



TOWN OF WELLS



ANNUAL REPORT

2024

For Calendar Year Beginning
January 1, 2024
Through
December 31, 2024



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Cover Photo Design by Rebekah Kelley

HOLIDAY AND MEETING SCHEDULE

Access the Wells Town Calendar on the Town website to view scheduled meetings, events, and holidays. Regularly scheduled meetings may vary due to holidays.

<https://www.wellstown.org/calendar>

Regularly Scheduled Meetings

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

SELECT BOARD 1st & 3rd Tuesday, 6:00PM

PLANNING BOARD 1st & 3rd Monday, 7:00PM

ZONING BOARD OF APPEALS 2nd & 4th Monday, 7:00PM

CONSERVATION COMMISSION 2nd Thursday, 6:00PM

COMPREHENSIVE PLAN UPDATE COMMITTEE 3rd Thursday, 6:00PM

STAFF REVIEW COMMITTEE 2nd & 4th Tuesday, 9:00AM

RECREATION COMMISSION 2nd Wednesday, 6:30PM
(Meets at Walter Marsh Recreation Facility)

LIBRARY (Meetings are held in Library Conference Room)

Board of Directors 2nd Wednesday, 6:00PM

Friends of the Library 2nd Wednesday, 10:15AM

WEMS BOARD OF DIRECTORS

Wells Police Dept., 1st Floor 3rd Wednesday, 6:00PM

WELLS SANITARY DISTRICT TRUSTEES

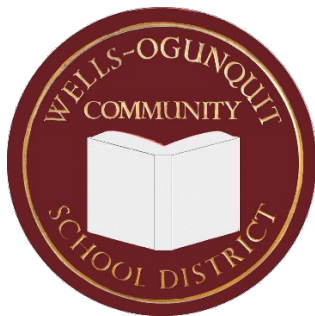
197 Eldridge Road Last Tuesday, 7:00PM

WOCSD SCHOOL COMMITTEE 1st Wednesday, 6:00PM
(Meets at Superintendent's Office, Route 1 campus)

ALL MEETINGS ARE OPEN TO THE PUBLIC

DEDICATION

James P. Daly, Superintendent Wells-Ogunquit Community School District



The Town of Wells proudly dedicates this year's Town Report to James P. Daly, Superintendent of the Wells-Ogunquit Community School District. James, better known as "Jim", moved to Wells from Arizona back in 2007 to become principal of Wells High School.

During his time as principal, Jim fought hard to improve the spirit and culture at Wells High School. He brought forward the idea of *The Warrior Lab*, a place for students who might normally fall through the cracks to utilize during the school day to "catch up" on their classwork. He also brought forth the "Breakfast of Champions" program to honor those in the school district, that were selected by faculty or administration, who go above and beyond their normal duties, studies or citizenship. He instituted a community service graduation requirement to help connect the youth with the citizens of Wells-Ogunquit thus giving back to this great community.

Being a former teacher and coach, he brought a sense of pride and spirit to the District. His leadership enabled our schools to always be ranked one of the top ten in the State of Maine and, as a result, also to have one of the lowest dropout rates in the state.

In 2015 he became superintendent of schools for Wells-Ogunquit Community School District. During his tenure, the schools have become the envy of the state. Jim is able to maintain low budget increases even though his teachers and staff are well compensated. His budgets never compromise the abilities to deliver to the children of Wells a top notch education. His communication and level-headed decision-making at all levels is considered to be prompt and fair.

Jim's two favorite things to say are, "*It's all about the kids*" and "*It's a team effort*". When he became in charge of the school budget, he decided to meet with town select boards at their meetings to present his budget and allow questions to be asked. These presentations are done twice due to the split between Wells and the sending town of Ogunquit. This was, and still is, unheard of in municipal government.

He also has bridged the gap between municipal government and town government thus allowing for a better relationship between both. It is with a spirit of cooperation that allows both the district and town to share more projects and information. He stresses safety of the child as his utmost importance. When informed of new door locks that would help block intruders, Jim made sure all the schools had them -within a week!

Jim is also quick to ensure the well-being of all citizens of Wells. During the holidays, the schools take care of those who might be having a tough time, making sure that they have food, presents or money to help pay the bills. His personal dedication to the community is often done quietly. He has been known to help build a float for homecoming the day after a tragic car accident claimed the lives of two students or to be in meetings with town departments the day after a local house fire to make sure the victims had food and shelter. He even once organized a search party of school personnel to help find a lost child late at night.

Jim and his wife, Tammy, with their three children, Shane, Kaliegh and Chad, made the transition from Arizona to Maine 18 years ago and immediately went to work acclimating themselves to the Town of Wells.

In Maine, it is often said that the only way you can be a “native “is to be born here. Although not “native” by those standards, it is apparent that the Daly family has endeavored to become a true part of this community. Therefore, it is with great pride and honor that we dedicate this year’s Town of Wells Annual Report to Jim Daly.



2024 REPORT OF THE TOWN MANAGER

It is my sincere honor to serve as Wells Town Manager. As Town Manager, I am able to share the passion I have for our community with the residents, my friends and colleagues, and those that visit this great Town. As a long-time area resident, it is very satisfying and enjoyable to dedicate my everyday efforts to Wells, as I continually strive to help shape our community to be the place where people choose to live, work, play, and visit.

The position of Town Manager can, at times, be complex. The Town Manager serves as the Chief Administrative Officer of the Town and is responsible to the Board of Selectmen for the administration of all Town affairs as prescribed by the Board and Town Charter. With that comes the responsibility of overseeing the overall operation and management of all municipal departments and employees, as well as the implementation of all policy decisions made by the Board of Selectmen.



Fiscal responsibility is a significant and constant focus of the Office of Town Manager. This is also the primary focus of the Town's Finance Director, Jodie Sanborn. Each year, over the course of several months, Jodie and I work closely with the various Department Heads, the Board of Selectmen, and the Budget Review Committee to develop an annual operating budget for the upcoming fiscal year. The proposed annual operating budget is closely vetted between January and April of each year, before advancing to the voters in June.

Along with the annual operating budget, the Town Manager, Finance Director, Board of Selectmen, Budget Review Committee, and Department Heads are also responsible for the development of a multi-year capital plan for the repair and replacement of major items related to the Town's infrastructure to include roads, sidewalks, bridges, and buildings. Capital items also include vehicles and equipment needed to maintain our infrastructure and meet the service requirements provided by the various departments of the Town. The purpose of the capital program is to establish a pragmatic approach to fund major purchases, and to schedule these purchases in a

manner designed to minimize drastic fluctuations to the tax rate that could occur if capital purchases vary widely each year. It is through strong fiscal management that the Town's capital program is generally able to successfully insulate the tax rate from wide swings from year to year.

I am pleased to report that the Town's most recent financial audit demonstrated that the Town continues to maintain a very strong financial position. During this reporting year, Wells experienced increased valuation, a declining tax rate, and a stable municipal budget structured to meet the increasing service requirements of our growing community. The Town's financial audit is available on the Town's website.

In reflecting back on the 2024 calendar year, the back-to-back storms in January that devastated much of our coastline set the tone for an extremely busy year. Those storms placed inordinate demands on nearly every municipal department. Public safety departments and the Department of Public Works met the storm head-on, working to evacuate residents and open roadways. The Code Enforcement Office then responded, ultimately identifying numerous properties as "unoccupiable" due to the severe damage incurred.



Yet, in true Wells fashion, our community pulled together to quickly start rebuilding damaged homes and buildings and restore the vitality of our beaches. Throughout the year, Town officials worked closely with the Federal Emergency Management Agency (FEMA) and the Department of Environmental Protection (DEP) to coordinate and expedite the permitting process required for the rebuilding of lost infrastructure.

As seasonal residents and visitors to our community began to arrive, many commented on how quickly the community appeared to have recovered. I credit the great staff that serve the Town of Wells as for many months they had worked tirelessly to foster the Town's recovery from the January storms, all while continuing to tend to the daily requirements of their respective positions.

Below, I offer highlights of some of the accomplishments we, as a Town, experienced during the 2024 calendar year. These achievements were made possible through the dedicated employees that serve this wonderful community, and by the support afforded us by the Board of Selectmen, the Town committees, and our residents.

Despite the many challenges that came with the storms at the beginning of the year, many great successes occurred including:

- The advancement of the Route 1 corridor redesign project. This project is recognized as a generational opportunity focused on the redesign of the entire length of Route 1 in Wells. Proposed enhancements include miles of new and improved sidewalks, reconfiguration of several intersections, to include adaptive traffic control signals, and the inclusion of bike lanes and possibly multi-use paths. The majority of the funding for this initiative is slated to come from outside sources.



- The acceptance of a grant from the National Oceanic and Atmospheric Administration (NOAA) in the amount of \$2,890,294.000 with a significant amount of these funds to be applied to the reconstruction of Drakes Island Bridge.
- The start of construction at the Wells Transportation Center that will provide for a second rail platform, leading to increased and improved rail service to our community and along the rail corridor.
- The start of the replacement of the Buffam Bridge Superstructure on Route 1.

- The arrival of Michels Construction and thousands of feet of dredge pipe resulting in a long-awaited dredge of thousands of cubic yards of sand along parts of our coastline and harbor.
- The rebuilding of many of the floats and moorings in our harbor resulted in Wells Harbor accommodating many more boats, significantly reducing the ever growing wait list of those wishing to moor in our beautiful harbor.



- The expansion of float and mooring space has allowed the York County dredge to now be moored in Wells Harbor, where, with proper permitting, it will be used to keep our navigation channels open and aid in the ongoing effort to restore and maintain our barrier dunes.
- The implementation of a moratorium on large scale residential development.
- The establishment of a Veterans Affairs Committee.
- The work of the Comprehensive Plan Update Committee continued forward.

- The increased pruning and/or removal of numerous trees impinging on powerlines has resulted in a very noticeable reduction in power outages. This effort will continue into 2025 and beyond.
- The establishment of an agreement that will allow cellular carriers to mount and power 4G/5G cellular radios onto our streetlights, intended to significantly improve cellular service along our primary travel corridors.
- The advancement of numerous road paving projects as the Town's commitment to maintaining a sound road infrastructure continued. Coinciding with the paving of roadways is improved drainage of these roads, designed to extend the life of the surface after paving.
- The advancement of new tennis and pickleball courts at the Town's Recreation Center continued with a planned opening by summer of 2025.
- The exploration of a possible merger of the Wells Emergency Medical Service (WEMS) and the Wells Fire Department was launched at the request of the WEMS Board of Trustees and with full support of the Board of Selectmen.
- The launch of funding for the Founders Park Community Center project. Although not a Town funded initiative, I would be remiss to not recognize in this report the fantastic work being performed by the Founders Park Community Center Ad Hoc Committee.



Meeting the challenges and opportunities I have highlighted above, along with many more not listed, required the dedicated work of the tremendous team of professionals that serve our great community. I cannot express enough my appreciation for the support of the Board of Selectmen, my Executive Assistant, Marianne Goodine, Town personnel, and the many active and engaged community members that continually contribute to the advancement of Wells.

I look forward to an exciting 2025. Please know I am here for you and will do my very best to assist you. I wish you all the best in the coming year.

Respectfully submitted,

Michael W. Pardue
Town Manager

Telephone Numbers

Emergency	Fire & Police	9-1-1
Wells Police	Non-Emergency	646-9354
	Fax	646-7800
	Animal Control Officer	646-9354
Ambulance	Business	641-8099
Fire	Business	646-7912
Administration	Town Manager	646-5113
	Fax	646-2935
Assessors		646-6081
Chamber of Commerce		646-2451
Emergency Management Director		646-7912
Code Enforcement		646-5187
Building & Plumbing Permits		
Finance and Tax Collection		646-5113
Real Estate Taxes, Vehicle Registrations		
Game Warden (Regional Headquarters)		800-295-2435
Hunting & Fishing Licenses		646-2882
Harbor Master		646-3236
Parks & Recreation		646-5826
Planning & Development		646-5187
Post Office (Moody)		646-7125
Post Office (Wells)		646-2984
Public Library		646-8181
Public Works		646-3014
Transfer Station		646-8647
Rachel Carson Wildlife Refuge		646-9226
Registry of Motor Vehicles (Kennebunk)		985-4890
Social Security Administration (Saco)		800-772-1213
Town Clerks		646-2882
Vital Records, Voter Registration, Fish & Game Licenses		
Visiting Nurses (York Hospital Home Care)		337-7300/877-564-3321
Vital Statistics (Augusta)		287-1919
Volunteer Coordinator		361-8130
Wells-Ogunquit CSD (Superintendent)		646-8331
Wells-Ogunquit Historical Society		646-4775
York County Commissioners (Alfred)		324-1571
York County Registry of Deeds (Alfred)		324-1576
York County Registry of Probate (Alfred)		324-1577
York County Sheriff's Department		324-1113

Public Utilities

Central Maine Power Company	800-696-1000
Kennebunk, Kennebunkport & Wells Water District	207-985-3385
Wells Sanitary District	207-646-5906
Consolidated Communications	855-980-5289
Spectrum (cable, phone, internet)	833-949-003

Municipal Listing

Town Manager	Michael Pardue
Tax Collector	Michael Pardue
General Assistance Administrator	Michael Pardue
Selectmen's Clerk	Michael Pardue
Public Access Officer	Michael Pardue
Assistant Road Commissioner	Michael Pardue
Single Assessor	Keeley-Anne Lambert
E911 Addressing Officer	Keeley-Anne Lambert
Finance Director/Treasurer	Jodie Sanborn
Public Works Director	Stephen Buckley
Town Engineer/Planner	Michael Livingston
Code Enforcement Officer	Jodine Adams
Building Inspector	Jodine Adams
Plumbing Inspector	Jodine Adams
Health Officer	Jodine Adams
Human Resource Director	Betsy Oulton
Police Chief	Jo Ann Putnam
Animal Control Officer	Ashley Slater
Fire Chief	Mark Dupuis
Emergency Management Director	Mark Dupuis
Fire Inspector	Mark Dupuis
Recreation Director	Tina LeBlanc
Harbor Master	Michael Yorke
Deputy Clam Warden	Michael Yorke
Assistant Harbor Master	James Black
Clam Warden	James Black
Selectmen's Recording Secretary	Cynthia Davidson
Library Director – Retired 12/3/2024	Cynthia Appleby
Town Clerk	Marybeth Pordon
Registrar of Voters	Michele Stivaletta-Noble
Town Historian	Vacant
Volunteer/Events Coordinator	Rebekah Kelley
Auditors	RHR Smith & Co.
Town Attorneys	Drummond Woodsum
School Superintendent	James Daly

Elected Officials

3 Year terms – expire in June

Select Board

John MacLeod, III, Chairman	2025
Scott M. DeFelice, Vice Chairman	2025
Kathleen D. Chase	2027
Timothy Roche	2027
James N. Smith	2026

Town Clerk

Brenda Layman – Retired 3/5/2024	
Marybeth Pordon	2026

Wells-Ogunquit CSD Committee Trustees

Helena R. Ackerson, Chairman	2025
Jason W. Vennard, Vice Chairman	2026
Jeffrey Sullivan	2027

Wells Public Library Board of Trustees

Maureen Connors, President	2027
Elise C. LaPlante, Vice President	2025
Peter F. Masucci, Treasurer	2025
Deborah LaPointe, Secretary	2026
Cynthia Daly	2027
Debra P. Flot	2027
James B. Purdy	2026
Darcy Lynch	2026
Alice Schleiderer	2025

Kennebunk, Kennebunkport & Wells Water District Trustee

Thomas P. Oliver	2025
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Wells Sanitary District Trustees

Dean C. Ramsdell, Chairman	2026
Justin R. Batchelder, Vice Chairman	2025
Anthony Arrott	2027
Jennifer L. Batchelder	2027
Alphonse Niski	2025
Nick Rico P.E., Superintendent	

Boards and Commissions

Assessment Review Board (3-year terms expire in July)

Richard Stellman	2027
Karla Bergeron-Wilcox	2026
Marilyn Falzone	2026
Mary Midura	2026
Susan Finnell	2025
<u>Alternates</u>	
Vacant	2026

Budget Committee (3-year terms expire in April)

Ronald Schneider, Jr, Chairman	2027
Brian Toomey, Vice Chairman	2026
William A. Wade	2027
David MacKenzie	2027
Adam Bloom-Paicopolos	2026
Robert Mulcahy	2026
Richard DeBold	2025
<u>Alternates</u>	
Mark Bagdasarian	2025
Vacant	2027
Vacant	2026

C.A.T.V. Regulatory Commission (indefinite terms)

Reginald Bennett
Timothy Roche
Town Manager acts as Advisory Member

Capital Improvement Committee

Board of Selectmen
Budget Committee

Conservation Commission (3-year terms expire in March)

V. Owen Grumbling, Chairman	2025
Steve Brennick	2027
William Spiller	2027
Chris Maccia	2026
Vacant	2026
<u>Alternates</u>	
James Roche	2027
Michele Stivaletta-Noble	2026
Linda Grenfell	2025

Comprehensive Plan Committee (3-year terms expire in January)

Jason Vennard	2027
Martin E. Morse	2027
Nick Tricarico	2026
Jonathan Moody	2026
Carol Desjardins	2026
David MacKenzie	2028
Christopher Chase	2028
Hunter Edwards	2025
Tim Gowen	2027
Vacant	
Vacant	

Dog Park Committee

- Elizabeth Allen
- Nancy Brubaker
- Charlotte Hendee
- Karen Hludik
- Rita Lloyd
- Karen McDonald
- Linda Trombley
- Laura Tewksbury
- Emma Malitsky
- Bryanna Welch
- David MacKenzie

Economic Development Advisory Committee

- Jaclyn Belmonte
- Katheryn Kelly
- Eleanor Vadenais

Energy Advisory Committee (3-year terms expire in August)

John Lillibridge, Chair	2027
Jacqueline Quinton, Secretary	2027
David Cilley	2027
Rosemary Riggieri	2027
Shannon Pierce	2026
Craig Merrow	2026
Avery Seuter	2025
<u>Alternates</u>	
Marc Cuthbertson	2027
Joshua Carruthers	2027
Vacant	

Founders Park Community Center Committee

Peter Hill
Danielle DeFelice
Marc Cuthbertson
Robert Foley
David MacKenzie
Timothy Wheeler
Brenda Piecuch
Ryan Liberty
James Kanak
Lilly Hager
Michael Braniff

Harbor Advisory Committee (3-year terms expire in August)

Michael J. Caplan, Chairman	2025
Charles Bashaw	2027
David Harrison	2027
Eric Sprague	2026
Derek Peters	2026
Phillip Breton	2026
Andrew Case	2025
<u>Alternates</u>	
Shawn Dumas	2025
Thomas Pappas	2027

Historical Preservation Commission (3-year terms expire in March)

9 Vacancies – Inactive Committee

Lodging Facilities Advisory Committee (1-year terms expire in June)

Katheryn Kelly, Chairman	2025
Ronald Avery, Vice Chairman	2025
Jim MacNeill	2025
Pamela McDonough	2025
Sharon E. Meyers	2025
David Quist	2025
Carol Desjardins	2025
<u>Alternates</u>	
Jacob Moody	2025
Vacant	2025

Personnel Advisory Board (3-year terms expire in July)

Maryanna Arsenault, Chairman	2026
James R. Berger	2027
Karla Bergeron-Wilcox	2027
Julia DeDominici	2026
Michael Livingston	2025

Planning Board (3-year terms expire in December)

