$ 53,468		4,730,113
Office furnishings	25,275		574		24,701
Vehicles	85,969		6,177		79,792
Plant upgrade and pump stations	8,905,375				8,905,375
Construction in process	<u>98,624</u>	<u>172,185</u>	<u>148,313</u>		<u>122,496</u>
	<u>34,453,796</u>	<u>786,401</u>	<u>208,532</u>		<u>35,031,665</u>
Less: accumulated depreciation	<u>17,829,509</u>	<u>791,220</u>	<u>60,218</u>		<u>18,560,511</u>
Total capital assets, net	<u>\$16,624,287</u>	<u>\$(4,819)</u>	<u>\$148,314</u>		<u>\$16,471,154</u>

## Notes to Financial Statements

December 31, 2011 and 2010

### NOTE 5 - LONG-TERM DEBT

Long-term debt at December 31 consisted of the following:

	2011	2010
Bonds payable to the Maine Municipal Bond Bank for \$750,000. Interest on the bond is payable at an annual rate of 2.27%, and annual principal and interest payments are due in April and October. The maturity date of the bond is October 2023.	\$ 599,687	\$ 645,121
Bond payable to the Maine Municipal Bond Bank for \$6,100,000. Interest on the bond is payable at an annual rate of 2.6%, and principal and interest payments are due in April and October. The maturity date of the bond is April 2021.	3,777,590	4,104,723
Bond payable to the Maine Municipal Bond Bank for \$2,300,000. Interest on the bond is payable at an annual rate of 1.0%, and principal and interest payments are due in April and October. The maturity date of the bond is October 2027.	<u>1,875,870</u>	1,983,490
	<u>6,253,147</u>	6,733,334
Less: current portion	<u>490,352</u>	480,187
Total long-term debt	<u>\$5,762,795</u>	<u>\$6,253,147</u>

The following is a schedule of maturities per year on bonds payable:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ 490,352	\$138,951	\$ 629,303
2013	500,774	128,248	629,022
2014	511,466	117,276	628,742
2015	522,432	106,025	628,457
2016	533,679	94,489	628,168
2017-2021	2,847,552	288,850	3,136,402
2022-2026	720,699	64,080	784,779
2027-2031	126,193	7,635	133,828
	<u>\$6,253,147</u>	<u>\$945,554</u>	<u>\$7,198,701</u>

Changes in long-term debt during 2011 and 2010 are as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
2011	\$ 6,733,334		\$ 480,187	\$ 6,253,147
2010	\$ 7,203,611		\$ 470,277	6,733,334

## Notes to Financial Statements

December 31, 2011 and 2010

### NOTE 6 - RESTRICTED AND DESIGNATED ASSETS

The District has various restrictions placed over certain revenue sources from state and local requirements. The District's Board of Trustees has also designated certain funds to be used for certain purposes. Restricted and designated assets at December 31, are as follows:

Restricted assets:	2011	2010
Sewer impact fee and reserve capacity fee receipts collected for the purpose to improve, enlarge or expand the District's sewer treatment system from unanticipated growth.	<b>\$1,336,814</b>	\$1,179,649
Sewer impact fees and reserve capacity fees receivable restricted for the purpose to improve, enlarge or expand the District's sewer treatment system from unanticipated growth.	<u>78,115</u>	<u>116,557</u>
Total restricted asset:	<b><u>\$1,414,929</u></b>	<b><u>\$1,296,206</u></b>

The District's Board of Trustees has designated portions of its cash and investments for the following purposes:

Debt service and retirement	<b><u>\$316,321</u></b>	<b><u>\$284,833</u></b>
Total designated assets	<b><u>\$316,321</u></b>	<b><u>\$284,833</u></b>

### NOTE 7 - PENSION PLANS

The District has a non-contributory money-purchase pension plan covering all full-time and part-time employees who have attained the age of 20 and completed one year of service. Under this plan, the District contributes on behalf of each participant an amount equal to 8% of the participant's annual salary. An eligible employee is 0% vested following the initial year of employment, 20% vested for each of the next five years of employment and is fully vested after obtaining six years of employment. The plan is funded by insurance contracts and mutual funds selected by the individual participants. Pension plan expense was \$55,805 and \$29,263 as of December 31, 2011 and 2010, respectively.

