

**TOWN OF WELLS, MAINE
FISCAL YEAR 2017
ANNUAL OPERATING DATA**

LABOR RELATIONS

Union	Unit	Date of Contract	Expiration Date
Teamster's	Highway personnel	July 1, 2014	June 30, 2017
Teamster's	General Government personnel	July 1, 2014	June 30, 2017
IAFF Local 4652	Fire Fighters	July 1, 2014	June 30, 2017
Maine Association of Police	Police Department	July 1, 2014	June 30, 2017
Maine Association of Police	Dispatch personnel	July 1, 2014	June 30, 2017

School personnel are employed by Wells-Ogunquit CSD, which is a body politic and corporate of the State of Maine and is a wholly separate quasi-municipal entity whose operations and obligations are separate from the Town.

PUBLIC EDUCATION

Wells-Ogunquit Community School District

School	Grade	Estimated Capacity	Enrollment ⁽¹⁾
Wells Elementary School	K – 4	600	485
Wells Junior High School	5 – 8	550	381
Wells High School	9 – 12	550	437

Oct. 1,	Town of Wells		Town of Ogunquit		Total CSD Students
	Students	%	Students	%	
2016	1,251	96.2%	50	3.8%	1,301
2015	1,239	96.2%	49	3.8%	1,288
2014	1,246	95.8%	55	4.2%	1,301
2013	1,271	95.9%	55	4.2%	1,326
2012	1,265	95.7%	57	4.3%	1,322

Town of Wells		Town of Ogunquit		Total CSD ESV
ESV (000)	%	ESV (000)	%	
3,034,200	70.1%	1,296,200	29.9%	4,330,400
2,932,900	69.2%	1,303,550	30.8%	4,065,150
2,773,550	68.8%	1,256,200	31.2%	4,029,750
2,800,800	68.8%	1,272,150	31.2%	4,072,950
2,810,250	67.4%	1,282,500	32.6%	4,172,400

Wells-Ogunquit CSD Consolidated Enrollments, School Enrollment Trend					
Oct. 1,	Grades				Total Enrollment
	K-4	5-8	9-12	Other	
2016	483	381	437	11	1,312
2015	447	412	429	8	1,296
2014	444	412	445	3	1,304
2013	460	419	447	3	1,329
2012	446	451	425	3	1,325

Town of Wells, School Enrollment Trend					
Oct. 1,	Grades				Total Enrollment
	K-4	5-8	9-12	Other	
2016	470	359	422	0	1,251
2015	434	388	417	0	1,239
2014	424	392	430	0	1,246
2013	439	402	430	0	1,271
2012	426	430	409	0	1,265

ECONOMIC CHARACTERISTICS

Population	Town of Wells	-----% Change-----		
		Town	State	USA
1970	4,448	26.1%	2.4%	13.4%
1980	8,211	84.6	13.4	11.4
1990	7,778	(0.5)	9.2	9.8
2000	9,400	20.9	9.2	9.8
2010	9,589	2.0	4.2	8.9

Population Characteristics	Town of Wells	York County	State of Maine	USA
Median age (years)	48.5	43.0	42.7	37.2
% school age	17.3%	16.1%	18.2%	20.4%
% working age	58.1%	59.8%	63.4%	62.9%
% 65 and over	21.0%	15.4%	15.9%	13.0%
Persons/household	2.30	2.40	2.32	2.58

Income	Town of Wells	York County	State of Maine	USA
Median family income	\$68,768	\$65,077	\$58,185	\$62,982
% below poverty level	5.3%	8.5%	12.6%	13.8%
Per capita income	\$29,401	\$27,137	\$25,385	\$27,334

Housing	Town of Wells	York County	State of Maine	USA
% owner occupied	82.9%	73.4%	71.3%	65.1%
% Built before 1939	16.1%	23.7%	28.1%	14.1%
% Built since 2000	12.6%	11.6%	8.9%	12.8%
Owner occupied med. value	\$276,500	\$233,300	\$176,200	\$188,400
Median gross rent ¹	\$798	\$814	\$707	\$841
Occupied housing units	4,120	81,009	557,219	-

SOURCE: 2010 Census; U.S. Department of Commerce, Bureau of the Census.

Unemployment	Town of Wells	York County	State of Maine	USA
2016	4.1	3.4	3.9	4.9
2015	4.8	3.9	4.4	5.3
2014	6.0	5.3	5.7	6.2
2013	6.4	6.2	6.7	7.4
2012	6.4	6.6	7.3	8.1

SOURCE: State of Maine, Department of Labor, Division of Economic Analysis and Research.

BUILDING PERMITS

Fiscal Year Ended June 30,	Commercial		Residential			Total	
	Permits	Estimated Value	New Home Permits	Other Permits	Estimated Value	Permits	Estimated Value
2017	110	6,654,532	167	1,188	58,020,604	1,465	64,675,136
2016	110	14,613,214	137	1,173	38,843,495	1,420	53,456,709
2015	142	5,859,109	113	568	33,239,082	823	39,098,190
2014	147	5,823,787	151	531	28,189,570	829	34,013,357
2013	175	5,086,066	195	425	33,240,188	795	38,320,254

EMPLOYMENT

Representative Employers	Type of Business	Approximate Number of Employees
Shaw's Distribution Center	Grocery Chain Warehouse	342
Town of Wells	Local government	305
Wells-Ogunquit CSD	Local Schools	250
York County Community College	Maine Community College	362
Lafayette Properties	Motels	125
Hannaford	Grocery Chain Store	135
Mike's Clamshack	Restaurant	107
Varano's	Restaurants	105
United Parcel Service	Parcel Delivery Service	97
Wasco Products	Window Manufacturer	88