Charles Millian, Chairman	2026
Brian Toomey	2027
Paul Baratta	2027
Steve Koeninger	2025
Joshua Lagasse	2025
<u>Associates</u>	
Tina Bacci	2025
David MacKenzie	2026

Public Access Advisory Committee (indefinite terms)

Board of Selectmen
Shannon Belanger, Studio Manager

Recreation Commission (3-year terms expire in April)

Laura Barra, Chairman	2027
Katie St. Pierre	2027
Stuart Wolf	2025
Anthony Tourigny	2025
Emlyn Chase	2027
Veronika Cryer	2027
Clifford Libby	2025
<u>Alternates</u>	
Nicole Thurston	2027
Vacant	2025

Shellfish Conservation Committee (3-year terms expire in March)

Vacant, Chairman	2027
Kenneth Lowell, Vice Chairman	2025
James Gagne	2027
Charles Brown, Jr.	2026
Maynard Bridges	2025
<u>Alternates</u>	
Matthew LeFebvre	2026
Michael Yorke	2026

Veterans' Affairs Committee (3-year terms expire in June)

Carl Shoemaker, Chair	2025
Daniel Kent	2027
Mary Harrison	2027
Cynthia Davidson	2027
John Howarth	2026
Elizabeth Howarth	2026
Kevin Campbell	2025
<u>Alternates</u>	
Bryce Waldrop	2025
Robert DeClercq	2026
Ken Reid	2027

**Voter Registration Appeals Board (3-year terms expire in June
Chairman term 4 years)**

Nancy Ford, Republican, Chairman	2025
Constance I. Bemis, Republican	2027
Cynthia Dubea, Democrat	2027
<u>Alternates</u>	
Mary Marra, Democrat	2026
Robert Zitzow, Republican	2026

WEMS (1-year terms expires in June/December)

Caleb Chase, Vice President	December	2025
Timothy Wheeler, Treasurer	December	2025
Donald Gonynor, Secretary	December	2025
Brian Toomey	June	2025
Rhonda Cole	June	2025
Matthew Magill	December	2025
Deborah Wineberg	December	2025

Zoning Board of Appeals (3-year terms expire in November)

John N. Ardini, Vice Chair	2027
Wilbur Gosbee	2026
Jason Heft	2026
John McDermott	2027
Thomas Pulsifer	2025
<u>Associate Members</u>	
Mary Midura	2026
Larry Duel	2027
Michael Braniff	2027

Election Staff

Reid Appleby	Rebecca Hunter
Anthony Arrott	Bonita Kershaw
Constance Beamis	Domingos Lamas
Karen Bragdon	Theresa Lamas
Karen Coady	Keeley Lambert
Cynthia Davidson	Paula Laskovsky
Robert DeClercq	Michael Livingston
Cynthia Dubea	Philip Lizotte
Margaret Duddy	Douglas MacPherson
Pamela Edwards	Patricia Maling
Beverly Esson	Joanne Metz
Thomas Esson	Mary Midura
Robert Ferns	Emma Morgrage
Wendy Ferns	Robert Richardson
Debra Flot	Linda Roulillard
Tanya Freeman	Linda Searles
Shannon Giddens	Brian Toomey
Raylene Grant	Karen Tufts
Susan Hansen	Judith Turner
Tricia Hazlett	Sally Whittaker
Tammi Hollins	Vickie Witham

State Legislative Delegation

State Senate

Joseph Rafferty (Dem)

3 State House Station
Augusta, ME 4333
Telephone: 207-287-1515
Toll Free: 800-423-6900

Monday – Friday
8:00 a.m. – 5:00 p.m.
Legislative Service: Senate 130th - 132nd

2-year term

Term expires: 2026

Legal Address:
49 Middle Rd
Kennebunk, ME 04043
Telephone: 207-590-9902
email: Joe.Rafferty@legislature.maine.gov

District 34

State House of Representatives

Robert A. Foley (Rep)

House Minority Office
2 State House Station, Room 332
Augusta, ME 04333-0002

Seat #133
Legislative Service: House 127th, 128th, 132nd
Senate 129th

2-year terms

Term expires: 2026

Legal Address:
57 Shady Lane
Wells, ME 04090
Telephone: 207-590-2144 / 207-646-2409
email: Robert.Foley@legislature.maine.gov

Districts 145&146

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Walter Gerard Runte, Jr. (Dem)

House Majority Office
2 State House Station, Room 333
Augusta, ME 04333-0002

Seat #32
Legislative Service: House 131st, 132nd

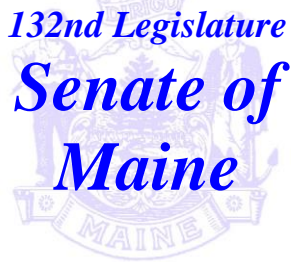
Term expires: 2026

Legal Address:
45 Fall Mill Rd
York, ME 03909
207-361-7143
email: Gerry.Runte@legislature.maine.gov

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- You may leave a message for your legislator during session.
- To reach your Representative: **1-800-423-2900**
TTY - please use Maine Relay 711
- To reach your Senator: **1-800-423-6900**
TTY - please use Maine Relay 711

If you wish to speak to a member of the staff, you may call the Office of the Clerk at 207-287-1400 or the Office of the Secretary of the Senate at 207-287-1540.



Senator Joe Rafferty
3 State House Station
Augusta, ME 04333-0003
Office (207) 287-1515

Dear Friends and Residents of Wells,

Thank you for the opportunity to serve as your State Senator. I am humbled and privileged to represent our community at the State House in Augusta. I promise to work hard for you every day.

Early this year, the 132nd Legislature began its first regular session, and we have been moving quickly ever since. Like the previous Legislature, I am once again chairing the Education and Cultural Affairs Committee. Given my prior experience on the committee, as well as in education, I believe I am well suited to continue looking for great policy that will positively impact our schools, educators and students. I have also been appointed to serve on the Joint Standing Committee on Labor. The rights of Maine employees are important to me and the members of the committee, and I look forward to looking at legislation that better protects them.

But I haven't just been busy in committee. I have also been fortunate enough to have a bill of mine be signed into law by Governor Mills. The bill is [LD 586](#), "An Act to Provide a Court Authority to Issue Proximity Restrictions in Protection from Abuse Orders." LD 586 strengthens enforcement of protection orders by removing loopholes that perpetrators often take advantage of to continue to harass survivors. It also creates an option for judges to provide specific locations that perpetrators cannot visit, such as the survivor's place of employment or an address they victim frequent, like their family members' homes. Judges have discretion in determining specific distances and locations based on the facts of the case at hand. This critical legislation will help protect survivors of domestic violence, sexual assault and stalking from further abuse.

If you'd like updates on the work I conduct at the State House and in the district, you can sign up for my newsletters at mainsenate.org. I am also active on social media and make an effort to share as many local updates as I can to be helpful to residents in our district.

I also want to remind you that I am here as a resource for you and your family. If you have a question or comment, please don't hesitate to reach out. You can email me at Joe.Rafferty@legislature.maine.gov, and you can call my office at (207) 287-1515.

It is an honor to represent you in the Maine State Legislature.

Sincerely,

A handwritten signature in black ink that reads "Joseph E. Rafferty Jr.".

Sen. Joe Rafferty
Senate District 34



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

Robert A. Foley

57 Shady Lane
Wells, ME 04090
Mobile: (207) 590-2144
Robert.Foley@legislature.maine.gov

January 2025

Dear Friends & Neighbors:

What an honor and privilege it is to have once again been elected to serve the good people of Wells! I hope each of you had the opportunity to experience a joyous holiday season with family and friends, and that 2025 brings you good health and prosperity.

State lawmakers took their oath of office on December 4, with a more balanced partisan composition of the Legislature being sworn in. The House of Representatives currently has 75 Democrats, 73 Republicans, one independent, one unenrolled, and one vacancy, while the Maine Senate consists of 20 Democrats and 15 Republicans.

Amongst the many challenges we, as policymakers, will face over the coming months leading up to the statutory adjournment date of June 18 are housing, energy, child welfare, and property taxes. Subject matter that will gain much of my attention will be those that fall under the jurisdiction of the Health Coverage, Insurance, and Financial Services Committee, to which I have been assigned the ranking Republican member.

As some effort to streamline the legislative process is being introduced early on, I am optimistic that legislative proceedings during the 132nd Legislature's First Regular Session will be run more efficiently. I encourage you to follow our progress online, <https://legislature.maine.gov/>, and to reach out to me personally if there are any State-related issues you would like to discuss.

Warmest regards,

Robert A. Foley
State Representative



HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0002
(207) 287-1400
TTY: MAINE RELAY 711

Gerry Runte

P.O. Box 32

York, ME 03909

Phone: (207) 361-7143

Gerry.Runte@legislature.maine.gov

Dear Wells Neighbors:

It is an honor to have the opportunity to continue serving you in the Maine House of Representatives. Over the next two years, I will be working hard as your advocate in Augusta to make life better for everyone in our district and in our state.

As of this writing, we have begun the first session of the 132nd Legislature. We have a lot of work ahead of us, which will include doing more to lower costs for Maine families, building an economy that works for everyone, increasing access to housing and health care, and more. I'm looking forward to working with all of my colleagues to tackle these challenges head-on.

Our most significant priority will be crafting a two-year state budget, which will shape the direction of our state in the near future. I will be fighting to ensure that the budget includes policies that will provide relief and make it easier for more Maine families to build their lives here and make ends meet.

This session, I have been appointed again to serve on the Energy, Utilities and Technology Committee, where we will work to improve the efficiency and reliability of our electricity system while lowering costs for ratepayers and continuing to work on meeting our climate goals.

Please feel free to contact me if you ever need my help. My email is gerry.runte@legislature.maine.gov, and my phone number is 207-361-7143. I also send out monthly e-newsletters that provide updates on our work at the State House and offer helpful information and resources. Please let me know if you would like to receive them.

I am grateful to be entrusted with this great responsibility, and I look forward to connecting with you over the next two years.

Sincerely,

A handwritten signature in black ink that reads "Gerry Runte".

Gerry Runte

State Representative

Maine Congressional Delegation

United States Senators

Susan Collins (Republican)

413 Dirksen Senate Office Bldg.
Washington, D.C. 20510-1901
Telephone: 202-224-2523
Email: senator@collins.senate.gov

6-year terms

Term expires: January 2026
District Office Address:
160 Main St.
Biddeford, ME 04005
Telephone: 207-283-1101

Angus King, Jr (Independent)

133 Hart Bldg.
Washington, D.C. 20510
Telephone: 202-224-5344
Email: www.king.senate.gov/contact

Term Expires: January 2031
District Office Address:
227 Main St.
Biddeford, ME 04005
Telephone: 207-352-5216

Representative to Congress

Chellie Pingree (Democrat)

2354 Rayburn House Office Bldg.
Washington, D.C. 20515
Telephone: 202-22-6116
Email: <https://pingree.house.gov/contact/contactform.htm>

2-year term

Term Expires: December 2027
District Office Address:
2 Portland Fish Pier, Suite 304
Telephone: 207-774-5019
Fax: 207-871-0720

Dear Friends:

It is an honor to represent Maine in the United States Senate, and I welcome this opportunity to share several key accomplishments for our state from the previous year.

As Vice Chair of the Appropriations Committee, I have secured nearly \$580 million for 230 projects across all of Maine's 16 counties to promote job creation, workforce training, and economic development; expand access to health care; support law enforcement; improve public education and infrastructure; and protect our environment. As the new Congress begins, I am honored to be taking the helm of the Committee, the first Mainer to do so in nearly a century, and I remain committed to ensuring that federal spending produces real results for our state and nation.

Maine has the oldest average age in the country, which is why I have long prioritized health-focused legislative efforts. There were more than 1,860 health care bills introduced during the 118th Congress. Only 15 health care bills were signed into law, and I was a lead sponsor of five of them. These bills will enhance care for individuals with Alzheimer's, autism, and substance abuse issues through improved research funding, strengthened public health programs, and increased support for rural first responders.

Another important bill that I coauthored was the *Social Security Fairness Act*. Since 2003, when I led the first-ever Senate hearing on the Windfall Elimination Provision and the Government Pension Offset, I have sought to end these provisions of the *Social Security Act* that unfairly reduce the Social Security benefits that public employees or their spouses have earned. I am pleased to say that with the passage of my bill, the *Social Security Fairness Act*, in December, public sector retirees will now receive the full Social Security benefits they have earned.

When the Maine way of life was under threat, I was certain to defend the interests of our state. I worked to protect Maine's potato farmers when the Department of Agriculture tried to reclassify the potato from a vegetable to a grain. I thwarted efforts to consolidate USPS mail operations at the Hampden postal facility, which would have disrupted mail delivery throughout our state. I sounded the alarm with leaders at the FBI and Departments of State and Treasury on the spate of illicit marijuana growing operations that are destroying properties and providing refuge to foreign criminals in our state. Following damage to our working waterfronts after last winter's storms, I secured \$15 million to help fishing communities recover. I championed funding to support the Maine Air National Guard base, Bath Iron Works, and Portsmouth Naval Shipyard.

As of last December, I have cast more than 9,100 consecutive votes, continuing my record of never missing a roll-call vote since my Senate service began in 1997. My ranking as the most bipartisan Senator reflects Maine's tradition of working with a spirit of cooperation and respect.

My highest priority as a Senator is to ensure that Maine's needs are met. If ever I can be of assistance to you, please contact one of my state offices or visit my website at collins.senate.gov.

Sincerely,



Susan M. Collins
United States Senator

ANGUS S. KING, JR.
MAINE

133 HART SENATE OFFICE BUILDING
(202) 224-5344
Website: <https://www.King.Senate.gov>

United States Senate

WASHINGTON, DC 20510

January 1, 2025

COMMITTEES:
ARMED SERVICES
CHAIRMAN, STRATEGIC FORCES
SUBCOMMITTEE
ENERGY AND
NATURAL RESOURCES
CHAIRMAN, NATIONAL PARKS
SUBCOMMITTEE
INTELLIGENCE
VETERANS' AFFAIRS

Dear Friends,

Each year comes with renewed hope – to celebrate each other’s successes and care for each other in times of need. I am thankful to each town in Maine for their commitment to their communities, to their citizens, and to this country. We always work together to get things done. This past year was no different.

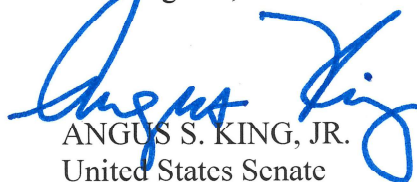
First, it was a true honor to be reelected to the United States Senate for another six-year term. Throughout my travels around the state, I heard many concerns about the cost of living and affordability of housing. Many of you also shared your concerns about access to medical and mental health services. The *Inflation Reduction Act* has been incredible for older people in Maine – Medicare is finally negotiating lower prices for prescription drugs, on top of the \$35 per month cap for insulin that took effect in 2023. We have an opportunity to build on what we have in common and do what Maine people do best; we will continue to help each other and lead through example.

I have also been consistently working to help our veterans. My team has repeatedly been successful in securing long-overdue recognition of military medals for many of Maine’s combat veterans and working to resolve issues with claims, travel pay, and access to healthcare and benefits our veterans earned through their selfless service to our country. I have also worked with my Veterans Affairs and Defense partners in Washington to successfully pass a national defense bill that strengthens our national security, takes care of our service members, and supports Maine businesses from Aroostook to York County.

I am also thankful to have such an incredible team across Maine available to you for hurdles you may face with the federal government. Whether it be veteran issues, social security problems, student loans, immigration, IRS and more, please never hesitate to reach out to my offices in Presque Isle, Bangor, Augusta, Portland, or Biddeford and allow us the chance to be part of your solutions.

Together, over the next six years, I know we can continue to build a stronger, brighter future for our great state. Thank you for being one of the reasons Maine is so special; it is not only a pleasure to serve you — it is a pleasure to know you. Mary and I wish you a happy and safe 2025.

Best Regards,



ANGUS S. KING, JR.
United States Senate

AUGUSTA
40 Western Avenue, Suite 412
Augusta, ME 04330
(207) 622-8292

BANGOR
202 Harlow Street, Suite 20350
Bangor, ME 04401
(207) 945-8000

BIDDEFORD
227 Main Street
Biddeford, ME 04005
(207) 352-5216

PORTLAND
1 Pleasant Street, Unit 4W
Portland, ME 04101
(207) 245-1565

PRESQUE ISLE
167 Academy Street, Suite A
Presque Isle, ME 04769
(207) 764-5124



CHELLIE PINGREE
CONGRESS OF THE UNITED STATES
1ST DISTRICT MAINE

Dear Friends,

As we welcome the New Year, I want to extend my sincerest well wishes for 2025: to you, your loved ones, and your community. I'd also like to share an update on what my team and I have been working on—and how we intend to continue serving Maine's First District in the next Congress.

One year ago, our state was reeling from a series of unprecedented winter storms. Thanks to the efforts of local, state, and federal officials, we're starting to rebuild. The Federal Emergency Management Agency and the Small Business Administration approved more than \$10.7 million in federal assistance for Maine households, businesses, and homeowners in the months following the storms. In addition, Maine received a \$69 million grant from the National Oceanic and Atmospheric Administration to support the climate-resilience goals outlined in *Maine Won't Wait*. More help is needed, no doubt, and I will continue to advocate for the support our state deserves. For more information about available resources, go to pingree.house.gov/disasterresources.

In 2024, \$1.7 billion in federal grant funding came to Maine—encompassing everything from conservation efforts and home-heating assistance to resilient infrastructure and affordable housing. My team was able to secure \$1.4 million in refunds for Maine taxpayers, along with \$639,000 in Social Security benefits. We also helped thousands of constituents file for work permits, veterans benefits, and passports, and wrote countless letters of support on behalf of our constituents.

I'm so proud of what we achieved in 2024, and I'm fully committed to building on those accomplishments in the 119th Congress. As ever, my team and I are ready to assist however we can. Please don't hesitate to reach out to my Portland office at (207) 774-5019, or by visiting pingree.house.gov/contact. We're also happy to provide information related to Congress's annual Community Project Funding (CPF) process, which allows nonprofits and local governments to apply for federal funding for specific projects. For more info, go to pingree.house.gov/communityprojectfunding.

I'm deeply honored that voters have chosen me to represent them once again in the U.S. Congress. It is a responsibility I will never take lightly—and a privilege I will always cherish.