### NOTE 8 - COMMITMENTS

In 2011, the District entered into a contract with Penta Corporation for the HVAC systems upgrade project and odor control system. As of December 31, 2011, the contracted amount totaled \$1,895,000.

In 2011, the District entered into a contract with Wright Pierce to provide construction administration associated with the clarifier upgrade project. As of December 31, 2011, the contract amount totaled approximately \$168,000.

Independent Auditors' Report on Additional Information

To the Board of Trustees  
Wells Sanitary District  
Wells, Maine

Our report on our audits of the financial statements of Wells Sanitary District, as of and for the years ended December 31, 2011 and 2010 appears on page 1. This audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying Schedules of Operating Expenses are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly presented in all material respects in relation to the financial statements taken as a whole.

*Macdonald Page & Co LLC*

Augusta, Maine  
February 17, 2012



*Proven Expertise and Integrity*

August 25, 2011

Board of Selectmen  
Town of Wells, Maine  
Wells, Maine

We were engaged by the Town of Wells and have audited the financial statements of the Town of Wells, Maine as of and for the year ended June 30, 2011. The following statements and schedules have been excerpted from the 2011 financial statements, a complete copy of which, including our opinion thereon, is available for inspection at the Town Office.

Included herein are:

Balance Sheet – Governmental Funds	Statement C
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	Statement E
Budgetary Comparison Schedule – Budgetary Basis – Budget and Actual – General Fund	Schedule 1
Schedule of Departmental Operations – General Fund	Schedule A
Combining Balance Sheet – Non Major Governmental Funds	Schedule B
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances – Non Major Governmental Funds	Schedule C

*RHR Smith & Company*

Certified Public Accountants

3 Old Orchard Road, Buxton, Maine 04093

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(207) 929-4606

Fax: (207) 929-4609

## TOWN OF WELLS, MAINE

BALANCE SHEET – GOVERNMENTAL FUNDS  
JUNE 30, 2011

	General Fund	Nonmajor Funds	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 15,014,797	\$ 136,531	\$ 15,151,328
Investments	193,249	-	193,249
Receivables (net of allowance)			
Taxes	1,093,081	-	1,093,081
Liens	316,535	-	316,535
Other	23,168	-	23,168
Tax acquired property	68,743	-	68,743
Restricted cash	80,022	-	80,022
Due from other funds	32,759	6,857,456	6,890,215
<b>TOTAL ASSETS</b>	<b>\$ 16,822,354</b>	<b>\$ 6,993,987</b>	<b>\$ 23,816,341</b>
<b>LIABILITIES AND FUND EQUITY</b>			
Liabilities			
Accounts payable	\$ 466,901	\$ 2,347	\$ 469,248
Accrued expenses	62,034	-	62,034
Prepaid taxes	5,944	-	5,944
Due to other funds	6,857,456	32,759	6,890,215
Deferred revenues	1,065,898	-	1,065,898
Escrows	268,403	-	268,403
Other liabilities	80,022	-	80,022
<b>TOTAL LIABILITIES</b>	<b>8,806,658</b>	<b>35,106</b>	<b>8,841,764</b>
Fund Equity			
Nonspendable	68,743	-	68,743
Restricted	232,391	3,400,250	3,632,641
Committed	-	3,563,033	3,563,033
Assigned	266,610	28,319	294,929
Unassigned	7,447,952	(32,721)	7,415,231
<b>TOTAL FUND EQUITY</b>	<b>8,015,696</b>	<b>6,958,881</b>	<b>14,974,577</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>	<b>\$ 16,822,354</b>	<b>\$ 6,993,987</b>	<b>\$ 23,816,341</b>

See accompanying independent auditors' report and notes to financial statements.