PROPERTY TAX LEVY LIMIT

Fiscal year:	<u>2013/2014</u>	<u>2014/2015</u>	<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>
State Personal Income Factor:	1.05%	1.09%	.86%	2.67%	2.84%
Town Property Growth Factor:	1.90%	1.55%	1.77%	1.59%	2.34%
Growth Limitation Factor:	2.95%	2.64%	2.63%	4.26%	5.18%
Property Tax Levy Limit:	\$8,740,714	\$8,971,469	\$9,207,403	\$9,599,655	\$10,096,917
Property Tax Levy:	\$8,263,539	\$8,874,032	\$9,188,260	\$9,501,182	\$9,805,876
Over/(below) Property Tax Levy Limit:	(\$477,175)	(\$97,437)	(\$19,159)	(\$98,473)	(\$291,041)

FUND BALANCE

Fund Balance as % Expenditures

	2013	2014	2015	2016	2017
Assigned and Unassigned General Fund Balance	\$8,331,264	\$6,758,176	\$6,169,984	\$8,196,322	\$9,571,111
Total Budgeted Expenditures	31,784,518	32,485,290	33,676,693	34,642,913	35,834,690
Fund Balance as % Expenditures	26.21%	20.80%	18.32%	23.66%	26.71%
Unassigned General Fund Balance	\$8,147,115	\$6,541,723	\$5,971,418	\$8,026,934	\$9,226,107
Total Budgeted Expenditures	31,784,518	32,485,290	33,676,693	34,642,913	35,834,690
Fund Balance as % Expenditures	25.63%	20.14%	17.68%	23.17%	25.75%

TAX LEVY AND COLLECTIONS

Fiscal Yr. End June 30,	Equalized State Valuation (000)	Assessed Valuation (000)	Tax Rate (000)	Tax Levy (000)	Collections (after Supplements and Abatements)		
					Year End (000)	% of Levy	% of Levy A/O 8/31/17
2017	3,105,700	3,042,534	10.06	30,608	29,515	96.43	98.92
2016	3,034,200	3,001,041	9.95	29,860	28,707	96.14	99.61
2015	2,932,900	2,951,308	9.50	28,038	26,750	95.41	99.98
2014	2,773,550	2,890,663	9.12	26,363	25,147	95.39	99.98
2013	2,800,800	3,039,040	8.63	26,227	24,979	95.24	99.99

LARGEST TAXPAYERS

Taxpayer	Business	As of April 1, 2016		
		Assessed Total	Property Tax	% of Levy
Shaws Realty Co & PP	Food Distribution	20,988,678	211,146	.69%
Lafayetts Wells, Inc.	Motel/Lodging	17,784,095	178,908	.58%
JRS Realty Trust of ME	Industrial Factory	11,527,750	115,969	.38%
Pike Industries Inc.	Mineral Extraction	9,436,117	94,927	.31%
Central Maine Power	Electricity provider	20,084,230	202,047	.66%
Maritimes & NE Pipeline	Natural gas provide	8,286,940	83,367	.27%
Wells Hotel LLC	Motel/Lodging	6,321,920	63,599	.21%
Eagle Development LLC	Res Condo Devel.	5,271,010	53,026	.17%
Batcomb Plantation II LLC	Golf Course	4,737,157	47,656	.16%
Gerald Jean	Mult. Properties	4,956,820	49,866	.16%
	Totals	109,394,717	1,100,511	3.60%

REVENUES FROM THE STATE

Fiscal Yr. End June 30,	State Revenue Sharing	Homestead Exemption	General Assistance	Tree Growth	Other State Aid	Total From State
2017	203,376	191,961	3,005	37,618	63,579	499,539
2016	210,627	132,715	6,532	39,398	63,304	452,577
2015	213,551	121,492	2,867	28,556	53,980	420,446
2014	230,816	122,360	1,229	49,596	51,274	455,275
2013	350,747	124,174	11,293	58,905	44,946	590,065
2012	372,236	110,803	21,252	62,083	39,093	605,467

DEBT RATIOS

Fiscal Yr. End June 30,	Population	Equalized State Val. (000)	Assessed Valuation (000)	Total Debt	Debt as % Eq. Val.	Per Capita Debt
2017	10,184	3,105,700	3,042,534	2,660,000	.09	261.19
2016	10,073	3,034,200	3,001,041	3,090,000	0.10	306.76
2015	10,073	2,932,900	2,951,308	3,520,000	0.12	349.45
2014	9,997	2,773,550	2,890,663	4,150,000	0.15	415.12
2013	9,857	2,800,800	3,039,040	4,765,000	0.06	483.41
2012	9,746	2,874,800	3,006,525	2,360,000	0.08	242.15

DEBT SERVICE COMPONENT OF OPERATING EXPENDITURES

	Audited					Budgeted
	2013	2014	2015	2016	2017	2018
Total Current Year Debt Service:	\$679,831	\$669,516	\$757,800	\$539,213	\$525,338	\$511,300
Budgeted Operating Expense:	\$31,784,518	\$32,485,290	\$33,676,693	\$34,642,913	\$35,834,690	\$36,822,166
Debt Service as % Oper. Expend.:	2.14%	2.06%	2.25%	1.56%	1.47%	1.39%

TOTAL GENERAL OBLIGATION, OVERLAPPING AND CONTINGENT DEBT

	Direct Debt	Overlapping	Contingent	Total Debt
Town of Wells	\$3,090,000			\$3,090,000
County of York ⁽¹⁾		\$598,234		\$598,234
Wells-Ogunquit CSD		\$24,206,445		\$24,206,445
Total A/O June 30, 2017	\$3,090,000	\$24,804,679	\$0	\$27,894,679
Debt as % Eq State Val.	0.09%	0.79%	0.00%	0.89%
Per Capita Debt	\$303.42	\$2,435.65	\$0.00	\$2,739.07