Sincerely,

Chellie Pingree
Member of Congress



Assessor's Office, Town of Wells

208 Sanford Rd, Wells ME 04090

207-646-6081 Fax: 207-646-2935

**ASSESSOR'S ANNUAL REPORT
2024**

Assessments

1. County Tax	<u>\$ 2,156,409.00</u>
2. Municipal Appropriation	<u>\$27,996,276.00</u>
3. TIF financing plan amount	<u>-0-</u>
4. School/Educational Appropriation	<u>\$22,316,224.00</u>
5. Overlay (Not to exceed 5% of Net Assessment)	<u>\$272,595.85</u>
6. Total Assessments	<u>\$52,741,504.85</u>

Deductions

7. State Municipal Revenue Sharing	<u>\$ 950,000.00</u>
8. Homestead Reimbursement	<u>\$ 373,476.16</u>
9. BETE Reimbursement	<u>\$ 45,858.14</u>
10. Other Revenue	<u>\$ 11,605,310.00</u>
11. Total Deductions	<u>\$ 12,974,644.30</u>
12. <u>Net Assessment for Commitment</u>	<u>\$39,766,860.55</u>

Tax Commitment	Taxable Valuation	Tax Rate
\$39,766,860.55	\$6,540,602,065	.00608

Supplemental Taxes

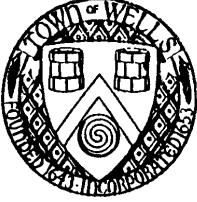
\$6,743.65

Abatements

\$15,449.34

Taxable Valuation 5 Yr. History

Year	Real Estate & Personal Property	Tax Rate per thousand
2020-2021	\$3,254,595,317.00	\$ 10.48
2021-2022	\$3,493,267,860.00	\$ 10.52
2022-2023	\$3,382,800,634.00	\$ 10.46
2023-2024	\$6,454,168,901.00	\$ 5.96
2024-2025	\$6,540,602,065.00	\$ 6.08



Assessor's Office, Town of Wells
208 Sanford Rd, Wells ME 04090
207-646-6081 Fax: 207-646-2935

ASSESSOR'S REPORT FOR 2024

The taxes for the 2024-2025 fiscal year were committed and due on September 30, 2024. The tax rate was \$6.08 per thousand dollars of value. Taxpayers had 185 days from the date of commitment to question or challenge their assessments. This year was the first year after the revaluation. As with any project like this, there are always corrections and adjustments to be made to ensure fairness in taxation. These changes resulted from cross-checks and detailed review of over 17,000 tax accounts. We continue to track sales, and this information will be used to determine when future adjustments are deemed necessary to maintain equity.

In the springtime, we started our yearly property review. With the growth that our town has experienced in recent years, it takes at least four months to cover this area. While two of us were out doing our review, the other two staff members are processing the information that was received after our contact with the mobile home/RV parks and local businesses. During this time, we also dealt with questions and issues relating to the second installment billing.

June to September was spent processing all the new data and updates for the 2024-2025 tax billing period that was based on ownership and condition of property as of April 1st, 2024, which is the assessment date each year per State statute for all municipalities in Maine. The tax bills were sent out in October, and we spent the next two months dealing with questions and issues raised about the new assessments.

During the winter months, we enrolled as many taxpayers as were eligible for the Homestead, Veteran and Blind Exemption Programs. May 1st 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.

We would like to thank and congratulate Diane Drescher on her long-awaited retirement. She has been an amazing resource for the Assessing Office and for the residents and employees of the Town of Wells. It's not often that someone comes along that can make everyone feel heard and understood. Her enthusiasm and energy will be missed. Please also help us congratulate Jessica Horta as she accepted the position of Assessing Clerk. We are very happy to have her join our team and keep us moving forward in new ways to help the public. As always, we sincerely thank the residents and will continue to work on your behalf to ensure your assessments are fair and equitable.

Respectfully submitted,

Keeley-Anne Lambert, CMA
Assessor, Town of Wells



REPORT FROM THE TOWN CLERK'S OFFICE

The Town Clerk's Office has had many changes throughout the year, which included the retirement of longtime employee Brenda Layman. Brenda started as the Deputy Town Clerk for her sister Jessica Keyes in 1999. She was elected as Town Clerk in 2020 and was re-elected to her second term in June of 2023. We wish her happiness and health as she begins this new chapter!

As we continue to improve our efficiency and customer service, we are excited to offer several online services to residents. This includes Inland Fisheries & Wildlife recreational vehicle registration renewals, Hunting & Fishing licensing, and Division of Animal Health online dog licensing. Please visit our website for more information.

Elections were a large part of our workload in 2024. A huge thank you to all the volunteers and employees who assisted. We could not have done it without you!



The 3 "Bobs"
L to R: Bob De Clercq,
Bob Richardson and Bob Ferns

ELECTIONS AND REGISTRATIONS

For the year ending December 31, 2024

Registered Voters	10,252
Unenrolled	3,955
Democrat	3,269
Republicans	2,723
Green Independent	169
No Labels	114
Libertarian	22
House Districts 145 & 146	

2024 Elections**Total Votes Cast**

Presidential Primary/ State Primary	March 5, 2024	2,076
Annual Town/School Meeting	June 11, 2024	1,738
Special Town Meeting	August 6, 2024	1,062
Presidential/General Election	November 5, 2024	8,595

From **January 1, 2024 to December 31, 2024**, the Clerk's Office issued the following:

Vital Statistics

Births	50
Deaths	167
Marriages	123

Licenses and Permits Issued

Dog	2,074	Saltwater Fishing	212
Food Truck	27	Shellfish	119
Liquor	40	Hunting/Fishing	223
Lodging	61	ATV	177
Victualler	61	Boat	413
		Snowmobile	154

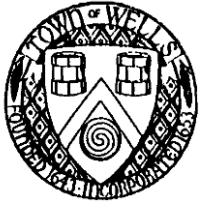
Dog Licenses

The State of Maine requires all dogs to be licensed after six months of age or within 10 days of ownership. Licenses expire December 31st of each year. Dogs are required to be licensed by January 1st of each year. Also, remember to bring in a current rabies certificate and/or neutering/spay certificate. Dog licenses are available online! The fees are as follows:

Male/Female	\$11.00
Neutered/Spayed	\$ 6.00
Late Fees after 1/31	\$25.00

Respectfully submitted,

Marybeth Pordon
Town Clerk



Town of Wells

Code Enforcement Office

Citizens of Wells,

This past year the Code Enforcement Office reviewed 1629 building permits vs. 1242 building permits in 2023. This past year showed 14 homes that were demolished and re-built with new single-family homes throughout the community.

The Community is exceptionally busy with renovation projects, additions, alternations, and updates to existing structures showing a lot of general construction activity not associated with New Single-Family Dwelling construction.

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 issuance of building permits, inspections, research, complaints, and counter service to customers makes up a large part of the services the Code Office offers.

Property Research is a free service that is offered for any inquiry regarding zoning, lot splits, use compliance, archived record retrieval and related questions for a parcel. Property owners, realtors, potential buyers, lawyers, banks, and contractors use this service. All inquiries are responded to by email. This service shows a very high volume of inquiries. The office performed requested research on 1060 properties in 2023.

Below is the calendar year statistics from January 1, 2024, thru December 31, 2024.

Permits Issued

New Single-Family Dwellings: 117 vs. 109 in 2023

New Single-Family Dwellings that are replacing an existing dwelling: 14 vs. 26 in 2023

Single Family additions, alterations & other: 937

New Commercial, addition, alterations & other: 298

Flood permits: 242

Demolition: 21

Total permits issued: 1,629

Total estimated cost of construction: \$579,487,058.04

Plumbing Permits Issued

Internal Plumbing Permits: 377
Subsurface Plumbing Permits: 87

Inspections: 3,931
Complaints: 232
Stop Work Orders: 51
Property Research Requests: 851
Phone calls: 4,081
Customers at the counter: 2,161

Respectfully submitted,

Jodine L. Adams, Director of Code Enforcement
Code Enforcement Officer

Wells Fire Department Annual Report - 2024

Introduction



The Wells Fire Department had an exceptionally busy and productive year in 2024. From responding to increased call volumes and overlapping incidents to actively engaging with the community and handling significant weather events, the department demonstrated resilience, dedication, and professionalism. This report highlights key statistics, major incidents, community outreach efforts, training initiatives, and the department's goals for the future.

Operational Statistics

In 2024, the Wells Fire Department responded to 1,829 calls, representing a 2.8% increase from the 1,779 calls in 2023. Overlapping calls became a notable challenge, with 606 overlapping incidents compared to 278 in 2023, reflecting a 75% rise. Additionally, the department responded to 68 fires in 2024, including seven working fires. Medical emergencies remained the most frequent call type, totaling 742 responses (40.6% of all calls), a 5% increase from the previous year.

INCIDENT TYPE	2024	2023	2022
Fire	68	39	44
Overpressure Rupture, Explosion, Overheat	2	3	2
Rescue & Emergency Medical Service Incident	742	707	671
Hazardous Condition	262	264	145
Service Call	208	218	216
Good Intent Call	252	226	164
False Alarm & False Call	284	279	268
Severe Weather & National Disaster	8	37	4
Special Incident	3	6	5
TOTAL	1829	1779	1519

Significant Incidents

The Wells Fire Department responded to several significant incidents in 2024, including seven working fires:

- 12 Whistlestop Cir (March 28)
- 50 Elm Lane (June 28)
- 44 Webhannet Dr. (July 5)

- 90 Spencer Dr (July 23)
- 129 Barefoot Cottage (September 18)
- 98 Glennwood Rd (November 8)
- 2124 Sanford Road - Pine Hill Commons (November 18)

Severe weather also challenged the department, particularly during the back-to-back ocean storms on January 10 and 13, resulting in 22 and 39 calls, respectively. As many as 12 coastal homes sustained significant damage. The ice storm on March 23 and the snowstorm on April 8 further impacted the community, requiring an extensive emergency response.

Community Engagement

The Wells Fire Department remained actively engaged with the community throughout 2024. Participation highlights included:

- **Days of Warming Event** at the Wells Ogunquit Senior Center on January 6.
- **Harbor Fest - Extrication Demonstration** on July 27.
- **Fire Department Open House** on October 5, providing public education on fire safety.
- **Wreaths Across America** on December 9, supported by multiple neighboring fire departments.
- **Veteran’s Wreath Laying Service** at Wells Ocean Cemetery, honoring 600 veterans.
- **5K Fundraiser** on October 26 in support of Call Firefighter Tyler McDermott.



These initiatives reflect the department’s dedication to fostering a strong connection with the community.



Training and Development

Training remained a top priority in 2024. Notably, the Wells Fire Department coordinated Electric Bus training with Ledgemere, enhancing firefighter preparedness for incidents involving electric vehicles. Additionally, the department conducted its first multi-agency active shooter incident training on October 17, collaborating with Wells Police, Wells EMS, Ogunquit Fire, and other agencies. These exercises helped refine emergency response protocols and improve interagency coordination.

Personnel Achievements

The department recognized the exceptional contributions of its personnel through various awards and ceremonies. On December 18, the department celebrated the one-year anniversary of four dedicated members: Left to right;), Justin Moon (Advanced EMT), Eric Beaulieu (Paramedic), Nathan Pierce (Paramedic), and Sean Tourigny (Advanced EMT).



The Firefighter Appreciation Event also honored those achieving milestone service awards and lifesaving awards for cardiac resuscitation incidents. Notable contributions included advancements in radio procurement, CPR training, and apparatus specification planning.

Future Outlook

Looking ahead, the Wells Fire Department is committed to continuous improvement. Collaborative efforts are underway with Wells EMS, the Town Manager, and the Board of Selectmen to explore a potential merger with Wells Fire. Additionally, the department is focused on completing approved capital projects, including the acquisition of new hoses, radios, and ocean rescue equipment.

Conclusion

The Wells Fire Department's dedication to service, safety, and community remains unwavering. Through operational excellence, ongoing training, and strong community partnerships, the department is well-positioned to meet the challenges of the future while ensuring the safety and well-being of Wells residents.

Respectfully submitted,

Mark Dupuis,
Fire Chief

Wells Ocean Rescue

- Wells Ocean Rescue faced staffing challenges last year, with only 19 lifeguards, 15 of whom were full-time during the season. This was a significant decrease from the previous year, when we had 25 guards, with only two working part-time.
- As a result of the staffing shortage, we had to reduce the number of lifeguard stands from 10 to 7. Crescent Beach could not be guarded last year. By lowering the number of stands, we were able to maintain two lifeguards per stand, ensuring adequate coverage of the large beach area.
- Despite these challenges, 2024 marked an achievement for Wells Ocean Rescue as we operated for the first time as a certified United States Lifesaving Association (USLA) organization. We are proud to be one of only three organizations in Maine to hold this prestigious certification.
- Due to the ongoing lifeguard shortage, the beach season was concluded after Labor Day. This decision was made to ensure safety and maintain appropriate staffing levels during operations.



Finance Department

The Finance Department is responsible for the collection and the disbursement of Town funds. The department is staffed with eight staff members, seven full-time and one part-time. The majority of the staff assists taxpayers with the collection of their property taxes as well as their motor vehicle excise tax payments and registrations. Funds are collected for Code Enforcement permit fees, Planning Department fees, Mooring fees, Seasonal Beach Stickers, Transfer Station Stickers and trash bags for the Town's Pay-As-You Throw trash disposal program. Staff process bank deposits for the Library, Police, Transfer Station and the Town Clerk's. The department is responsible for distributing the Town's mail and packages to the correct departments. The Town's budgeting, accounting, lien filing, tax lien foreclosure, general assistance administration, employee on-boarding, benefits administration, payroll and accounts payable are also handled by staff in this department.

We encourage you to review the Town's audited financial statements for fiscal year 2024 that are included in this report. A full set of financial statements with the auditor's report is available upon request and is also posted to our website in pdf format. Please call us at 646-5113 with any questions you may have.

The largest part of the administration of the Town's General Assistance Program, (including Special Fuel and We Are Wells) is speaking to residents and visitors about area resources, programs and opportunities that residents and visitors may not be aware of or were not sure of the eligibility requirements. The number one responsibility of the General Assistance Program is to help individuals find long term solutions and appropriate resources. The department also worked with The Outreach Committee, St. Mary's, the Messiah Christian Church, the Red Cross and York County Community Action to further assist families and individuals with programs that could be beneficial for them.

The department welcomed new staff in 2024. Nichole Orchard joined the department in March as Staff Accountant. Stephanie Correia started as an Assistant Tax Collector in May. In July, Jennifer Strangie filled the vacancy created by Jennifer Robinson who transitioned to the Town Clerk's Office as an Assistant Deputy Town Clerk. Throughout the year all department staff continued to attend required training. Jodie Sanborn was re-certified as Tax Collector and Treasurer. The remaining staff members are currently in various stages of obtaining the necessary training to be either re-certified or certified as Assistant Tax Collectors.

Our thanks to the Board of Selectmen, Budget Committee, Town Manager and all Town staff members for their assistance and support this past year.

Respectfully submitted by the Finance Department,

Jodie L. Sanborn, Finance Director

Nichole Orchard, Accountant

Tammi Hollins, Human Resource Generalist & A/P Specialist

Christine DeAngelis, Assistant Tax Collector/Motor Vehicle Agent

Lesley Nawfel, Assistant Tax Collector
 Stephanie Correia, Assistant Tax Collector
 Jennifer Strangie, Assistant Tax Collector
 Laurie Lord, General Assistance Coordinator

2024 Annual Report Statistics

2024 Taxes & 2024 Tax Liens

	<u>Billed</u>	<u>Collected</u>	<u>% Collected</u>
Real Estate	\$38,311,847	\$38,127,319	99.5%
Personal Property	\$155,003	\$150,462	97.1%
Total	\$38,466,850	\$38,277,781	99.5%

Total Number of Tax Bills Issued	17,018
Number of Tax Liens Filed	178

Motor Vehicle

Excise Tax Collected	\$3,731,068
Payments made to the State for Vehicle Registrations	\$1,925,742

Staff Processed Vehicle Transactions	24,953
Online Vehicle Transactions	3,530
Total Vehicle Registrations Processed	28,483

Total Accounts Payable Vouchers Processed	6,677
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Total General Assistance Expenditures	\$46,629
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Beach Parking

Number of Seasonal Stickers Issued	7,356
Pay and Display Meter Revenue	\$553,348
Seasonal Pass Revenue	\$264,285
Total Beach Parking Revenue	\$817,633
Total Beach Parking Expenses	\$732,820

Transfer Station Passes

Number of New Stickers	5,285
Number of Replacement Stickers	432
Total Stickers Issued	5,717

Wells Harbor

January saw the casual arrival of crews from Michels Construction, followed shortly by thousands of feet of dredge pipe, office trailers, excavators and a pipe fusing machine. The dredging of Wells Harbor labored along with many delays due to winter storms and permitting issues. Ultimately Wells had to get an extension to finish, which was granted over a weekend, after the original permit expired. The Army Corps and DEP requested a biologist be hired to oversee the demobilization of the dredge equipment. Our own Wells Harbor shellfish lab biologist, Olivia Hardy, took on the task of monitoring Piping Plovers for the clean-up.

After the dredge was complete, we began getting the mooring infrastructure in place. We moved away from the Helix mooring because of the associated expense of removing them. We decided to install pilings and floats in their place. The float and pile option turned out to be a great choice in the end. We were able to accommodate more boats, and all the connection hardware was out of the water, and easily accessible.

We contacted and offered everyone on the mooring waitlist a position on a floating dock, not all accepted, but we managed to get the list down to 20, which has since grown to 30. We still maintain 5 moorings in the inner harbor for commercial vessels, but these were changed to granite blocks so we can remove them if necessary.

The summer went reasonably smooth considering 40 extra boats were now permanent fixtures in the harbor.

Fall showed an opportunity to use the York County dredge for a cleanup, with the spoils being utilized for dune reconstruction, however beach front owners didn't appear too receptive to receive sand oddly enough, and the future of Wells beaches is unknown if this trend continues. Also stalling the project was the lack of FEMA funds for the dune reconstruction. York County officials were notified that you cannot start a FEMA eligible project, till the funds have been awarded. York County has postponed the project till the Fall of 2025, hoping for more cooperation with beachfront owners and funding to be fully awarded.

Since the harbor reconstruction, we have almost doubled the usual revenue stream, which is delegated to dredging and harbor improvements. This is great news as we are moving forward with a \$250,000.00 grant from the Maine DOT for improvements. This grant requires matching funds which we can accomplish with the added revenue.

Please visit Wells Harbor this season, for some spectacular scenery and boat watching. While you're here visit the Shellfish Lab and view the giant Blue Fin Tuna being landed at the pier, it's all right here in your own backyard.

Respectfully submitted,

Michael Yorke
Harbor Master

Wells Public Library



The Wells Public Library continues to keep up with current trends in both collection development and policymaking. We were delighted to announce that not only are we fine free, but replacement cards can now be obtained at no cost. We hope this change in policy will bring patrons with missing cards back into the library. In staffing news, Kayla Sawyer left her position as the Youth Services Assistant at the end of July to return to her teaching roots. After a lengthy search we welcomed a new Library Assistant to the Youth Services department in October. Sabrina Smyke came to us with a background in family enrichment, bringing an exciting fresh perspective. And after 5 years at the helm, Cindy Appleby retired at the beginning of December to focus on her new role as grandmother. Allison Herman stepped in as Interim Director as a search for a replacement was launched. 2025 promises exciting changes at the Wells Public Library!

Statistics

The library continues to grow and to be a major hub of the Wells community. Being so close to all the Wells schools helps create a family-friendly atmosphere. In 2024, we had 86,241 people visit us in person. We circulated 69,280 items, including books, DVDs, audio books, magazines, video games, activity kits, and music. We subscribe to CloudLibrary for digital content, and 8,074 items were circulated through this platform. There were 855 checkouts on Kanopy, our online streaming video service. Program attendance didn't disappoint: 9,911 children, teens, and adults attended 399 programs. For those without internet or printer access, the public computers serve an invaluable service. With users going on our computers 4,554 times, the total usage was a whopping 3775 hours. Our free Wi-Fi was also well utilized - 8,301 visitors connected to the internet with their own devices. 67 groups have rented our Community Programming Room, whether during library hours or after.

Technology

A Google Chromecast was purchased for and installed in the Community Programming Room. Hopefully this makes streaming easier for groups renting the room. We moved a television from the



Children's Room to just across from the front desk. It now has a rolling slideshow of programs and events happening at the library. The Wells Library has added a Merlin Viewer for patron use at the library thanks to a generous donation. The Merlin is a magnifier that helps vision-impaired people easily read books and magazines, read and write letters, manage financial records, view color photos, do crossword puzzles, and even pursue a favorite hobby. We're happy to demonstrate how to use it!