## TOWN OF WELLS, MAINE

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES – GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2011

	General Fund	Nonmajor Funds	Total Governmental Funds
REVENUES			
Taxes	\$ 26,824,091	\$ -	\$ 26,824,091
Intergovernmental revenue	893,779	917,182	1,810,961
Charges for services	1,467,268	26,757	1,494,025
Investment income	50,399	2	50,401
Other revenues	448,349	279,563	727,912
TOTAL REVENUES	<u>29,683,886</u>	<u>1,223,504</u>	<u>30,907,390</u>
EXPENDITURES			
Current:			
General government	3,568,029	811,236	4,379,265
Public safety	3,748,222	73,264	3,821,486
Health and sanitation	504,357	-	504,357
Recreation and culture	466,654	76,317	542,971
Education	15,511,240	-	15,511,240
Public works	1,615,677	-	1,615,677
Beach and harbors	228,236	8,500	236,736
Library	347,598	9,227	356,825
County tax	1,488,326	-	1,488,326
Unclassified	194,202	493,711	687,913
Debt service:			
Principal	630,000	-	630,000
Interest	119,530	-	119,530
9B Landfill closure	-	182,500	182,500
TOTAL EXPENDITURES	<u>28,422,071</u>	<u>1,654,755</u>	<u>30,076,826</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>1,261,815</u>	<u>(431,251)</u>	<u>830,564</u>
OTHER FINANCING SOURCES (USES)			
Operating Transfers in	-	815,257	815,257
Operating Transfers (out)	<u>(807,962)</u>	<u>(7,295)</u>	<u>(815,257)</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>(807,962)</u>	<u>807,962</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER (USES)	453,853	376,711	830,564
FUND BALANCES - JULY 1	<u>7,561,843</u>	<u>6,582,170</u>	<u>14,144,013</u>
FUND BALANCES - JUNE 30	<u>\$ 8,015,696</u>	<u>\$ 6,958,881</u>	<u>\$ 14,974,577</u>

See accompanying independent auditors' report and notes to financial statements.

## TOWN OF WELLS, MAINE

BUDGETARY COMPARISON SCHEDULE – BUDGETARY BASIS  
 BUDGET AND ACTUAL – GENERAL FUND  
 FOR THE YEAR ENDED JUNE 30, 2011

	Budgeted Amounts		Actual Amounts	Variance Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 7,561,843	\$ 7,561,843	\$ 7,561,843	\$ -
Resources (Inflows):				
Taxes	26,887,955	26,887,955	26,824,091	(63,864)
Intergovernmental revenue	490,992	490,992	893,779	402,787
Charges for service	1,154,100	1,154,100	1,467,268	313,168
Investment income	100,000	100,000	50,399	(49,601)
Other income	175,500	175,500	448,349	272,849
Transfers from other funds	-	-	-	-
Amounts Available for Appropriation	<u>36,370,390</u>	<u>36,370,390</u>	<u>37,245,729</u>	<u>875,339</u>
Charges to Appropriations (Outflows):				
Current:				
General government	4,032,321	4,039,808	3,568,029	471,779
Public safety	3,912,495	3,942,282	3,748,222	194,060
Health and sanitation	509,264	509,264	504,357	4,907
Recreation & culture	543,455	544,046	466,654	77,392
Education	15,511,240	15,511,240	15,511,240	-
Public works	1,529,405	1,797,854	1,615,677	182,177
Beach and harbors	306,488	306,488	228,236	78,252
Library	341,808	343,062	347,598	(4,536)
County tax	1,488,326	1,488,326	1,488,326	-
Unclassified	773,990	784,432	194,202	590,230
Debt service:				
Principal	630,000	630,000	630,000	-
Interest	119,350	119,350	119,530	(180)
Overlay	505,277	505,277	-	505,277
Transfers to other funds	771,900	771,900	807,962	(36,062)
Total Charges to Appropriations	<u>30,975,319</u>	<u>31,293,329</u>	<u>29,230,033</u>	<u>2,063,296</u>
Budgetary Fund Balance, June 30	<u>\$ 5,395,071</u>	<u>\$ 5,077,061</u>	<u>\$ 8,015,696</u>	<u>\$ 2,938,635</u>
Use of undesignated fund balance	\$ 2,166,772	\$ 2,166,772	\$ -	\$ (2,166,772)
Use of designated fund balance	-	318,010	-	(318,010)
	<u>\$ 2,166,772</u>	<u>\$ 2,484,782</u>	<u>\$ -</u>	<u>\$ (2,484,782)</u>

See accompanying independent auditors' report and notes to financial statements.

SCHEDULE A

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2011

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
General government:					
Administration / personnel salaries	\$ 328,836	\$ -	\$ 328,836	\$ 286,826	\$ 42,010
Code enforcement salaries	219,567	-	219,567	221,035	(1,468)
Assessing salaries	145,101	-	145,101	143,012	2,089
Town clerk salaries	158,644	-	158,644	146,161	12,483
Town manager salaries	130,160	-	130,160	174,904	(44,744)
Office of planning salaries	96,462	-	96,462	-	96,462
Building department salaries	42,994	-	42,994	42,994	-
Benefits / insurances / taxes	1,736,500	-	1,736,500	1,507,427	229,073
Property / liability insurance	258,350	-	258,350	257,364	986
Hydrant rental	134,907	-	134,907	139,054	(4,147)
Street lights	105,000	-	105,000	95,021	9,979
Information center	40,415	-	40,415	40,415	-
Town manager expenses	149,050	-	149,050	70,799	78,251
Office of planning expenses	16,371	2,500	18,871	111	18,760
Manager of information systems	110,377	-	110,377	116,149	(5,772)
Administration expenses	94,131	-	94,131	93,581	550
Town clerk expenses	103,543	2,487	106,030	103,442	2,588
Assessing expenses	23,000	2,500	25,500	17,038	8,462
Code enforcement expenses	23,300	-	23,300	20,020	3,280
Survey and appraisal	7,000	-	7,000	3,301	3,699
Building department	63,888	-	63,888	54,778	9,110
Personnel department	29,225	-	29,225	23,829	5,396
Selectmen	15,500	-	15,500	10,768	4,732
	<u>4,032,321</u>	<u>7,487</u>	<u>4,039,808</u>	<u>3,568,029</u>	<u>471,779</u>

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2011

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Public safety:					
Police department salaries	1,714,821	-	1,714,821	1,706,844	7,977
Fire department salaries	832,931	-	832,931	795,693	37,238
Dispatch center salaries	290,798	-	290,798	272,920	17,878
Animal control salaries	37,092	-	37,092	18,115	18,977
Civil defense salaries	1,500	-	1,500	1,500	-
Police department operations	393,850	22,052	415,902	357,317	58,585
Ambulance service	269,000	-	269,000	269,000	-
Fire department operations	261,584	-	261,584	246,224	15,360
Dispatch operations	91,814	7,735	99,549	64,023	35,526
Animal control operations	14,455	-	14,455	11,832	2,623
Civil defense operations	4,650	-	4,650	4,754	(104)
	<u>3,912,495</u>	<u>29,787</u>	<u>3,942,282</u>	<u>3,748,222</u>	<u>194,060</u>
Health and sanitation:					
Transfer station salaries	154,504	-	154,504	149,899	4,605
Transfer station operations	354,760	-	354,760	354,458	302
	<u>509,264</u>	<u>-</u>	<u>509,264</u>	<u>504,357</u>	<u>4,907</u>
Recreation and culture:					
Recreation salaries	260,219	-	260,219	240,265	19,954
Recreation operations	260,160	591	260,751	209,202	51,549
R Jorgensen activity center	23,076	-	23,076	17,187	5,889
	<u>543,455</u>	<u>591</u>	<u>544,046</u>	<u>466,654</u>	<u>77,392</u>
Education	15,511,240	-	15,511,240	15,511,240	-