Respectfully submitted,

Allison Herman
Interim Library Director
Wells Public Library
www.wellslibrary.org

Wells Parks & Recreation

It's been a busy year as usual for the Recreation Department. This past winter there wasn't a lot of snow to play in, but we made the best of it and were able to get in our Downhill Ski program at Pleasant Mountain. The kids and families that participated enjoyed 5 great weeks of skiing on Sundays!

Along with our ski program we offered our well attended basketball programs this past winter which encompassed youth basketball, travel basketball, Kindergarten basketball, and Men's basketball League and Open gym. We had just over 400 participants combined.

In February, during President's Day weekend, we held our Annual 3rd & 4th Grade Girls Basketball Tournament which drew in 8 teams to compete for the Wells Rec Cup! York took home the winning trophy this year by outscoring Kennebunk by only one point for victory! We also teamed up with the Elks Club and hosted the annual Elks Hoop Shoot.



During the winter season we also offered Adult Volleyball, Youth Wrestling, Youth Swim Classes, Adult Zumba, and Adult Fitness Classes.

As the snow melted away along came Spring! During this time of mud season, we held our Indoor Soccer league and pre-season lacrosse clinics. We had our annual visit from the Easter Bunny the Saturday before Easter who hid over 3,000 eggs for the children of Wells to search for! It was such an uplifting time to see everyone outside again enjoying the fresh air. There were plenty of prizes handed out to the lucky ones who found the eggs with the tickets! It was a day filled with smiles and laughter!

As the fields cleared, we hosted our lacrosse programs including Youth Lacrosse, Little Laxers, and Sticklets. We squeezed in our Archery, Track & Field, Mad Science and Running programs as well during this busy time!



Throughout the school year we have our Before and Afterschool camps running which involve over 50 children. Some highlights of the program include demonstrations from Seacoast Science Center,

Chewonki Foundation, Mad Science, Wells Fire Dept & Police K-9, and Local Singer Paul Chase and his daughter.



During the Summer we offer our Summer Day Camp program which consists of 4 different camps for children going into the following grades: Going into Grade 1, Going into Grades 3 & 4, going into Grades 5 & 6, and Going into Grades 7-9th for Jr. Leadership.



Last year we hosted over 180 children in our Summer Day Camp program. The children enjoyed day-to-day activities, field trips, special entertainers, and much more throughout the summer!

We hosted a few other summer weeklong camps such as Field Hockey Camp, Basketball Camp, Seacoast United Soccer Camp, and Mad Science Camp.

Prior to Fall we were gearing up for the Annual Haunted Hayride. This past year's theme was "Nightmares". The community volunteers were onboard putting in hours of preparation to come up with some wonderful scary scenes. It was another sold out performance and an evening of entertainment had by all. The Recreation Department raised just over \$12,000 to go toward new playground equipment next year. We are looking forward to building a new shelter for parents & grandparents to sit and enjoy the kids on the playground at the Walter Marsh Recreation Area!





Our regular Fall programs went on as scheduled including Field Hockey, Soccer, Archery, Children’s Warrior Fun Dash, Odyssey of the Mind, Adult Zumba, and Mad Science.

Parents were able to enjoy a night out without their children if they chose to have them join our “Parent’s Night Out” evenings where we offered a variety of fun entertainment for their children while they could have a quiet or not so quiet evening out!

During the Christmas season we were visited by Santa Claus where the kids were able to sit on his lap and tell him about what they wanted for Christmas! There were over 100 children who were able to talk to Santa and they were not disappointed!

We held our annual Christmas Tree sales again this year selling just over 200 full size trees and 25 tabletop trees.

Most of our programs and special events could not take place without the help of the hundreds of volunteers that come forward to coach, referee, help with events, help run programs and help plan for future happenings! We had just over 400 volunteers last year who supported the community by being involved with the Recreation Department! Thank you to all of you who have given your time and loads of energy to make this community a better place for everyone.

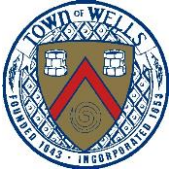
A special thank you goes out to the members of the Wells Recreation Commission Board who meet every month and help steer the department in the direction of supporting the community’s needs in the best way possible.

We are currently still working on finalizing the Pickleball and Tennis Courts. Our goal is to open in June of 2025 if all goes well. Keep an eye out on our website for more information about the upcoming summer season!

This past year we were able to replace the old Kabota tractor with a brand new one that includes a cab to keep Steven out of the elements during those stormy days finally! It’s a great addition to the department and we are always grateful for any new equipment acquired.

Respectfully Submitted,

Tina LeBlanc-Director
Wells Parks & Recreation



Planning & Development
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<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon L.M. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Planning & Development Department

The Staff

Shannon L. M. Belanger is the Town of Wells Assistant Planner. She has worked for the Planning Office for 20 years.

Michael G. Livingston, P.E., is the Town of Wells Engineer/Planner. He has worked for the Town for 14 years.

The Work

The Planning Office continues to provide staffing for the Wells Planning Board, Staff Review Committee and Code Enforcement Office with regard to Site Plan and Subdivision Applications. The Planning Office also provides support and staffing for the Comprehensive Plan Update Committee, the Lodging Facility Advisory Committee and participates in and supports various other committees and projects at the direction of the Board of Selectmen and Town Manager.

Ordinances

The Planning Office, at the direction of the Board of Selectmen and Planning Board, worked on various changes to Wells Ordinances. These Ordinances involved input from the public, Town Staff, Planning Board, and Board of Selectmen. Changes that were worked on and placed on Town Meetings for voter determination included:

3 changes passed at the June 2024 Town Meeting: (1) Retroactively amend Chapter 145 (Land Use) to change the performance standards and related definitions for Congregate Care and Life Care Facilities within the Residential A, Residential Commercial, General Business and Rural Districts. (2) Amend Chapter 116 (Floodplain Management) to update the Code as required by FEMA. (3) Zone Map change for Zone Map 133, Lot 25 and Map 134, Lot 24 from Residential Commercial District to General Business District.

14 changes passed at the November 2024 Town Meeting: (1) An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Town of Wells to Revise General standards for Lots, Water Supply, Streets and Land Features. (2) An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Town of Wells to Revise General Standards and Open Space Requirements. (3) An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Town of Wells to Revise Application Submittal Procedures and Add Review

Restrictions on Subdivisions and Subdividers in Default of Approvals. (4) An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Town of Wells to Add the Definition of Subdivider. (5) An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Town of Wells to Address Subdivision Defaults and Violations. (6) An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Town of Wells to Add Traffic Data Submissions for Preliminary Subdivision Applications. (7) An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Town of Wells to Revise Application Processes, Submittal Procedures and Notification Requirements. (8) An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells Relating to Nonconforming Lots and Nonconforming Developments. (9) An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells Relating to Residential Cluster Development. (10) An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells Relating to Multifamily Development. (11) An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells to Change Parking Requirements. (12) An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells to Eliminate Multifamily Dwellings and Multifamily Developments from the Rural District and Multifamily Developments from the Aquifer Protection District. (13) An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells to Change the Definitions of Standard Restaurant and Nonconforming Development and the Addition of a definition for Dominated by Woody Vegetation. (14) An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells to Add a new definition for a Funeral Home and add as an allowed use to the Residential A District, Residential Commercial District and General Business District and add a Funeral Home parking requirement.

Moratorium on Large Scale Residential Development

The Board of Selectmen conducted a public hearing on 4/16/24 on the impacts of development in Wells in response to growing public concern. A retroactive ordinance was approved by the voters at a Special Town Meeting held on 8/6/24. The ordinance placed a moratorium on all new subdivision applications consisting of 45 or more dwelling units. The moratorium was extended an additional 180 days by the Select Board to April 15, 2025. A total of 17 ordinance amendments were proposed and approved in 2024 to address growth and subdivision issues. Five new subdivision applications were submitted in 2024. Two applications were withdrawn. Three applications received preliminary subdivision approval but are pending for final review and approval. All three preliminary applications were not subject to the moratorium as they proposed 4 lots, 8 lots and 25 lots. Additional ordinance changes will be proposed in 2025.

Comprehensive Plan Update Committee (CPUC)

Per Ordinance adopted in November 2019, the appointed Committee held meetings and conducted a public hearing in 2023. The Comprehensive Plan Update was found to be complete and consistent on July 26, 2023, by the State of Maine. The Select Board acknowledged receipt of the Comprehensive Plan as presented by the CPUC on November 7, 2023, and held joint workshops January 2024 through April 2025. The Comprehensive Plan Update Committee reviewed and voted to accept the Select Board recommended changes in May 2024 and scheduled a public hearing to be held on June 27, 2024. The June 27th public hearing was held and the Committee voted to send the Comprehensive Plan as amended to the Select Board for their consideration. An investigation and evaluation of the June 27th public

hearing was conducted and reviewed by the Select Board. On December 30, 2024, the Select Board remanded the Plan back to the Comprehensive Plan Update Committee to conduct another public hearing.

Engineering Projects



Mike Livingston PE, the Town Engineer, continues to work on municipal projects at the request of the Board of Selectmen and Town Manager. These projects include the following: Harbor Road Sidewalk project and FLAP grant – Furbish Road Walking Lane FLAP grant; Coordinate conservation land surveys and acquisitions; Research and Surveys on public and private streets and road abandonments; coordination on the Town Facilities Assessment and Masterplan; and the Route 1 Corridor Study.

The Planning Office continues to work 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, 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.

Subdivisions

The Planning Office has reviewed numerous new subdivision applications and subdivision amendment applications located throughout the Town. The following applications were approved from January 1, 2024, to December 31, 2024.

A total of 17 subdivision applications (preliminary, final, and amendments) were approved. This resulted in the approval of 47 new dwelling units and 84.88 acres in new dedicated open space. This means for every lot/dwelling approved, 1.8 acres of open space was dedicated. Additionally, 29 lots/dwellings were granted preliminary approval but not final approval.

Subdivision Name	# Dwellings/ Lots	Description	Map/ Lot	Location	Internal Road Name(s)	Date Approved	Open Space Total
Fairway View Village	46	Final Subdivision Amendment to relocate some units, note changes	0032-013	Off of N. Berwick Road and Fieldside Lane	Fieldside Ln, Joseph Way, Jennifer Lane, Haleys Ct, Sophies Way, Striper Way	1/8/2024	45.91*
Bragdon Meadows	11	Final Approval for 11 lot/DU residential cluster subdivision	0030-016A	Off of Bragdon Road	Coyote Way	3/4/2024	16.37
Chick Crossing Village	20	Final Approval for 20 lot/DU residential cluster subdivision	0083-008	Off of Chick Crossing Road	Lydia's Circle	3/4/2024	44.11
Littlefield Landing	5	Final Subdivision Amendment to alter well and septic location on lot 2	0025-031-C-1 to 031-C-5	Off of Littlefield Road	Sabrina Way	5/6/2024	0*
Fairway View Village	46	Final Subdivision Amendment to	0032-013	Off of N. Berwick Road	Fieldside Ln, Joseph Way, Jennifer Lane,	6/17/2024	45.91*

		eliminate golf course encroachment and update buffering		and Fieldside Lane	Haleys Ct, Sophies Way, Striper Way		
Old Marsh Golf Club	131 + 18 golf course	Final Subdivision Amendment to relocate golf course encroachment	0033-001	Off of Littlefield Road	Clubhouse Rd; Golfers Dr; Highland Cir; Championship Way; Bridge Ln	6/17/2024	80.4*
Westhaven Preserve Subdivision	15 lots/DU	Denial of Subdivision Amendment seeking to relocate a well and septic system for lot 1	0060-010	Off of Sanford Road	Westhaven Ln	6/17/2024	6.73*
Danis Subdivision	1 lot/17 DU	Preliminary Subdivision Approval for a 17 unit Multifamily Development	0143-004	Off of Post Road	To be determined	6/17/2024	5.5
Dells Downeast Subdivision	13	Final Subdivision approval for a 13 lot/dwelling unit major subdivision with private road and open space	0017-016	Off of Hiltons Lane	Wildwood Dr	7/15/2024	24.4
Webber Ridge Subdivision II	10	Final Subdivision Amendment to revise well and septic system location on lot 6	0016-008-6	Off of Green Road	Webber Ridge Ln	9/9/2024	12.4*
Tidewater Landing	17	Final Subdivision Amendment to change lot line change between lots 10 and 11	0140-006-1 to 006-17	Off of Post Road	Tidewater Way	9/23/2024	6.7*
Villages at Highpine	120	Final Subdivision Amendment to add 38 guest parking spaces, 24 optional spaces and dog park	0060-018-A and 018-EXE	Off of Sanford Road	Independence Way, Patriot Pl, Warrior Dr, Clover Dr	9/23/2024	458.78*
Willow Bend Subdivision	10	Final Subdivision Amendment to change as-built plan and finish course of pavement deadlines	0025-011.1 to 011.10	Off of Loop Road	Willow Bend Ln	9/23/2024	23.67*
Coastal Crossing Subdivision	1 lot; 3 units	Minor Subdivision approval for 3 single family dwellings on 1 lot (Multifamily Development)	0117-031	Off of Littlefield Road	Beacon St	10/21/2024	0
Hawks Nest Subdivision	8 lots/DU	Preliminary Subdivision Approval for 8 lot/DU major cluster subdivision	0053-013-A	Off of Bald Hill Road	Hawks Nest Ln	10/21/2024	10.8
Wesley by the Sea – Phase 5	19 lots, 20 DU	Preliminary Subdivision Amendment approval to add 4 lots/DU to the major cluster subdivision	0079-002-10	Off of Harriseckett Road	Dorfield Lane	11/18/2024	8.9*
Forest Village North – 1810 Post Road	1 lot, 1DU	Final Subdivision Amendment to change screening and utilities	0139-016A	Off of Post Road	Sylvan Way	12/16/2024	8.4*

(Note: acres* indicates this open space previously approved, figure is not new open space).

Site Plans

Businesses that obtained Site Plan and Site Plan Amendment approval from January 1, 2024, to December 31, 2024 include the following applications which received approval by the Wells Planning Board (PB), Staff Review Committee (SRC), Code Enforcement Officer/ Town Planner (CEO), and Planner for field changes.

A total of 33 site plan/amendment applications were approved. 12 PB, 14 SRC, 4 CEO/ Planner and 3 Field Changes.

Map/ Lot	Business Name	Description	Address	Approval	Authority
0147/002	A Joyful Noise	Field Change - add propane tanks with bollards	2128 Post Rd	1/10/2024	Planner
0123/076	Belle of Maine	Amendment - add a dumpster in buffer	1139 Post Rd	1/22/2024	PB
0135/001	Marina LLC	Field Change - add signage instead of directional arrows on pavement	1574 Post Rd	1/24/2024	Planner
0123/073	Aubuchon Hardware & Borealis Breads	Amendment - as-built conditions of property, canopy over propane area, generator, dumpster, parking restriping	1165 Post Rd	2/21/2024	SRC
0114/036	Scoop Deck	Amendment - Add food truck and move dumpster	6 Eldridge Rd	2/28/2024	CEO/ Planner
0134/022	Guerrette Property Laundry Service	Amendment - change lot line, add dumpster area, depict new dwelling	178 Sanford Rd	3/26/2024	SRC
0117/053	The Beaches	17 unit motel complex with associated parking, pool, two- dwelling units/office	773 Post Rd	4/15/2024	PB
0135/008	Abenaki Professional Park - Lehoux Art	Amendment - Unit B1 change use to add Service, Personal service, office, retail and wholesale use	1662 Post Rd	4/24/2024	CEO/ Planner
0043/003.A.EXE	YCCC	Amendment- pedestrian access gate changes	112 College Dr	5/8/2024	CEO/ Planner
0121/016	Blue Horizon Motel	Amendment- depict existing site conditions, landscaping and parking changes, manager's dwelling unit	39 Mile Rd	5/14/2024	SRC
0131/001.EXE	Wells Harbor Park Plan	Amendment- revised boat trailer parking lot, add 15' x 34' building for municipal use	362 Harbor Rd	5/14/2024	SRC
0050/027.G	Shaw's Parking Lot	Amendment - create a new 50 space parking lot to the north of the existing parking lot	Spencer Dr	5/20/2024	PB
0120/019	Olympia Plaza - Curaleaf	Amendment - change hours of Medical Marijuana Dispensary use	913 Post Rd	6/3/2024	PB
0133/009	175 Depot Road - Ani's Bagel Café	Amendment - Building 2: two Dwelling Units (2nd Floor of Building 2); 2,597 SF Business Retail or 35 seat Standard Restaurant use (1st Floor of Building 2); Building 1: 4,962 SF Business Retail, Office, Service, Personal Service, Contractor, and/or Wholesale use with 750 SF accessory outdoor retail plant sales.	175 Depot Rd	6/3/2024	SRC
0135/023.A	Fisherman's Catch Restaurant	Amendment - expand seating to 155 seats, building addition/deck, expand parking lot and reconfigure site	134 Harbor Rd	6/3/2024	PB
0040/003.3	Wild Bevy	Amendment- increase parking, enlarge food truck area, relocate dumpster	596 N. Berwick Rd	6/11/2024	SRC
0121/021	New England Trading Co.	Amendment - Change of use, depict existing site conditions and parking changes	953 Post Rd	6/11/2024	SRC

0135/016.A	Lindsey Green Condos	13 motel unit Lodging Facility existing conditions	1627 Post Rd	6/11/2024	SRC
0129/027.EXE	Ocean View Cemetery	Amendment- eliminate easement, change lot line, add more burial plots	1485 Post Rd	7/1/2024	PB
0027/003	Seal Harbor Contractor Units at Beach Dreams	Amendment- 3 business contractor use units (B1, B2, B3) reconstructed, parking reconfigured	392 Post Road.	7/15/2024	PB
0117/053	The Beaches	Amendment - alter lodging facility office hours	773 Post Rd	7/15/2024	PB
0041/001.EXE	Wells Transfer Station	Amendment- add restroom building, trailer staging area and utilities	386 Willie Hill Rd	7/23/2024	SRC
0135/004.1	Hazy Hill Farm	Field Change - revised landscaped buffer	1614 Post Rd	9/9/2024	Planner
0051/003.A.EXE	Wells-Ogunquit Community School District	Amendment - add 3.68 acres to WOCSD parcel to create a Multipurpose Athletic Field for school use	1470 Post Rd	10/7/2024	PB
0050/027.B	Shaw's Distribution Center	Amendment- Add 315 SF smoking shelter, 2 canopies, parking updates and trailer wash area	205 Spencer Dr	10/29/2024	SRC
0139/033.B	Point East Condominium	Amendment - patio addition with 2 new walkways; pool expansion, hot tub expansion, pool patio expansion, pool house expansion, restriping of parking spaces and the emergency turnaround area, removal of pavement, revegetation of buffer area, allow turn lane exits onto Route One, and after the fact approval of an access easement granted to abutting lot 33-A.	1801 Post Rd	11/4/2024	PB
0147/013	R&L Properties Contractor Units	Amendment- replace/revise landscape buffer, revise drainage and utilities.	2229 Post Rd	11/8/2024	PB
0040/003.1	Garthwaite Energy	Amendment - relocate generator, add 8.5' x 40' storage container, relocate parking	574 N. Berwick Rd	11/13/2024	SRC
0143/012	Naviina Salon	Amendment - Personal Service use change, add parking, resolve buffer violation and new curb cut added onto Route One	1927 Post Rd	11/13/2024	SRC
0050/027.G	Shaw's Parking Lot	Amendment - change deadline to construct parking lot, install signs, install Knox box, install plantings	Spencer Dr	11/18/2024	PB
0135/023.A	Fisherman's Catch Restaurant	Amendment - add a 10' x 20' shed, move propane tank and dumpster, phase parking lot and deck construction	134 Harbor Rd	11/25/2024	CEO/ Planner
0114/037	Anchor Real Estate	Amendment - change use to business office on 1st floor and add parking	32 Eldridge Rd	11/26/2024	SRC
0143/012	Naviina Salon	Amendment - add 260 SF building addition for personal service use, add ADA ramp and adjust parking	1927 Post Rd	12/23/2024	SRC

Other Projects

The Planning Office continues their involvement with the construction and inspection phase of subdivision and site plan developments. The Planning Office keeps 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.

GIS Mapping continues to grow in use and application for the Planning Office, Tax Assessor Office and Code Enforcement Office and other Departments as well as local realtors and land use consultants. The NearMap aerial imagery program was also implemented.



Assistance with surveys and documentation associated with the purchase of conservation lands.

Research questions from the public, realtors, consultants and lot owners.

The Planning Office continues to stay involved with various boards and committees throughout the Town and State to keep our office informed about 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 projects involving Southern Maine Planning and Development Commission. The Planning Office also participates in meetings regarding MDOT road improvements for Route 1, Route 9 and Route 109.

Other Ordinance Changes under consideration

Compliance with LD 2003. Short Term Rentals (STR) requirements and licensing. Workforce Housing requirements. Updates to Accessory Dwelling unit requirements.

Conversion to Enterprise Fund

Both Planning and Code Enforcement departments as of July 1, 2024, were funded by application fees and permit fees.

Town Website and Studio



Shannon continues in her role as a Website Administrator for the town website to which many hours are devoted over the past 17 years.

Shannon is the Studio Manager. She ensures all live video streams for Board and Committee meetings are aired on Channel 3, Townhall Streams, Facebook and YouTube; maintains equipment in good working order; and makes sure all meetings are staffed by trained studio operators.

Respectfully submitted,

Michael E. Livingston, P.E.
Town Engineer/Planner



Wells Police Department

“Impartiality, Integrity, Courage”
2024 Annual Report

The Wells Police Department is committed to fostering a safe environment for all members of the community. We pride ourselves on being a close-knit team dedicated to upholding the highest standards of professionalism, respect, and compassion in all our interactions. Every member of our department from officers, dispatchers, ACO to administrative staff plays a critical role in ensuring the safety and well-being of the citizens we serve.

We understand the significant responsibility that comes with the trust placed in us and approach every situation with the utmost care, professionalism, and respect. Whether responding to an emergency, providing guidance, or engaging in routine community interactions, our goal is always to foster a sense of trust within our community. Every individual, regardless of the situation, is treated with dignity and respect. We prioritize building positive relationships with all members of the community. We also recognize the importance of empathy in law enforcement, and we are committed to offering support, understanding, and assistance, especially during challenging or distressing situations.

Over the past year, the Wells Police Department has successfully integrated small unmanned aerial systems (sUAS), commonly referred to as drones, into our operations. This initiative was led by Sgt. Chris Baez and has significantly enhanced our capabilities in both emergency response and community engagement.

Early in the year, we obtained all necessary federal certifications to legally and safely operate our drone program in compliance with FAA regulations. This step laid the foundation for the responsible and effective deployment of our drone across a variety of missions.

Our drone has proven to be a valuable asset in search operations, allowing us to quickly cover large areas and access difficult terrain, which in turn increases the chances for a positive outcome. The UAS has also played a key role in enhancing scene security and overwatch during critical incidents, providing officers with real-time aerial perspectives that improve situational awareness and informed tactical decisions.

In 2024, a total of 14 drone deployments were conducted to assist with various operations. The calls ranged from searching for missing people and suspects to event overwatch. The drone was used in both rural and urban settings as well as over the beaches and ocean.

Beyond tactical operations, the drone has also served as a tool for community engagement. We've proudly introduced the technology during parades and promotional events, where the public has had the opportunity to see how modern tools are being used to keep our community safe.

Looking ahead, we believe this technology will remain an invaluable component of our mission to protect and serve our community.

Personnel

In 2024 we welcomed a new dispatcher, two new officers and a new K-9 to the department:

Sarah McGregor joined our Public Safety Dispatching team on January 2nd. She is a 2011 graduate of Sanford High School. During her high school years, Sarah attended the Sanford Regional Vocational Center, focusing on Graphic Arts.

Before joining our team, Sarah worked at the Kennebunk Savings Bank in Wells. She also spent 11 years working with Hanson Enterprises in Ogunquit, gaining extensive experience in customer service. Her background brings valuable communication and organizational skills to her position as a dispatcher.

Sarah has successfully completed her field training and has met all necessary requirements for certification in emergency medical dispatching and emergency fire dispatching. Her training ensures she is fully prepared to handle the critical responsibilities of her role.

On July 2nd, Officer Donald Morse and his K-9 partner, Indy, began their duties at the Wells Police Department. Officer Morse, a graduate of Dover High School in 2011, furthered his education at Plymouth State University in Plymouth, NH. He graduated in 2015 with a Bachelor of Arts degree in Criminal Justice.

Before joining the Wells PD, Officer Morse served at the Barrington NH Police Department for six years. Over the past four years, he has been a K-9 handler, showcasing his skills and dedication in law enforcement.

K-9 Indy is a 4-year-old Belgian Malinois and serves as Officer Morse's trusted canine partner. Indy is a fully certified patrol dog, skilled in a variety of tasks, including tracking, evidence recovery, apprehension and building searches. In addition to these essential patrol duties, Indy is also a certified narcotics detection dog.

Since joining the Wells Police Department, K-9 Indy has been called upon numerous times for various assignments. One notable incident involved Indy locating an individual in crisis who had wandered off, showcasing the value of the K-9 team in critical situations.

Officer Morse and K-9 Indy bring a wealth of experience and expertise to the Wells Police Department. Their partnership is an asset to the community, providing invaluable support in both emergency situations and routine law enforcement duties.

Officer Monica Fahy officially started with Wells PD on July 9th. She brings with her a wealth of experience and knowledge, having served in law enforcement for several years.

Officer Fahy is a graduate of Inland Lakes High School in Indian River, Michigan. She went on to earn a Bachelor of Science degree in Criminal Justice/Law Enforcement from Lake Superior State University in Sault Ste. Marie, Michigan, in 1997.

Officer Fahy has an extensive background in law enforcement, starting her career with the Sault Ste. Marie Police Department, where she served for seven years. In 2005, she joined the Saco Police Department, where she worked until joining Wells PD. During her tenure with Saco PD, Officer Fahy was promoted to Sergeant in 2018. She has held a variety of roles including Field Training Officer, Detective, Court Officer, and School Resource Officer.

Both Officer Fahy and Officer Morse bring invaluable experience to our department and will be instrumental in furthering the mission of the Wells Police Department. We are excited to have them join our team, where they will no doubt continue to serve the community with the utmost dedication and professionalism.

Employee Milestones:

The following individuals were acknowledged for their dedicated years of service with the department in 2024.

Dispatcher Jason Lizotte	25 years
Captain Kevin Chabot	20 years
Corporal Jeffrey Galasyn	10 years
Corporal Karl Roy	5 years
Officer Emily McPadden	5 years
Officer Nicholas Cousins	5 years

Animal Control

In 2024, Animal Control Officer (ACO) Ashley Slater had another productive and demanding year, responding to a wide array of animal-related calls in the Town of Wells. Throughout the year, ACO Slater responded to a total of **1,608 animal calls**, covering a diverse range of issues and emergencies.

- **Wildlife Calls:** 500
- **Dog Bites:** 59
- **Dogs at Large:** 206

In addition to responding to these calls, ACO Slater was dedicated to ensuring the safety and welfare of both domestic and wild animals in the community. As part of her ongoing efforts to promote responsible pet ownership, she successfully helped enforce the licensing of **over 2,100 dogs** within the town. ACO Slater also organized another successful **Rabies Clinic**, partnering with York County Community College. Over **80 animals** were vaccinated, with all proceeds benefiting the Veterinary Technology Club at the college. This event not only helped protect the community but also supported local education.

ACO Slater worked closely with several wildlife organizations, including the **Center for Wildlife** and the **Saco River Wildlife Center**, to ensure that injured or orphaned wild animals received the care they needed. She personally provided care for a variety of species, including raccoons, foxes, skunks, bats, a wide variety of birds, seals, groundhogs, turtles and more!

ACO Slater's work in 2024 demonstrated her commitment to the safety, welfare, and well-being of animals in the Town of Wells. Her efforts, from addressing wildlife issues to organizing public health initiatives like the rabies clinic, have made a positive impact on the community.



[A couple of little bandits that needed some help.](#)

Training and Open House

October 5th marked a significant milestone for our agency as we had the privilege of hosting our long-awaited Open House. This special event was a fantastic opportunity for us to connect with the community and showcase the vital work that our police department and first responders do daily.

- **Tour of the Facility**



Attendees were invited to explore various areas of the police department, gaining a behind-the-scenes look at our operations. The tour included the dispatch center, administration area, lab, defensive tactics room, locker rooms, fitness room (gym), and the ever-popular prisoner booking area. Visitors were fascinated to see where and how the critical work of law enforcement is carried out.

Left: Sgt. Baez and the department drone, “Slingshot”.

- **Community Lunch**

Police officers, dispatchers, and firefighters joined forces to cook and serve lunch to our guests, creating a warm and welcoming atmosphere. The food provided an opportunity to interact with our staff in a casual, friendly setting. A big shoutout to FF Matt Magill, FF Tyler Belanger and Fire Captain Marc Cuthbertson for being our chefs.

Officer Morse and K-9 Indy



- **Demonstrations**

One of the most exciting aspects of the Open House was the series of live demonstrations. Our team offered a variety of interactive showcases, including:

- **Canine Demonstrations:** Visitors had the chance to witness the skill and discipline of our K-9 unit.
 - **Taser Demonstrations:** Our officers demonstrated the use of Tasers, explaining their role in law enforcement safety.
 - **Impaired Driving Demonstrations:** An eye-opening demonstration to raise awareness of the dangers of impaired driving.
 - **Evidence Gathering:** A demonstration that showcased how we process and gather evidence during investigations.
 - **Drone Demonstrations:** Attendees were captivated by the potential of our new drone technology, used for various tactical operations and investigations.
- As part of our ongoing efforts to engage with the community and share knowledge about wildlife conservation, we were pleased to host ambassadors from the Center for Wildlife at our recent event. These passionate experts were on hand to educate attendees on important wildlife issues and conservation efforts.

- The event was designed to be both informative and interactive, with a focus on fostering greater awareness and understanding. The ambassadors provided valuable insights into wildlife protection, rehabilitation efforts, and ways the public can get involved.
- These engaging sessions were integrated into a guided tour of our facility, giving visitors a behind-the-scenes look at the tools, technology, and resources we use in our daily work.
- The combination of expert-led education and an up-close look at our operations made for an enriching experience that resonated with all who participated. We are grateful to the Center for Wildlife ambassadors for their partnership and to all of our visitors for their enthusiasm and interest in our work.

The feedback from visitors was overwhelmingly positive, with many expressing their appreciation for the transparency and accessibility of our department. We were thrilled to engage with people of all ages, answer their questions, and showcase the important work we do to ensure the safety and well-being of our community.



A tour guest takes a spin wearing the impaired driving goggles with Officer Stephanie Morini

The Open House was a tremendous success, allowing us to strengthen our relationship with the community and build trust through direct interaction. We are already looking forward to future events and hope to continue fostering strong ties with those we serve. We wish to thank the following businesses and individuals for all their generous donations and assistance for the Open House:

- Wells/Ogunquit Community School District
- Shields Meats & Produce Inc.
- Ocean Graphics
- Poland Spring®
- Center for Wildlife
- Lynne Bowie
- Troy Marcotte
-

Mandatory Training:

In 2024, the Maine Criminal Justice Academy (MCJA) mandated the second phase of its training on the Method of Arrest Restraint and Control (M.A.R.C.), aimed at enhancing the skills of law enforcement officers throughout the state. This phase focused on reviewing, teaching, and demonstrating the latest techniques in restraint and control methods.

The M.A.R.C. training covered a variety of key areas, including hands-on exercises. Participants were provided with the latest techniques for safely and efficiently apprehending individuals while minimizing the risk of injury to both officers and suspects. The curriculum emphasized de-escalation, the use of appropriate force, and methods for controlling subjects in various scenarios.

Sgt. Timothy Cetrano and Officer Dylan McNally were the primary instructors for this phase of the M.A.R.C. training. Both instructors are highly trained and provided invaluable guidance to the officers.

This type of training plays a crucial role in ensuring the safety and well-being of both law enforcement officers and the public, reinforcing the Maine Criminal Justice Academy's commitment to professional development and effective policing.



Cpl. Karl Roy practices a take-down method on Officer Ethan Matt.

Officers Nicholas Cousins and Stephanie Morini recently conducted a training session for all our officers on CPR and the proper use of the Automated External Defibrillator (AED). This training is vital in ensuring that our officers are well-prepared to respond effectively in emergency situations, where timely and life-saving interventions are crucial.

To maintain a high standard of preparedness, our officers are required to renew their CPR and AED certification every two years. This ongoing renewal process ensures that our officers are consistently up-to-date with the latest techniques and best practices in life-saving care.



Over the years, this training has proven invaluable, with our officers using their skills to provide critical assistance during life-threatening situations. Their commitment to saving lives and protecting our community is unwavering, and this training plays a key role in supporting that mission.

On January 10th and 13th, our town experienced the full force of a powerful storm that brought with it heavy rainfall and high tides. These conditions resulted in significant flooding in our coastal areas. The impact of the storm was widespread, with many roads becoming impassable, creating hazardous conditions for both residents and travelers alike.

Mile Rd. by Billy's Chowder House

Despite the severity of the storm, the collaborative efforts of our officers, dispatchers, and other first responders were nothing short of exceptional. Their prompt and coordinated actions ensured that no serious injuries were reported, a testament to their dedication and professionalism during this challenging event.

In the wake of the storm, the town faced a considerable cleanup effort. Debris and damage were widespread, requiring extensive work to make the areas safe and passable. We would like to extend our deepest gratitude to the Wells Public Works Department for their tireless efforts in clearing the affected roads and areas.



Intersection of Eldridge Rd. and Webhannet Dr.



Webhannet Dr. by Seaview Dr.

Statistics

2024 was another busy year for our dispatch team, who handled a total of **47,110 calls for service**—a **16.19% increase** compared to 2023. In addition to managing those calls, dispatchers fielded all incoming phone calls to the department, providing critical support around the clock.

On the enforcement side, **arrests increased by 7.3%**, with a total of **458 arrests** made over the year. Officers also responded to **353 accidents** and conducted **5,723 motor vehicle stops**.

Importantly, we saw a **13.6% decrease in personal injury accidents** compared to the previous year. This positive trend reflects both improved road safety among drivers and the continued dedication of our patrol officers to traffic enforcement and education.

The police department receives a myriad of calls throughout the year. Below are some of the types and the percentage increase or decrease from 2023:

CALL REASON	NUMBER OF CALLS	DIFFERENCE FROM 2023
ASSIST CITIZENS	619	3.4% ↓
BUILDING/PROPERTY CHECKS	17653	20.3% ↑
RESIDENTIAL ALARMS	686	15.5% ↑
CHECK WELL BEING	230	2.6% ↓
CRIMINAL MISCHIEF	35	7.9% ↓
DISTURBANCES	297	4.5% ↑
DOMESTIC VIOLENCE	104	16.9% ↑
FORGERY/FRAUD	128	37.6% ↑
HARASSMENT	72	1.4% ↓
PUBLIC ASSISTS	229	1.8% ↑
MENTAL HEALTH	69	130% ↑
MISSING PERSONS	39	2.6% ↑
MOTOR VEHICLE COMPLAINTS	384	10.3% ↑
NOISE COMPLAINTS	35	25.7% ↑
SUSPICIOUS ACTIVITY	486	6.7% ↓
THEFT	145	16.7% ↓

In 2024, our agency witnessed a dramatic 130% increase in mental health-related calls for service compared to the previous year. This number doesn't even account for incidents classified under other categories, where officers still ensured individuals received the help they needed. Mental health remains a silent struggle for many, and it's crucial that we look out for one another. If you or someone you know is facing mental health challenges, please encourage them to talk to someone who can help. One invaluable resource is the Maine Crisis Hotline—free, confidential, and available 24/7. **Just TEXT or CALL 988.**

It's also important to recognize the warning signs of someone who may be struggling:

- Feeling hopeless
- Sleeping too much or too little
- Difficulty concentrating at school, work, or on hobbies
- Frequent anger or irritability
- Extreme mood swings
- Withdrawing from friends, family, or community
- Increased use of alcohol or other substances
- Sudden changes in appetite
- Neglecting personal appearance
- Giving away cherished belongings
- Risk-taking behavior
- Thoughts of self-harm
- Wishing to go to sleep and not wake up

Please don't ignore the signs. Speak up, reach out, and let's support each other.

Community Outreach

Throughout 2024, members of the department have actively engaged with members of the community and visitors through different events, strengthening our connections with those we serve. These interactions have not only allowed us to showcase our work but have also fostered valuable relationships. Below are some of the key events and initiatives that our department participated in this year.

The department launched a new initiative called "Sponsor a Cop" with the goal of raising funds for the Special Olympics of Maine. The initiative aimed to engage local businesses and the community, creating a fun and supportive way to contribute to this great cause.

Thanks to the generosity of our sponsors and contributors, the "Sponsor a Cop" program raised a total of **\$4,400**.

The department is incredibly grateful for the support from local businesses and the community, and we are proud to have contributed to such a meaningful cause. The funds raised will directly benefit the athletes and programs of Special Olympics Maine and support their mission of empowering individuals with intellectual disabilities through sports and community activities.

On Saturday, January 20, 2024, members of the department, along with some amazing volunteers, served over 100 delicious Italian meals during the Day of Warming hosted by the Wells/Ogunquit Senior Center. Attendees enjoyed socializing with friends, dancing, and singing to live music before the meal.

Officer Jeb Johnson
and Admin. Asst.
Alisa Mazzola
serving guests.



Capt. Adam Shaw & K-9 Bacchus
reading to Ms. Clark's class at WES.

Several officers once again participated in Wells Elementary School's "Day of Reading" on March 1st. This annual event offers a valuable opportunity for our young residents to engage with local officers in a positive and welcoming setting. By reading together and sharing stories, students learn that officers are approachable, trustworthy, and always there to provide help or support whenever needed.

April 27th was a standout day for our agency this year, marked by an extraordinary community effort to protect our local environment. Dispatcher Sandra Skoczen and Animal Control Officer Ashley Slater teamed up with several environmental organizations to host a highly successful Beach Clean-up Day in Wells.

The event saw more than **400 volunteers**—double the turnout from last year—come together from Wells and neighboring communities, all united by a shared commitment to coastal conservation. Their collective efforts led to the removal of an astounding **4,260 pounds of trash**, a **3,215-pound increase** from the previous year.

Thanks to the dedication of these volunteers and the coordination of our agency and partner organizations, this year’s cleanup made a positive impact on the beauty and health of our coastal areas.