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2011

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Public works:					
Highway salaries	470,668	-	470,668	466,855	3,813
Highway operations	1,011,937	268,449	1,280,386	1,107,938	172,448
FEIMA	-	-	-	1,375	(1,375)
Building	36,800	-	36,800	31,409	5,391
Tree pruning	10,000	-	10,000	8,100	1,900
	<u>1,529,405</u>	<u>268,449</u>	<u>1,797,854</u>	<u>1,615,677</u>	<u>182,177</u>
Beach and harbors:					
Lifeguard salaries	120,410	-	120,410	69,774	50,636
Harbor master salaries	53,240	-	53,240	46,207	7,033
Parking lots salaries	31,824	-	31,824	29,931	1,893
Restroom lots salaries	15,565	-	15,565	12,306	3,259
Restroom cleaning operating	26,100	-	26,100	27,251	(1,151)
Harbor master operating	20,800	-	20,800	20,788	12
Beach cleaning operating	15,650	-	15,650	4,953	10,697
Lifeguard operating	18,699	-	18,699	11,531	7,168
Parking lot operating	3,400	-	3,400	4,866	(1,466)
Gazebo	800	-	800	629	171
	<u>306,488</u>	<u>-</u>	<u>306,488</u>	<u>228,236</u>	<u>78,252</u>
Library	341,808	1,254	343,062	347,598	(4,536)
County tax	1,488,326	-	1,488,326	1,488,326	-
Debt service:					
Principal	630,000	-	630,000	630,000	-
Interest	119,350	-	119,350	119,530	(180)
	<u>749,350</u>	<u>-</u>	<u>749,350</u>	<u>749,530</u>	<u>(180)</u>

SCHEDULE A (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENT OF OPERATIONS – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2011

	Original Appropriations	Budget Adjustments	Total Available	Actual	Balance
Unclassified:					
Grants	69,050	-	69,050	67,432	1,618
Clam conservation	6,332	-	6,332	5,311	1,021
Old post office	6,700	-	6,700	7,021	(321)
Historic preservation	2,750	-	2,750	50	2,700
Use of beach ranger carryforward	-	-	-	9,507	(9,507)
Conservation committee	3,140	-	3,140	2,723	417
Warrant articles - net	664,558	10,442	675,000	89,964	585,036
Union/NonUnion Salary Adj	21,460	-	21,460	12,194	9,266
	<u>773,990</u>	<u>10,442</u>	<u>784,432</u>	<u>194,202</u>	<u>590,230</u>
Overlay	505,277	-	505,277	-	505,277
Transfers to other funds					
Special revenue	573,500	-	573,500	624,562	(51,062)
Capital projects	198,400	-	198,400	183,400	15,000
	<u>771,900</u>	<u>-</u>	<u>771,900</u>	<u>807,962</u>	<u>(36,062)</u>
Total Expenditures	\$ 30,975,319	\$ 318,010	\$ 31,293,329	\$ 29,230,033	\$ 2,063,296

See accompanying independent auditors' report and notes to financial statements.

## TOWN OF WELLS, MAINE

COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS  
JUNE 30, 2011

	Special Revenue Funds	Capital Project Funds	Permanent Funds	Total Nonmajor Governmental Funds
<b>ASSETS</b>				
Cash	\$ 19,515	\$ 112,883	\$ 4,133	\$ 136,531
Investments	-	-	-	-
Due from other funds	4,163,700	2,693,756	-	6,857,456
Total assets	<u>\$ 4,183,215</u>	<u>\$ 2,806,639</u>	<u>\$ 4,133</u>	<u>\$ 6,993,987</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 2,347	\$ -	\$ -	\$ 2,347
Due to other funds	32,721	-	38	32,759
Total liabilities	<u>35,068</u>	<u>-</u>	<u>38</u>	<u>35,106</u>
<b>FUND EQUITY</b>				
Fund balance:				
Nonspendable	-	-	-	-
Restricted	3,396,155	-	4,095	3,400,250
Committed	757,377	2,805,656	-	3,563,033
Assigned	27,336	983	-	28,319
Unassigned	(32,721)	-	-	(32,721)
Total fund equity	<u>4,148,147</u>	<u>2,806,639</u>	<u>4,095</u>	<u>6,958,881</u>
Total liabilities and fund equity	<u>\$ 4,183,215</u>	<u>\$ 2,806,639</u>	<u>\$ 4,133</u>	<u>\$ 6,993,987</u>