ACO Slater & Vol.& Comm. Coordinator Rebekah Kelly at the Beach Clean-up.

National Drug Take-Back Day was our second event on April 27th, providing a safe and convenient opportunity for individuals to dispose of unused or expired medications. This year, the collection site was at the rear of the public safety building, making it more accessible for participants. Thanks to the community’s participation, five boxes of medications were collected, and these were handed over to a DEA representative for proper incineration, ensuring they would be disposed of safely and responsibly. Also on April 27, members of the Wells Police Department embraced the brisk spring weather to participate in the third annual Opening Day Ceremonies of the Wells Ogunquit Little League. The event brought together the community for a day full of fun, sportsmanship, and support for local youth athletics.



Officer Nick Slater takes a swing during the game.

Officers took part in several crowd-pleasing activities, including taking turns in the dunk tank and clocking pitch speeds for eager athletes in the "How fast can you throw?" challenge. The friendly rivalry between Public Safety and Little League Coaches continued with a much-anticipated softball game. Though the officers played hard, they ultimately fell short of last year's victory in a well-fought match.

All proceeds from ticket sales for the dunk tank and pitching challenge were donated to benefit the Wells Ogunquit Little League, further strengthening the department's commitment to supporting youth programs and community engagement.



We were honored to once again host the annual Veterans Day Luncheon on November 11th at the Wells/Ogunquit Senior Center. This special event brought together members of our community to recognize and celebrate the service of our veterans. Attendees enjoyed a warm and welcoming atmosphere, with a lunch featuring a variety of hearty soups and stews, followed by an assortment of delicious pastries for dessert. It was a meaningful opportunity to show our appreciation and share in fellowship with those who have served.

Officer Monica Fahy serving some of the local veterans.

Elfus Returns — With a New Friend!

The return of *Elfus* was a huge success once again this year, captivating our audience and spreading holiday cheer far and wide. This season, *Elfus*, our beloved "Elf on the Shelf," brought along a delightful new companion — *Trixie*! Together, they shared daily adventures that brought smiles to followers across the country, with enthusiastic comments pouring in from as far as Washington State and Alabama.

The campaign sparked a surge in engagement, with our Facebook following growing by nearly 2,000 people in December alone. Fans eagerly checked in each day to see what festive fun awaited, proving that *Elfus and Trixie* are quickly becoming a holiday tradition our community looks forward to each year.



If you had the opportunity to attend the 39th Annual Christmas Parade on December 15th, hosted by the Wells Chamber of Commerce, you would have spotted several department members participating. The parade was led by our Honor Guard, while others distributed fruit snacks and

dog treats to spectators and their furry companions along the route. Additionally, one officer entertained the crowd by singing and playing music over the PA system.



On December 17th, ACO Slater participated in a heartwarming community event titled "**Christmas Caroling with the Horses.**" This festive tradition brought together a group of carolers who visited both a veteran's home and a local nursing home in Scarborough to spread holiday cheer.

Residents were treated to joyful renditions of classic Christmas carols, filling the air with the warmth and spirit of the season. Being on horseback added a memorable touch to the event,

which delighted the residents. The residents had the opportunity to interact with these gentle animals, offering comfort and a sense of calm, while enhancing the overall festive atmosphere.

This event not only brought smiles and music to those who need it most during the holidays but also highlighted the positive impact of community involvement and animal companionship.

We in the department value and recognize the importance of community support. We are so fortunate to serve in a town that continually demonstrates appreciation and trust in our efforts. We strive to strengthen the bond between law enforcement and the residents we serve. By working with local organizations, hosting public events, and participating in community initiatives, we aim to create an open line of communication and mutual respect.

Together, we can work toward creating a safer, more positive environment for all.

Respectfully submitted,

Jo-Ann Putnam
Chief of Police



Public Works Department

2024 Annual Report

The Wells Public Works Department is committed to delivering essential services to our community in a professional, efficient, and fiscally responsible manner. Our team consists of 22 dedicated employees across four divisions: Highway, Facilities, the Transfer Station, and the Wells Transportation Center. Together, we maintain critical infrastructure and provide a wide range of services to residents, businesses, and seasonal visitors.

2024 was a busy year for our department. We began the year by addressing the aftermath of two significant ocean storms in January, followed by an ice storm in April that caused extensive damage along the Wells waterfront and brought down numerous trees. These storms compromised sea walls, scattered sand, debris, and rocks across roadways and beachfront properties, and left Webhannet Drive in need of emergency repairs. One of our major response efforts included sea wall repairs at Casino Square and Webhannet Drive.



Storm damage from January and April 2024 storms.

With the arrival of spring, we took delivery of a much-needed roadside mower, an essential addition to our operations. Years of overgrowth and encroachment had reduced visibility, restricted water flow in ditches, and made culvert access difficult in many areas. This new equipment has significantly improved roadside conditions, ensuring safer travel and better drainage. At the Public Works facility, we also installed a new generator, ensuring full operational capacity during power outages. Additionally, we upgraded our fleet with two new plow trucks and a new pickup truck, replacing aging vehicles to enhance efficiency and reliability.



New Generator and Roadside Mower.

Paving

Our paving efforts in 2024 were highly productive. We completed resurfacing on several key roadways, including:

- Bragdon Road to Bald Hill Road
- Eldridge Road
- Meetinghouse Road
- Wire Road
- Sarah Lane
- Webhannet Drive

Transfer Station

The Town of Wells Transfer Station has remained a cornerstone of our waste management and recycling efforts. Thanks to the dedication of our residents and staff, we have continued to manage waste efficiently while supporting sustainability initiatives. In 2024, we collected:

- 675 Tons of Recycling
- 14 Tons of Scrap Metal
- 1,155 Tons of Construction Debris
- 1,424 Tons of Municipal Solid Waste
- 124 Tons of Clothing Donations

Every ton diverted from landfills helps preserve our environment and keep our town clean. Your efforts in recycling and clothing donations have made a meaningful impact by reducing waste and supporting those in need.

Looking Ahead to 2025

As Wells continues to grow, so does our responsibility to maintain and enhance the town's infrastructure and services. Looking ahead to 2025, we remain committed to exploring new opportunities to improve our efficiency, expand sustainability efforts, and ensure that we meet the evolving needs of our residents. We appreciate the ongoing support and participation of our community, and we look forward to another productive year ahead. Thank you to our dedicated staff, whose hard work and commitment make all of this possible.

Respectfully submitted,

Steve Buckley
Director of Public Works

CONSERVATION COMMISSION

2024 ANNUAL REPORT

The Wells Conservation Commission continues to negotiate large woodland acquisitions in western Wells in order to enhance recreational opportunities for Townspeople and to preserve healthy ecosystems. We negotiated purchase of a 29-acre parcel on the Perry Oliver Road that will provide good access to the Town's 270-acre Perkinstown Wildlife Commons. The new acquisition also lies adjacent to the Eastern Trail and will provide a secure access to the Trail designed by the Town's Engineering Department.

For this purchase the Conservation Commission obtained a grant of \$350,000, the entire purchase price, from the Land for Maine's Future Board a State agency that funds conservation projects with monies voted by the people of Maine for that purpose. The Project Agreement with LMF will ensure that the purchased parcel will remain permanently conserved, along with our Getchell Pasture Wildlife Common, which fronts on the Bald Hill Road, and also on Bill's Lane, near the Trailblazers Club.

The acquisition of the new parcel, and the \$350,000 grant, was facilitated by Commissioner Keith Fletcher, who died of cancer in the summer of 2024. Keith was a volunteer, like the rest of the Conservation Commissioners, but he was also a professional whose day job was working for the Maine Coast Heritage Trust. Keith served the Town as a volunteer for more than 20 years, during which he identified and negotiated many parcels for Town acquisition, and acquired many hundreds of thousands of dollars from external grants, saving tax dollars of Wells residents. While increasingly ill he nonetheless worked on land acquisition projects for the Town until his final days. The Town's 2023 Annual Report, published in 2024 just before he died, was dedicated to Keith.

For the Perkinstown Wildlife Commons the Commission commissioned an in-depth Management plan to make close examination of the terrain, watercourses, plants and animals, and make recommendations for locating trails to maximize outdoor experiences. The Perkinstown WC includes a beautiful, healthy trout fishery, Perkins Brook, shaded by tall stands of Eastern Hemlock, great for angling or just sitting streamside on a hot day.

The Management Plan will show how to improve public access to the trail system, while alerting us to fragile areas, special wildlife habitats, and invasive species infestations. The Plan will help the Town prepare for the arrival of the off-road portion of the Eastern Trail, a biking/walking trail that will eventually carry on from Fort Kent to Kittery.

We continue to update our comprehensive *Hiking Trails in Wells* map, created by Friend of the Commission Tim O'Leary with Volunteer Trail Manager Steve Brennick. This map lists virtually all the publicly accessible nature trails in the town, including properties owned by our partners at

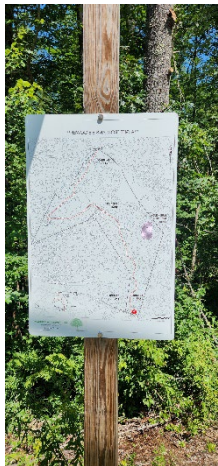
the Wells Reserve, the Nature Conservancy, the Rachel Carson Wildlife Refuge, and the Great Works Regional Land Trust. You may have seen the map posted in the Town Library; you can find it on the Conservation Commission pages of the Town Website. (right hand side under “Wells Trails.”). The *Hiking Trails in Wells* map shows access points and mini-maps of the trails, along with rules, such as which landowners permit dogs on trails. Please note that Town of Wells trails do permit dogs so long as they are kept under control by their human companions.

IMPROVEMENTS AT THE WILDLIFE COMMONS

On the land itself, Volunteer Trail Manager Steve Brennick and his team have done a great deal of work clearing winter blowdowns, and have accomplished specific improvements at our system of Wildlife Commons:

Tilton Family Homestead: Removed graffiti from kiosk; Installed a metal trail map sign.

Perkinstown: Used the power wheelbarrow to place 4 tons of mineral soil for trail hardening; Constructed an 8 FT Trex bridge—planks that will not rot and last many years.



Ghost Meadow: Cleared blow downs from winter storms—twice, early and late in the season; Installed 2 metal trail map signs; Constructed a 120 FT Trex boardwalk. A good neighbor Daniel Higgins provided access through his property so that this work could be done. Without his help it would not have been possible.



Getchel Pasture: With help from the Public Works Dept, we cleared land to prepare habitat for the New England Cottontail, a native animal that we are helping return from near extinction.

Fenderson East, Fenderson West, Hobbs Brook: Removed invasive Bittersweet.

If you would like to help with trail maintenance, call the Town Office (646.5113) and find out how to spend some time with friendly people on our beautiful trails. No experience necessary—just a smile on your face and a song in your heart!



The Commission continues to consider access to the Town's largest single acquisition, and by far its largest gift, donated by resident Mr. Howard Hall. This parcel of ecologically significant woodlands and wetlands lies across the Sanford Road from the Fenderson Wildlife Commons, connecting it the Kennebunk Plains and other conserved land. More than 15 years ago, Mr. Howard Hall bought the property with the promise of eventually placing most of it in conservation and donating it to the Town; Mr. Hall kept his promise and conveyed this immense, beautiful property to the Town, including parking to provide public access.

In activities supporting the larger community, two members of the Commission, Keith Fletcher and Owen Grumbling, continued working with a group assembled by the KK&W Water District to conserve land in the Branch Brook Watershed, in order to safeguard the Town's water supply for those without wells. Commissioner Linda Grenfell continued to serve on the Town's Comprehensive Plan Committee, attempting to bring conservation and sustainability values to the discussion.

The Commission and its Friends, composed entirely of volunteers, welcomes residents' suggestions about acquiring future Town Conservation Lands. We especially welcome volunteers to help maintain and interpret trails, and to send trail stories and photos to the Conservation Commission website. Townspeople—all of us—own many acres of wild lands that offer great walks near lakes and rivers and blueberries. We have provided for wildlife ranging from brook trout to bears, hawks to herons, fishercats to bobcats, foxes to flowers. To see maps and trails on Town lands, along with history and policy, go to Town's Webpage, or visit wellsconservationcommission.org. To offer ideas and help, ring the Town Office at 646.5113.

Respectfully submitted,

Steve Brennick, Trail Manager
Keith Fletcher, RIP
Owen Grumbling, Chair
Chris Maccia
Linda Littlefield Grenfell
James Roche
Bill Spiller
Michele Stivaletta -Noble



The Wells Information Center is located at the Wells Chamber of Commerce Building at the intersection of Route 1 and Kimballs Lane. 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. Mid-May through mid-October; the center is open Monday through Saturday.

The Wells community has long recognized the importance of a healthy tourist industry to its local economy, therefore, close cooperation between the public and private sectors is a necessity. Funding for the Information Center is shared by the Town of Wells (40%) and the Wells Chamber of Commerce (60%) dating back to a long-term agreement started in 1973. The Information Center is an invaluable economic development tool that our community could not afford to lose. It benefits everyone – residents, businesses and tourists. The Center has helped support tourism and strengthened the local economy which has directly benefited the town's bottom line and residents' tax rates.

The staff is comprised of 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 proactively checking in with the lodging properties on a weekly basis to determine room availability, 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, activities sponsored by the Wells Recreation Department, Wells Public Library, youth and school groups. The staff also keeps everyone apprised of opening and closing dates for all of our seasonal businesses as well as the varying hours of operation to keep our visitors informed. In addition, the Information Center staff shares seasonal schedule information about the Downeaster Passenger Train.

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
President / CEO
Wells Chamber of Commerce



WELLS EMERGENCY MEDICAL SERVICE, INC

Steven Merrill, EMS Director
Andrew Turcotte Deputy EMS Director
Brian Watkins, Deputy EMS Director
Dennis Swan, Deputy EMS Director

P.O. Box 1568
114 Sanford Road
Wells, Maine 04090

Since April of 2022, Wells EMS has been rebuilding our operations while adding upon it as we move forward. We have rebuilt the Operations Administration and the Board of Directors that have been appointed by the Wells Select Board. While rebuilding the operations piece, we added a continuing education program that has been very successful. Each month our Education Coordinator and other members who are interested in teaching develop a medical or trauma class on different topics. Not only do our members teach our own members, but we also work in conjunction with Wells Fire in providing or assisting in providing EMS education to our fellow responders and vice versa.

The education program helps every member that attends the classes in enabling them to obtain credit hours to relicense every three years for a Maine EMS license or every two years for a National Registry EMS License. Not only does the education program help our EMS Providers, but it also helps the community with the providers keeping up to date by refreshing the topics, developing new skills and continuing excellent patient care for our community.

All our EMS providers are educated to a National Standard that includes some skills of a Physician, Registered Nurse, Respiratory Therapist, Mental Health Counselor and with all that being wrapped into one EMS provider and how much of each depends on the license level of each provider. The stigma from some still think that EMS Providers are just ambulance drivers, but our field has come a long way from just driving an ambulance or giving a ride to the hospitals.

Wells EMS has also refocused on the emergency response needs of our community as well as assisting the York Hospital Urgent Care in Wells for life-threatening emergency calls only. The non-emergency transports from the Urgent Care are now completed by a Private Ambulance Service that the Urgent Care Staff calls, so we can focus more on the emergency needs of all who live in, visit or travel through Wells.

EMS Responses Per Calander Year

Year 2022 – 2,180

Year 2023 – 2,195

Year 2024 – 2,165

In the past few months of writing this annual summary, Wells EMS felt the need to explore being a stand-alone entity for Wells or merging with the Wells Fire Department. The Wells EMS Board of Directors brought the information to the Select Board, and a strategic planning group was formed with members of Wells EMS Operations and Board of Directors, Wells Fire Operations, Select Board and the Town Manager. In the planning meetings, all aspects of the present and future needs of the community are discussed as well as the needs of your important public safety needs.

We at Wells EMS do ask that the community of Wells stay engaged in this process and support the findings of the group as we continue to explore further into it. This could mean Wells EMS stays as it presently is as a contracted private not-for-profit agency, a stand-alone Town of Wells Department or merge with the Wells Fire Department.

To keep up to date on these groups discussions please visit: <https://www.wellstown.org/1112/WEMS-and-WFD-Merger-Exploration> or the Town's official channels

I would like to thank the Wells EMS Board of Directors, The Town of Wells Select Board, Town Manager, Town Hall department members, Public Works members, and our emergency response partners of the Wells Police and Fire Departments for all the support with the operations and administrative assistance you have provided for the last year and previous years.

Lastly, I would like to personally thank all members of Wells EMS for the time and dedication you have provided in making a difference in the Wells Community by providing excellent care and compassion.

Thank you,

Steven Merrill
EMS Director

Historical Society of Wells and Ogunquit

Established in 1954, The Historical Society of Wells and Ogunquit has been preserving the history of these two Maine towns for nearly 70 years. The Society is housed in the Historic First Church Meetinghouse, an iconic, National Register-listed 1862 gothic revival structure, located at 938 Post Road in Wells. We maintain the historic Meetinghouse, the Meetinghouse Museum, the Esselyn Perkins Research Library, and extensive historical archives. We are open, free of charge, three days a week from April through December. Our stated mission is:

The Historical Society of Wells and Ogunquit exists to foster an understanding and appreciation of history for the enlightenment and education of visitors and residents.



The preservation of our historic resources is a critical part of our mission. This year we completed a capital project to manage the moisture in the meetinghouse basement and augment the floor structure. This work was completed by TC Hafford of Wells, and included new dehumidifiers, sumps pumps, and steel structural supports for the floor frame. This work was supported by grants from both Wells and

Ogunquit. The Steeple painting and repair project, scheduled for 2024, was delayed due to scheduling and has begun in the spring of 2025. In recent years, the HSWO also repaired and painted the Meetinghouse interior (2022), with help from a grant from the Davis Family Foundation. The remaining money was raised through the remaining funds through community donations. All plaster surfaces were repaired and painted, the pews were repainted, and the historic mural above the altar was carefully restored. In addition, heat pumps were installed in the Meetinghouse in 2022 which provide both heat and cooling for the space. The Society then installed heat pumps in the remainder of the facility, supported by funding from the Town of Wells, in 2023. We also installed digital data loggers to track temperature and humidity to ensure our collections are properly preserved.



Finally, in 2023, through the generosity of Chase Construction of Wells, a new handicap ramp and entry roof were completed for our rear (main) entrance. This beautiful upgrade will ensure the museum remains visible and accessible for generations to come.

Sharing our collection with the public is just one way we bring history to life for visitors and residents. The Meetinghouse Museum is open for tours three days a week, free of charge, and activities are provided for children of all ages.

The Society hosted numerous engaging programs this year. A walking tour of Millenium Granite Quarry in Wells, a tour of the two Congregational Churches of Wells, and a twilight tour of Ocean View Cemetery. We were pleased to host two bestselling authors, J. Courtney Sullivan, author of *Maine* and *The Cliffs*, and Colin Woodard, author of *The Lobster Coast*. Both programs were very popular and well-attended. Our Annual Meeting was held in November and featured new Board member, Justin Petelle, who gave a fascinating presentation on antique bottles. On November 30th, the HSWO hosted local musicians Harvey Reid and Joyce Anderson, who performed a concert about the Wreck of the Isidore. This famed shipwreck occurred off of Cape Neddick in 1842, and is discussed in our museum, where artifacts from the ship are on display.



The HSWO also participated in local events like Bonaire! in Ogunquit, as well as Wells Harbor Fest. The *Woodies in the Cove* car show, our largest event and fundraiser, celebrated its 13th year in August with great attendance. It remains the largest show of its kind in New England, drawing people from throughout the country. And thanks to our sponsors and donors, we raised more than \$6,000 for the Society. We concluded the year by hosting our annual Holiday Children’s Story and Craft, as well as the Market at the Meetinghouse Craft Fair.

The research library and archives remain an active place. Each week the Society receives research queries from all around the country and our volunteers provide diligent assistance to find answers to local history and genealogy questions. It is just one of the meaningful services we provide. The archival collection continues to grow as donations are offered throughout the year, including antique books, ephemera, postcards, photographs, family histories, artifacts, and more. In 2023, the Society undertook a digitization project which brought our collections database online for the first time, and added scanned imagery to hundreds of records. That same year, following the passing of Town Historian Hope Moody Shelley, the Shelley family donated Hope’s book and research collection, an invaluable resource. Our volunteers have worked hard to accession and catalog each item.

Our Board of Directors welcomed new members in the last two years: Marissa Carr (2023) and Justin Petelle (2024). Marissa is a resident of Wells and works in dental surgery design, while Justin is a lifelong Wells resident, and expert antique bottle collector. Suellen Goodman served as Board Chair, Julie Twombly as Vice Chair, and Marilyn Stanley as Treasurer. We have nine board members in all, and each brings a unique set of skills and experience to help guide the HSWO in the coming years.

Our volunteers, Bonnie Johnson, Bill Farr, Tommy Esson, Lorraine Morse, Abbie Gore, and Carolyn Epper, were hard at work in the archives and providing tours of the museum. We couldn't do our work without them.

In order to support our work for our community, the Society continues its fundraising and capital improvement efforts. Our Annual Fund drive and Woodies in the Cove show provide valuable financial assistance, while grants from both Wells and Ogunquit provide critical operating funds. We also apply for grants, including one awarded to us from the 1772 Foundation for the painting and repair of the Meetinghouse tower and steeple. These projects are detailed in the HSWO Capital Plan, updated and revised each year.



We continue to build relationships within our community, hosting a combined event with both Wells and Ogunquit Chambers of Commerce, and assisting with local preservation issues and opportunities. We also worked with Wells Junior High social studies classes on research and presentation projects related to the history of Wells. Working with student learners is always a joy and we look forward to working with them each year.

HSWO has been utilizing social media to share the story of these two Maine towns. Our Facebook presence has been active, increasing to more than 2,000 followers, while our Instagram account now has over 500 followers.

We thank the Town and the people of Wells for your continuing support. We would not be here without you.

Respectfully submitted,

Julie Twombly, Chair of the Board

Bryce Waldrop, Executive Director

**REPORT OF THE
KENNEBUNK, KENNEBUNKPORT AND WELLS
WATER DISTRICT**

2024 Annual Report

Kennebunk, Kennebunkport and Wells Water District

The Kennebunk, Kennebunkport and Wells Water District (KKW) is a non-profit, quasi-municipal public water utility established in 1921 by an act of the Maine State Legislature. The District provides water service to the towns of Kennebunk, Kennebunkport, Wells, Ogunquit, Arundel, and portions of Biddeford and York. The area serves a seasonal population that ranges from approximately 30,000 residents in the off-season to over 100,000 in the summer. A four-member Board of Trustees—one elected from each of the towns of Kennebunk, Kennebunkport, Wells, and Ogunquit—governs the District.

Water Production and Demand

In 2024, KKW set a new all-time record with **1,265.05 million gallons (MG)** of water produced, surpassing the previous high of **1,134.14 MG** in 2022. This increase was primarily due to a warm, dry summer and continued growth in baseline demand, particularly during the off-season. Factors such as rising irrigation use, seasonal residents converting to year-round occupancy, and increased remote work have contributed to this trend. Notably, off-season demand has been growing at double the rate of peak-season demand. Despite the growth in water production, the District experienced rising operating costs across all sectors.

Financial Performance

The District saw financial improvement in 2024 compared to 2023. Total revenues reached \$9.29 million, including \$7.44 million in metered revenue, up from \$8.18 million in 2023 (\$6.54 million in metered revenue). The projected (unaudited) net loss for 2024 is approximately \$570,000, compared to a \$1 million loss in 2023. Revenue fluctuations are closely tied to seasonal weather and long-term customer growth, which has remained steady at about 1% annually. The net loss in 2023 was largely due to unusually high summer precipitation and two years of inflationary pressure.

To address these financial challenges, the District implemented a 16.4% rate increase in August 2024. Rate structures will continue to be reviewed regularly to ensure equity and sustainability across all customer classes.

Customer Growth

Despite a cooling real estate market, customer growth remained steady with a net increase of 139 customers in 2024, comparable to 138 in 2023 and 88 in 2022. As of year-end 2024, the District served 14,981 metered accounts, maintaining its position as the third-largest water utility in Maine.

Safety and Recognition

The District's commitment to safety was once again acknowledged by both MEMIC (our Worker's Compensation insurance carrier) and the Maine Department of Labor, which renewed our SHAPE (Safety and Health Award for Public Employers) certification in 2022—our fifth consecutive renewal since first receiving the award in 2009. In 2024, the District's experience modification factor was 0.66, resulting in a \$2,808 insurance dividend. Since 2016, KKW has earned annual dividends totaling \$34,284.

PFAS Mitigation Efforts

As previously reported, trace amounts of PFAS (per- and polyfluoroalkyl substances) were discovered in the Kennebunk River Well. Although levels were below EPA advisories at the time, we proactively suspended use of the well and commissioned a new PFAS removal facility in June 2020. The facility uses dual pressurized granular activated carbon (GAC) filtration and treated 450.5 MG of water before being temporarily shut down in March 2022 to replace filter media.

At shutdown, PFAS levels in treated water were 11.30 ppt, or 57% of Maine's 20 ppt limit. The District replaced the media with virgin GAC (\$38,860) and CalRes ionic resin (\$162,340)—the latter selected for its longer life and ability to achieve undetectable PFAS levels (<2 ppt). A \$165,000 grant from the Maine Drinking Water Program supported this effort. Since restarting the system on June 30, 2022, the facility has treated 609 MG of water with no detectable PFAS. Our other well sites and surface water source, Branch Brook, continue to test negative for PFAS.

Infrastructure Investment

The District continues to aggressively replace and renew water mains based on pipe condition, age, leak history, water quality, and projected system growth—while coordinating with state and local roadway projects to minimize costs and disruptions. Over the past 30 years, the District has replaced 0.86% of its distribution system per year, nearing the industry goal of 1% annually. Since 2006, we've replaced 26.9 miles (141,831 feet) of outdated mains—all while keeping our rates below the state average.

In 2023, we matched a 30-year low with just 9 water main breaks, well below our 11.2 annual average.

Notable 2024 Projects:

- **Western Avenue (Route 9), Kennebunk:** Nearly 4,000 feet of new 16-inch PVC pipe were installed, replacing a 1913-era 10-inch cast iron main. Phase 5, the final 1,450 feet, is scheduled for 2025.
- **York Street, Kennebunk:** Installed 900 feet of 20-inch ductile iron pipe, replacing an aging 16-inch cast iron main.

Additionally, developers funded 7,543 feet of new water main installations, more than double the 3,159 feet installed in 2023.

Water Quality and Source Protection

Maintaining exceptional water quality remains our top priority. Through strategic blending of groundwater and surface water, KKW consistently meets all State and Federal standards. We work closely with neighboring utilities to ensure water quality compatibility and reliable interconnections.

In 2024, KKW became the first water utility in Maine to receive a 0.5 Log Reduction Credit (LCR) for disinfection, thanks to our comprehensive Branch Brook Watershed Control Program (WCP). This EPA-based program enhances our ability to produce more water in winter, when lower temperatures reduce chemical disinfection effectiveness.

Stay Connected

We encourage customers and stakeholders to connect with us by phone (**207-985-3385**), email (info@kkw.org), or through our website: www.kkw.org. You can also follow us on [Facebook](#) and [LinkedIn](#). Online billing, electronic notifications, and archived issues of our newsletter **What's on Tap** are all available on our website.

In Closing

The Trustees of the Kennebunk, Kennebunkport & Wells Water District extend their sincere appreciation to our dedicated staff, loyal customers, area contractors, and municipal partners. Your ongoing support helps us continue our mission: to provide the highest quality water and service at the lowest reasonable cost.

Respectfully submitted,

Frederick A. Lynk, President
June D. Huston, Vice President
James E. Burrows, Trustee
Thomas P. Oliver, Trustee

Roger M Paradis, Superintendent
Wayne A. Brockway, Treasurer

Wells Sanitary District Annual Report 2024

Wells Sanitary District (WSD) had a challenging yet successful year in 2024. Our Electrician-Senior Operator, **Dan Laflamme**, won New England Water Environment Association’s **Maine Operator of the Year Award**. Dan has worked in the industry for more than 30 years achieving the highest operator certification (Grade 5) and his Master Electrician License. He is active with the Maine Ops Challenge Team, leading them to a national Championship in 2011.

In January 2024, storms drove lunar high tides to record levels, causing flooding and infiltration into WSD’s collection system. These storms caused the highest flows to the treatment facility in our history. Flood waters and high flows impacted all 10 pump stations and the treatment facility. WSD’s largest station on Ocean Avenue temporarily lost the pump station controls because wastewater shorted out the control system below grade. WSD Crew acted quickly to restore pump station controls.

Because this pump station provides 75% of total flow to the treatment facility, its operation is critical and essential to our success. WSD put the Ocean Ave. pump station upgrade project on a fast track. WSD Crew installed three new pumps, and Electrical Installations (WSD Contractor) replaced the electrical and control systems in 4 months. New controls were installed above ground to ensure that the pump station is more resilient and better protected from flooding. WSD’s goal is to move all pump station controls above ground to minimize risk and impacts of flooding. Another goal is to replace old pumps with pumps that can run under water. The Crew has already installed pumps that run under water in three of the 10 pump stations.

Despite all the challenges of storms, power outages, and high flows, the WSD Crew remained faithful to WSD’s Mission – “Providing the highest quality wastewater services at the lowest possible cost to the customers, protecting public health and the environment, Wells Beaches & Marshes”.

Other Successes – WSD completed the mechanical, electrical, and controls upgrade at our Drakes Island Pump Station. The Crew installed two new pumps, replaced the electrical system, and installed new controls on the ground floor. The Crew was close to completing a similar project at the Buffum Hill Pump Station near Route 1 at the end of the year. They also made progress upgrading our Webhannet Drive Pump Station. These in-house projects are possible because of an excellent Crew and supportive Trustees. WSD can complete these pump station upgrades at a fraction of the cost hiring the work out to contractors. The Trustees appreciate the value our top-notch Crew brings to WSD.

In 2024, WSD received \$2,853,235 in user fees while spending \$3,085,428, resulting in a deficit of \$192,505. The following table summarizes WSD’s budget and expenses:

Description	2024 Budget	2024 Expenses	Percent Spent
Debt Retirement	\$424,583	\$424,583	100%
Support Systems	\$974,888	\$960,008	98%
Operation & Maintenance	\$1,375,270	\$1,452,478	106%
Equipment Replacement	\$270,000	\$248,359	92%
Total	\$3,045,740	\$3,085,428	101%

UNPAID PERSONAL PROPERTY AND REAL ESTATE TAXES AS OF 12/31/2024

Customer Name	Unpaid Balance			
		FUSCO, KENNETH	\$75.39	*
AMORELLA, PETER	\$401.07	GAGLIASTRE, MICHAEL A	\$2,245.06	
AT + T MOBILITY LLC	\$68.10	GALVIN, JEREMY	\$47.28	
AT&T MOBILITY LLC	\$1,605.63	GARBIEL, JOSEPH	\$235.03	
AT&T MOBILITY LLC	\$22.40	GARLAND, BARRY L	\$670.36	
AT&T MOBILITY LLC	\$34.34	GARLAND, BARRY L	\$724.97	
BEASTMOWED	\$38.02	GATES, DANIEL O	\$3,008.03	
BEERS, KIM	\$52.56	* GILLILAND, WILLIAM	\$104.30	
BIANCHI - TRUSTEES, C J & S K	\$3,587.11	GINGRAS, NANCY	\$194.09	
BOSTON, DAVID C	\$1,432.74	GODLEWSKI, ANDREW C	\$168.01	*
BOUTIN, JAMES	\$103.93	HAGERSTROM, D J & K J & L M	\$871.21	
BRANCH HEIGHTS HOMEOWNERS ASSN	\$291.45	HALL, AMY E & CHERYL R	\$106.28	*
BREAD & ROSES BAKING COMPANY	\$266.53	* HALL, C MICHAEL	\$344.03	
BRENNICK, STEVEN L	\$2,793.71	HAMM, JOAN R	\$2,032.98	*
BURGESS, MIKE W BUILDER	\$32.83	HARDING, DOUGLAS N	\$5,168.43	
CAMPBELL, TOM	\$67.41	HARRINGTON, SHAUN G	\$493.45	
CARR, PATTY	\$346.69	HOFFMAN, D A & D W TRUSTEES	\$129.41	*
CARUSO, JACK	\$207.40	HOLIDAY GUEST HOUSE	\$30.04	
CB HOLDINGS LLC	\$542.22	HUBBARD, MARK R	\$759.65	
CHAVES, DAVID P JR	\$468.16	IRVIN, MARSHA	\$46.60	*
CLARRAGE SR HEIRS OF, MERRILL ROBERT	\$875.00	JO ANNS GARDENS INC	\$244.62	
COFFEREN, ARTHUR F SR	\$656.45	KEEPING, RANDALL L	\$1,065.49	
COOPER ET AL, BERTHA	\$933.97	KEIRSTEAD, GAIL	\$335.45	*
COTTON, KEITH	\$62.17	* KEIRSTEAD, TARA	\$719.90	
CRANTON THOMES DAY SCHOOL	\$83.03	* KELLY, VINCE	\$454.76	
CROSSMAN, PATRICIA TRUSTEE	\$1,610.67	KING, DOLORES	\$217.33	
CUT-RITE LANDSCAPING	\$284.36	LAFFERANDRE, WILLIAM G III	\$121.66	
DAIRY QUEEN OF WELLS	\$115.23	LANDINGS DEVELOPMENT LLC	\$2,300.11	
DERDERIAN, RUTH M W/LIFE EST	\$1,014.36	LAURIN, MATTHEW	\$484.86	
DEVELLIS, STEPHEN F	\$55.94	* LEPORE, JILL F	\$4,630.96	
DICKINSON, JILL	\$48.88	* LIBBY, JULIE-ANN	\$719.17	
DIONIS, MARK	\$1,686.54	* LITCHFIELDS BAR + GRILL	\$352.81	
DIXON, CHRISTINA TRUSTEE	\$76.04	* LITTLE, JOSEPH	\$301.22	
DOWDEN, PAULA	\$109.90	* LOVESHACK JUICERY	\$34.30	
DOWNEAST ACCOUNTING SERVICE	\$36.16	LUCEY, LINDA	\$1,510.51	
DOWNS, ALLEN R JR	\$2,046.78	LUPO, NICK	\$62.78	*
DULGARIAN - TRUSTEE ET AL, GREGORY A	\$1,494.28	* MACKAY HEIRS OF, DANIEL	\$1,662.49	
DUVAL, DOUGLAS R	\$5,907.63	* MANDELLA, MARK	\$223.23	
EFSTATHIOU, DENNIS ANDREWS	\$1,530.85	* MANKO - TRUSTEES, KENNETH A & IDA	\$791.42	*
EISENSTADT, ELIZABETH H	\$1,441.03	MARTIN, PAUL E	\$4,097.61	
ELDREDGE, BOB	\$169.52	MARTIN, SARAH MOSELEY	\$1,306.13	
EMERSON, ROSIE OSIRE	\$1,610.67	MAYO, JASON	\$244.80	
FARRELL, MARGARET	\$106.09	MCDONOUGH, THOMAS J	\$2,003.39	
FARRELL, RICHARD	\$189.04	MICHALAK, ASHLEY	\$170.57	
FARRELL, RICHARD A	\$274.35	MOODY ET AL, ELINOR	\$3,552.07	
FEELEY, MARY	\$274.01	MOORE, JOHN W	\$141.91	
FINE CUT LAWN CARE	\$27.50	MORGAN, PHYLLIS A	\$865.67	
FOR THE LOVE OF FOOD AND DRINK	\$34.09	* MURACH JR, MATHEW	\$119.61	
FORD, LARRY	\$2,947.93	* MURPHY - TRUSTEES, EMMETT J & LOUISE A	\$61.59	*
FORREST, KRISTY	\$81.95	* NAIL CREATIONS	\$59.82	
		NEAULT, DEVISEES OF ARMAND R	\$1,127.22	

O'BRIEN, MICHAEL	\$1,362.45		SMITH, DONAL	\$249.05	
O'CALLAGHAN, SARAH	\$67.40	*	SMITH, CHRISTOPHER N	\$2,126.23	
OLD MARSH COUNTRY CLUB	\$660.42		SOUTHERN ME PROPERTY LLC	\$2,405.55	
OLD MARSH LLC	\$36,486.12		SOUTHERN ME PROPERTY LLC	\$2,790.53	
OSTROMECKY, BARBARA	\$100.89		SOUZA, JAMES	\$239.12	
OWNER UNKNOWN	\$128.32		ST CHARLES, RICHARD	\$36.72	
P & J 1 LLC	\$2,579.37		STENBERG-LIEBER, KRISTEN E	\$1,592.87	
PALMER, RICHARD	\$501.60		SUITTER, JOSHUA	\$1,131.52	
PARKER, SHERRY	\$1,013.73		TALLWOOD MOTEL	\$97.02	
PELLECCHIA, ALFRED JR & ANN MARIE TRUSTE	\$60.04	*	TARANTO, DONALD	\$62.40	*
PEOPLES UNITED BANK	\$270.39		THIBAUT, JARED	\$64.20	*
PEREZ, R MICHELLE	\$196.30		TIGHE, MARTIN C	\$3,548.40	
PETRELLA TREE SERVICE LLC	\$4.15		TOPPING, JOHN	\$654.46	
PINE TREE LAND HOLDINGS CO LLC	\$1,436.24		TOWNER, ELLEN	\$569.17	
PINE TREE WASTE INC	\$958.80		TRI STATE CLEANING CO	\$30.89	
POHL, STEVEN W	\$2,493.22		TROPICAL CARIBBEAN	\$12.50	*
PONTONIO, KAREN	\$153.17		TUCKER, GRETCHEN TRUSTEE	\$11,145.75	*
PRONCO, MARK	\$800.19	*	TULLYS BEER + WINE	\$49.24	
QUILL, K P + M P + H J TRUSTEES	\$19.63	*	VACHON, JEAN-MARC	\$219.92	
RAMSDELL LANDSCAPING	\$543.55		VONSTEENBURG, KRIS	\$29.80	
RASO, JOHN A	\$4,678.49		VOSE, JON LAWRENCE	\$162.54	
RAYMOND, MARTHA	\$62.85	*	WARD, PETER	\$4,057.94	
REED, CAREN	\$521.68	*	WELCH JR, DOUGLAS E	\$1,920.80	
REMEMBER THE MAINE INC	\$13.19	*	WELCH, PAULA	\$607.17	
RENNIE, RACHEL	\$376.75		WESTERMAN, BRITTANY	\$112.63	*
RICH, DONNA	\$270.62		WHITNEY, DEBORAH L	\$3,009.74	
RIZZI, LINDA J	\$869.97		WHITNEY, STEVEN G	\$739.13	
ROBERSON, ALEKSANDRA IVANOVSKA	\$819.31		WILD BEVY DISTILLING	\$25.27	*
RYDER, HANA D	\$1,056.76		WITHROW, CHARLES A	\$2,513.46	
SALMON, KIMBERLY	\$106.68	*	WOODS, SCOTT	\$509.13	
SALVATELLI, FRED	\$401.32		WYMAN, SCOTT	\$275.08	
SCANNEL, JODY	\$143.07		YATES, WILLIAM	\$67.94	
SCHORS, CHRISTOPHER	\$261.28		YORK, HEIRS OF HARRY B	\$872.20	
SEACOAST TREE WORK + EXCAVATIO	\$77.45		ZICHELLA, RAYMOND	\$415.56	
SHERIDAN, FAHIMEH	\$416.22	*			
SHERKANOWSKI, CHRIS	\$364.43				
SKIBICKI, JOSEPH F	\$974.08				