See accompanying independent auditors' report and notes to financial statements.

## TOWN OF WELLS

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – NONMAJOR  
GOVERNMENTAL FUNDS

JUNE 30, 2011

	Special Revenue Funds	Capital Project Funds	Permanent Funds	Total Nonmajor Governmental Funds
<b>REVENUES</b>				
Intergovernmental revenue	\$ 917,182	\$ -	\$ -	\$ 917,182
Charges for services	26,757	-	-	26,757
Investment income	-	-	2	2
Other income	278,677	886	-	279,563
<b>TOTAL REVENUES</b>	<b>1,222,616</b>	<b>886</b>	<b>2</b>	<b>1,223,504</b>
<b>EXPENDITURES</b>				
General government	811,236	-	-	811,236
Public safety	73,264	-	-	73,264
Health and welfare	-	-	-	-
Recreation & culture	76,297	-	20	76,317
Public works	-	-	-	-
Beach and harbors	8,500	-	-	8,500
Library	9,227	-	-	9,227
Unclassified	493,711	-	-	493,711
Capital outlay	-	-	-	-
9B Landfill land acquisition	-	182,500	-	182,500
<b>TOTAL EXPENDITURES</b>	<b>1,472,235</b>	<b>182,500</b>	<b>20</b>	<b>1,654,755</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(249,619)</b>	<b>(181,614)</b>	<b>(18)</b>	<b>(431,251)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	624,562	190,695	-	815,257
Transfers (Out)	-	(7,295)	-	(7,295)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>624,562</b>	<b>183,400</b>	<b>-</b>	<b>807,962</b>
<b>EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER (USES)</b>	<b>374,943</b>	<b>1,786</b>	<b>(18)</b>	<b>376,711</b>
<b>FUND BALANCE, JULY 1</b>	<b>3,773,204</b>	<b>2,804,853</b>	<b>4,113</b>	<b>6,582,170</b>
<b>FUND BALANCE, JUNE 30</b>	<b>\$ 4,148,147</b>	<b>\$ 2,806,639</b>	<b>\$ 4,095</b>	<b>\$ 6,958,881</b>

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## ***DATES TO REMEMBER***

<b>December</b>	<b>1</b>	Dog Licenses Due
	<b>1</b>	Hunting/Fishing Licenses Available Clam Licenses Available Mid-December
<b>February</b>	<b>1</b>	Dogs Not Licensed / Assessed a \$15.00 Late Charge
<b>February/ March</b>		Abatement Appeal Deadline (185 days after commitment - Depending on actual day of Commitment)
<b>April</b>	<b>1</b>	Dogs Not Licensed / Assessed a \$25.00 Late Charge
		All Property, both Real and Personal, Assessed to Owner of Record, based on completion and condition of Property as of April 1 <sup>st</sup> .
<b>May</b>	<b>1</b>	Beach Passes on Sale ATV & Snowmobile Registrations Available
<b>June</b>	<b>30</b>	Fiscal Year Ends, Municipal Books Close
<b>July</b>	<b>1</b>	Fiscal Year Begins
<b>September/ October</b>		Tax Bills Committed and Mailed
<b>October/ November</b>		Interest Begins 46 <sup>th</sup> day after Commitment

**Helpful Hint:** When you get your new calendar at the beginning of the year, try writing down the first of the month when you need to license your dog, register your vehicle, and dates to obtain hunting, fishing and clam licenses.