Proven Expertise & Integrity

April 23, 2025
Selectboard
Town of Wells, Maine
Wells, Maine

We were engaged by the Town of Wells, Maine and have audited the financial statements of the Town of Wells, Maine as of and for the year ended June 30, 2024. The following statements and schedules have been excerpted from the 2024 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 B
Combining Balance Sheet - Nonmajor Governmental Funds	Schedule C
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds	Schedule D

RHR Smith & Company

Certified Public Accountants

3 Old Orchard Road, Buxton, Maine 04093
Tel: (800) 300-7708 (207) 929-4606 Fax: (207) 929-4609
www.rhrsmith.com

STATEMENT C

TOWN OF WELLS, MAINE

BALANCE SHEET - GOVERNMENTAL FUNDS
JUNE 30, 2024

	General Fund	<i>Moved to Nonmajor Funds</i>		2023 Infrastructure Bond (0880)	Other Governmental Funds	Total Governmental Funds
		2021 Infrastructure Bond (0724)	Public Safety Building (0840)			
ASSETS						
Cash and cash equivalents	\$ 22,563,150	\$ -	\$ -	\$ -	\$ 35,211	\$ 22,598,361
Investments	217,384	-	-	-	-	217,384
Accounts receivable (net of allowance for uncollectibles):						
Taxes	1,380,068	-	-	-	-	1,380,068
Liens	145,894	-	-	-	-	145,894
Other	231,856	-	-	-	-	231,856
Prepaid items	39,193	-	-	-	-	39,193
Tax acquired property	51,949	-	-	-	-	51,949
Restricted cash	4,574,398	-	-	-	-	4,574,398
Due from other funds	905,296	-	-	-	11,538,146	12,443,442
TOTAL ASSETS	\$ 30,109,188	\$ -	\$ -	\$ -	\$ 11,573,357	\$ 41,682,545
LIABILITIES						
Accounts payable	\$ 586,534	\$ -	\$ -	\$ -	\$ 570,211	\$ 1,156,745
Accrued expenses	1,479,048	-	-	-	-	1,479,048
Due to other funds	12,969,695	-	-	-	905,296	13,874,991
Escrows	40,035	-	-	-	-	40,035
TOTAL LIABILITIES	15,075,312	-	-	-	1,475,507	16,550,819
DEFERRED INFLOWS OF RESOURCES						
Prepaid taxes	62,115	-	-	-	-	62,115
Deferred revenues	996,921	-	-	-	928,959	1,925,880
TOTAL DEFERRED INFLOWS OF RESOURCES	1,059,036	-	-	-	928,959	1,987,995
FUND BALANCES						
Nonspendable	91,142	-	-	-	-	91,142
Restricted	-	-	-	-	6,445,733	6,445,733
Committed	-	-	-	-	3,336,935	3,336,935
Assigned	2,000,000	-	-	-	321,591	2,321,591
Unassigned (deficit)	11,883,698	-	-	-	(935,368)	10,948,330
TOTAL FUND BALANCES	13,974,840	-	-	-	9,168,891	23,143,731
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 30,109,188	\$ -	\$ -	\$ -	\$ 11,573,357	\$ 41,682,545

See accompanying independent auditor's report and notes to financial statements.

STATEMENT E

TOWN OF WELLS, MAINE

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	<i>Moved to Nonmajor Funds</i>				Other Governmental Funds	Total Governmental Funds
	General Fund	2021 Infrastructure Bond (0724)	Public Safety Building (0840)	2023 Infrastructure Bond (0880)		
REVENUES						
Taxes	\$ 41,810,137	\$ -	\$ -	\$ -	\$ -	\$ 41,810,137
Intergovernmental revenue	1,814,568	-	-	-	585,059	2,399,627
Charges for services	1,640,019	-	-	-	2,267,775	3,907,794
Investment income	617,692	-	-	-	108	617,800
Other revenues	349,077	-	-	-	530,748	879,825
TOTAL REVENUES	46,231,493	-	-	-	3,383,690	49,615,183
EXPENDITURES						
Current:						
General government	4,434,351	-	-	-	2,344,883	6,779,234
Public safety	8,414,716	-	-	-	11,222	8,425,938
Health and sanitation	750,744	-	-	-	-	750,744
Recreation and culture	540,405	-	-	-	62,953	603,358
Education	21,631,678	-	-	-	-	21,631,678
Public works	2,284,539	-	-	-	480,188	2,764,727
Beach and harbors	196,749	-	-	-	1,142,005	1,338,754
Library	714,308	-	-	-	14,751	729,059
County tax	1,869,840	-	-	-	-	1,869,840
Unclassified	505,715	-	-	-	2,868	508,583
Overlay	99,769	-	-	-	-	99,769
Capital outlay	-	-	-	-	5,063,620	5,063,620
Debt service:						
Principal	1,440,000	-	-	-	-	1,440,000
Interest	587,385	-	-	-	-	587,385
TOTAL EXPENDITURES	43,470,199	-	-	-	9,122,490	52,592,689
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	2,761,294	-	-	-	(5,738,800)	(2,977,506)
OTHER FINANCING SOURCES (USES)						
Transfers in	691,357	-	-	-	3,798,841	4,490,198
Transfers (out)	(3,798,641)	-	-	-	(691,557)	(4,490,198)
TOTAL OTHER FINANCING SOURCES (USES)	(3,107,284)	-	-	-	3,107,284	-
NET CHANGE IN FUND BALANCES	(345,990)	-	-	-	(2,631,516)	(2,977,506)
FUND BALANCES (DEFICITS) - JULY 1, AS PREVIOUSLY REPORTED	14,320,830	3,568,398	72,883	2,011,239	7,190,440	27,163,790
CHANGE WITHIN FINANCIAL REPORTING ENTITY	-	(3,568,398)	(72,883)	(2,011,239)	5,652,520	-
FUND BALANCE CORRECTION	-	-	-	-	(1,042,553)	(1,042,553)
FUND BALANCES - JULY 1, AS RESTATED	14,320,830	-	-	-	11,800,407	26,121,237
FUND BALANCES - JUNE 30	\$ 13,974,840	\$ -	\$ -	\$ -	\$ 9,168,891	\$ 23,143,731

See accompanying independent auditor's 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, 2024

	Budgeted Amounts		Actual Amounts	Variance Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 14,320,830	\$ 14,320,830	\$ 14,320,830	\$ -
Resources (Inflows):				
Taxes	41,673,053	41,966,847	41,810,137	(156,710)
Intergovernmental revenue	1,609,050	1,424,793	1,814,568	389,775
Charges for services	1,765,758	1,765,758	1,640,019	(125,739)
Investment income	30,000	30,000	617,692	587,692
Other income	301,388	301,388	349,077	47,689
Transfers from other funds	691,357	691,357	691,357	-
Amounts Available for Appropriation	<u>60,391,436</u>	<u>60,500,973</u>	<u>61,243,680</u>	<u>742,707</u>
Charges to Appropriations (Outflows):				
General government	4,806,420	4,585,817	4,434,351	151,466
Public safety	8,269,810	8,511,413	8,414,716	96,697
Health and sanitation	818,307	835,840	750,744	85,096
Recreation and culture	503,380	525,602	540,405	(14,803)
Education	21,631,678	21,631,678	21,631,678	-
Public works	2,193,662	2,279,619	2,284,539	(4,920)
Beach and harbors	183,362	191,667	196,749	(5,082)
Library	660,384	685,367	714,308	(28,941)
County tax	1,857,954	1,869,840	1,869,840	-
Unclassified	789,770	789,770	505,715	284,055
Debt service:				
Principal	1,440,000	1,440,000	1,440,000	-
Interest	502,238	502,238	587,385	(85,147)
Overlay	800,000	897,651	99,769	797,882
Transfers to other funds	3,798,641	3,798,641	3,798,641	-
Total Charges to Appropriations	<u>48,255,606</u>	<u>48,545,143</u>	<u>47,268,840</u>	<u>1,276,303</u>
Budgetary Fund Balance, June 30	<u>\$ 12,135,830</u>	<u>\$ 11,955,830</u>	<u>\$ 13,974,840</u>	<u>\$ 2,019,010</u>
Use of assigned fund balance	<u>\$ 2,185,000</u>	<u>\$ 2,365,000</u>	<u>\$ -</u>	<u>\$ (2,365,000)</u>

See accompanying independent auditor's report and notes to financial statements.

SCHEDULE B

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2024

	Original Appropriations	Budget Adjustments	Total Available	Actual	Variance Positive (Negative)
General government:					
Finance salaries	\$ 585,036	\$ 60,306	\$ 645,342	\$ 638,171	\$ 7,171
Code enforcement salaries	560,446	34,372	594,818	592,221	2,597
Assessing salaries	356,527	30,476	387,003	350,941	36,062
Town clerk salaries	385,222	10,131	395,353	328,544	66,809
Town manager salaries	371,841	28,082	399,923	390,753	9,170
Office of planning salaries	239,060	20,951	260,011	260,704	(693)
Cable TV studio salaries	7,536	-	7,536	10,770	(3,234)
Selectboard salaries	8,074	-	8,074	8,074	-
Selectboard operating	5,000	-	5,000	5,526	(526)
Train station salaries	35,941	6,089	42,030	42,289	(259)
Union/non-union salary adjustment	442,677	(411,010)	31,667	-	31,667
Benefits/insurances/taxes	18,000	-	18,000	6,199	11,801
Property/liability insurance	658,000	-	658,000	681,409	(23,409)
General government operations	73,500	-	73,500	78,463	(4,963)
Street lights	57,000	-	57,000	113,678	(56,678)
Town manager expenses	204,300	-	204,300	183,257	21,043
Office of planning expenses	40,800	-	40,800	33,985	6,815
Finance expenses	205,020	-	205,020	155,620	49,400
Town clerk expenses	26,740	-	26,740	33,845	(7,105)
Assessing expenses	14,800	-	14,800	15,662	(862)
Conservation committee	11,100	-	11,100	7,669	3,431
Code enforcement expenses	17,500	-	17,500	53,090	(35,590)
Train station operations	40,300	-	40,300	32,081	8,219
Cable TV studio	10,000	-	10,000	12,833	(2,833)
IT Infrastructure	432,000	-	432,000	398,567	33,433
	<u>4,806,420</u>	<u>(220,603)</u>	<u>4,585,817</u>	<u>4,434,351</u>	<u>151,466</u>

SCHEDULE B (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2024

	Original Appropriations	Budget Adjustments	Total Available	Actual	Variance Positive (Negative)
Public safety:					
Police department salaries	3,258,780	1,436	3,260,216	3,165,729	94,487
Fire department salaries	2,145,642	187,060	2,332,702	2,334,558	(1,856)
Dispatch center salaries	852,667	48,768	901,435	877,107	24,328
Animal control salaries	67,246	4,339	71,585	70,051	1,534
EMA salaries	5,383	-	5,383	-	5,383
Police department operations	552,409	-	552,409	583,888	(31,479)
EMA operations	52,500	-	52,500	14,682	37,818
Ambulance service	400,000	-	400,000	400,000	-
Fire department operations	489,403	-	489,403	484,561	4,842
Dispatch operations	129,450	-	129,450	136,274	(6,824)
Animal control operations	16,700	-	16,700	17,145	(445)
Public safety facility	135,580	-	135,580	166,451	(30,871)
Hydrant rental	164,050	-	164,050	164,270	(220)
	<u>8,269,810</u>	<u>241,603</u>	<u>8,511,413</u>	<u>8,414,716</u>	<u>96,697</u>
Recreation and culture:					
Recreation salaries	385,790	22,222	408,012	416,401	(8,389)
Recreation operations	83,200	-	83,200	89,830	(6,630)
R Jorgensen activity center	34,390	-	34,390	34,174	216
	<u>503,380</u>	<u>22,222</u>	<u>525,602</u>	<u>540,405</u>	<u>(14,803)</u>
Education	21,631,678	-	21,631,678	21,631,678	-

SCHEDULE B (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2024

	Original Appropriations	Budget Adjustments	Total Available	Actual	Variance Positive (Negative)
Public works:					
Highway salaries	1,160,142	85,957	1,246,099	1,181,904	64,195
Highway operations	1,033,520	-	1,033,520	1,102,635	(69,115)
	<u>2,193,662</u>	<u>85,957</u>	<u>2,279,619</u>	<u>2,284,539</u>	<u>(4,920)</u>
Health and sanitation:					
Transfer station salaries	250,777	17,533	268,310	268,167	143
Transfer station operations	567,530	-	567,530	482,577	84,953
	<u>818,307</u>	<u>17,533</u>	<u>835,840</u>	<u>750,744</u>	<u>85,096</u>
Beach and harbors:					
Harbor master salaries	131,142	8,305	139,447	146,776	(7,329)
Harbor master operating	52,220	-	52,220	49,973	2,247
	<u>183,362</u>	<u>8,305</u>	<u>191,667</u>	<u>196,749</u>	<u>(5,082)</u>
Library:					
Library salaries	541,684	24,983	566,667	602,923	(36,256)
Library operating	118,700	-	118,700	111,385	7,315
	<u>660,384</u>	<u>24,983</u>	<u>685,367</u>	<u>714,308</u>	<u>(28,941)</u>
County tax	1,857,954	11,886	1,869,840	1,869,840	-
Debt service:					
Principal	1,440,000	-	1,440,000	1,440,000	-
Interest	502,238	-	502,238	587,385	(85,147)
	<u>1,942,238</u>	<u>-</u>	<u>1,942,238</u>	<u>2,027,385</u>	<u>(85,147)</u>

SCHEDULE B (CONTINUED)

TOWN OF WELLS, MAINE

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2024

	Original Appropriations	Budget Adjustments	Total Available	Actual	Variance Positive (Negative)
Unclassified:					
Info center	62,376	-	62,376	62,376	-
Warrant articles - net	585,000	-	585,000	318,025	266,975
Outside agencies	142,394	-	142,394	125,314	17,080
	<u>789,770</u>	<u>-</u>	<u>789,770</u>	<u>505,715</u>	<u>284,055</u>
Overlay	800,000	97,651	897,651	99,769	797,882
Transfers to other funds:					
Capital projects funds	3,798,641	-	3,798,641	3,798,641	-
	<u>3,798,641</u>	<u>-</u>	<u>3,798,641</u>	<u>3,798,641</u>	<u>-</u>
Total Departmental Operations	\$ 48,255,606	\$ 289,537	\$ 48,545,143	\$ 47,268,840	\$ 1,276,303

See accompanying independent auditor's report and notes to financial statements.

TOWN OF WELLS, MAINE

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2024

	Special Revenue Funds	Capital Projects Funds	Permanent Funds	Total Nonmajor Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 31,267	\$ -	\$ 3,944	\$ 35,211
Due from other funds	3,631,276	7,906,870	-	11,538,146
TOTAL ASSETS	<u>\$ 3,662,543</u>	<u>\$ 7,906,870</u>	<u>\$ 3,944</u>	<u>\$ 11,573,357</u>
LIABILITIES				
Accounts payable	\$ 287,580	\$ 282,631	\$ -	\$ 570,211
Due to other funds	905,296	-	-	905,296
TOTAL LIABILITIES	<u>1,192,876</u>	<u>282,631</u>	<u>-</u>	<u>1,475,507</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred revenues	928,959	-	-	928,959
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>928,959</u>	<u>-</u>	<u>-</u>	<u>928,959</u>
FUND BALANCES				
Nonspendable	-	-	-	-
Restricted	1,954,904	4,486,885	3,944	6,445,733
Committed	199,581	3,137,354	-	3,336,935
Assigned	321,591	-	-	321,591
Unassigned (deficit)	(935,368)	-	-	(935,368)
TOTAL FUND BALANCES	<u>1,540,708</u>	<u>7,624,239</u>	<u>3,944</u>	<u>9,168,891</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 3,662,543</u>	<u>\$ 7,906,870</u>	<u>\$ 3,944</u>	<u>\$ 11,573,357</u>

See accompanying independent auditor's report and notes to financial statements.

SCHEDULE D

TOWN OF WELLS, MAINE

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	Special Revenue Funds	Capital Projects Funds	Permanent Funds	Total Nonmajor Governmental Funds
REVENUES				
Intergovernmental revenue	\$ 585,059	\$ -	\$ -	\$ 585,059
Charges for services	2,267,775	-	-	2,267,775
Interest income	-	-	108	108
Other income	75,417	455,331	-	530,748
TOTAL REVENUES	<u>2,928,251</u>	<u>455,331</u>	<u>108</u>	<u>3,383,690</u>
EXPENDITURES				
General government	2,344,883	-	-	2,344,883
Public safety	11,222	-	-	11,222
Recreation and culture	62,953	-	-	62,953
Public works	480,188	-	-	480,188
Beach and harbors	1,142,005	-	-	1,142,005
Library	14,751	-	-	14,751
Unclassified	-	2,868	-	2,868
Capital outlay	1,069,003	3,994,617	-	5,063,620
TOTAL EXPENDITURES	<u>5,125,005</u>	<u>3,997,485</u>	<u>-</u>	<u>9,122,490</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(2,196,754)</u>	<u>(3,542,154)</u>	<u>108</u>	<u>(5,738,800)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	1,293,969	2,504,872	-	3,798,841
Transfers (out)	(691,557)	-	-	(691,557)
TOTAL OTHER FINANCING SOURCES (USES)	<u>602,412</u>	<u>2,504,872</u>	<u>-</u>	<u>3,107,284</u>
NET CHANGE IN FUND BALANCES	<u>(1,594,342)</u>	<u>(1,037,282)</u>	<u>108</u>	<u>(2,631,516)</u>
FUND BALANCES - JULY 1, AS PREVIOUSLY REPORTED	5,527,801	1,658,803	3,836	7,190,440
CHANGE WITHIN FINANCIAL REPORTING ENTITY FUND BALANCE CORRECTION	<u>(1,350,198)</u>	<u>7,002,718</u>	<u>-</u>	<u>5,652,520</u>
	<u>(1,042,553)</u>	<u>-</u>	<u>-</u>	<u>(1,042,553)</u>
FUND BALANCES - JULY 1, AS RESTATED	<u>3,135,050</u>	<u>8,661,521</u>	<u>3,836</u>	<u>11,800,407</u>
FUND BALANCES - JUNE 30	<u>\$ 1,540,708</u>	<u>\$ 7,624,239</u>	<u>\$ 3,944</u>	<u>\$ 9,168,891</u>

See accompanying independent auditor's report and notes to financial statements.

