



# **TOWN OF CHESTER PROPOSED 2024-2025 BUDGET**

**PUBLIC HEARING  
BUDGET VOTE**

**May 14, 2024  
MAY 28, 2024**

# AUDIENCE OF CITIZENS PUBLIC Q&A AT END OF PRESENTATION

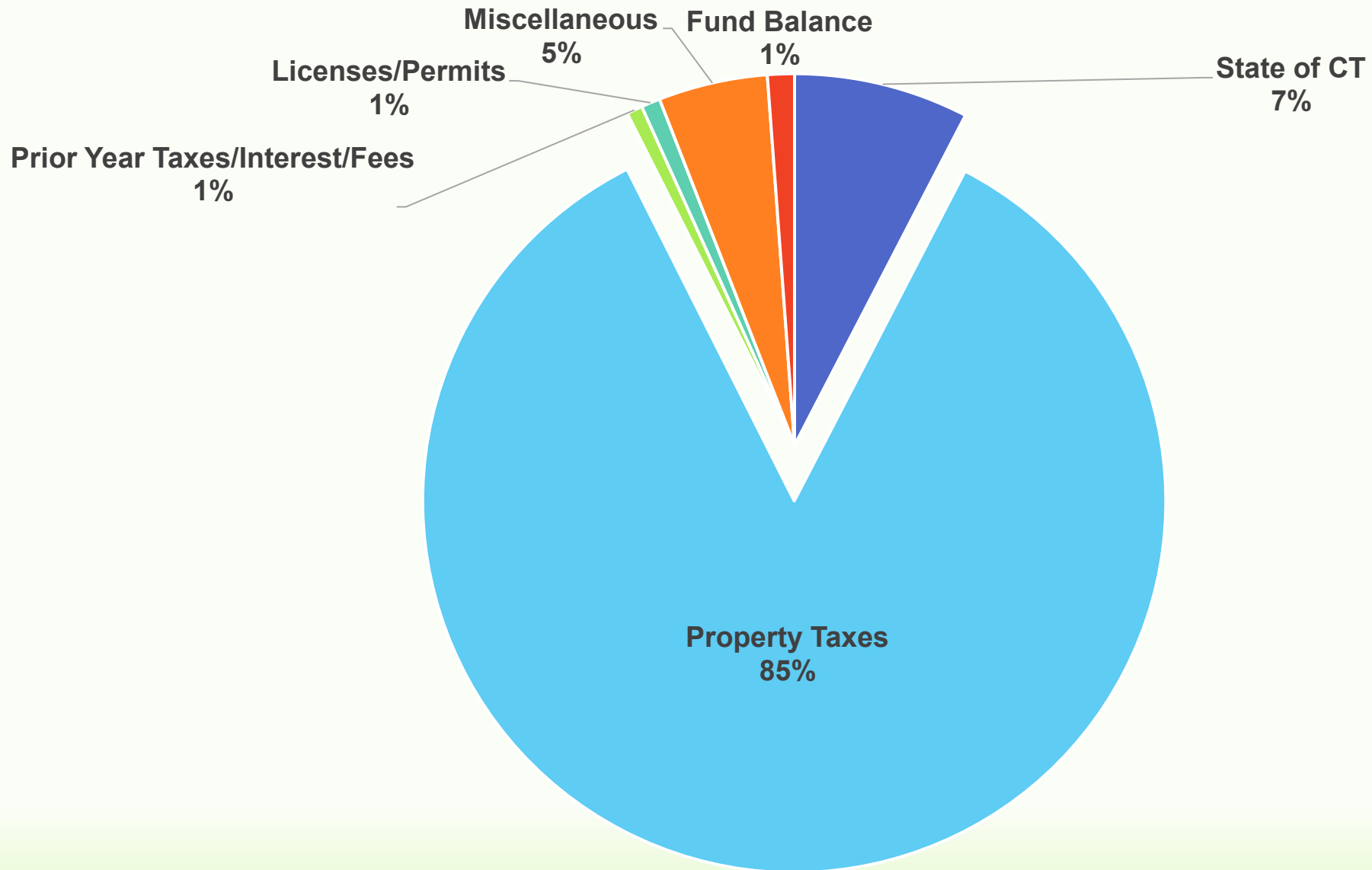
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# ANTICIPATED 2024-2025 REVENUE SOURCES

| <b>STATE OF CONNECTICUT</b>                    | <u><b>2023-2024</b></u> | <u><b>2024-2025</b></u> | <u><b>Variance</b></u> |
|--|-------------------------|-------------------------|------------------------|
| • <b>EDUCATION</b>                             | \$942,336               | \$947,013               | \$4,677                |
| • <b>GENERAL</b>                               | <u>\$355,550</u>        | <u>\$353,800</u>        | <u>(\$1,750)</u>       |
|  | \$1,297,886             | \$1,300,813             | \$2,927                |
| <br><b>TOWN TAXES AND FEES</b>                 |                         |                         |                        |
| • <b>PROPERTY TAXES</b>                        | 13,680,590              | \$14,530,365            | \$849,775              |
| • (Real, Residential/Commercial, MV, Personal) |                         |                         |                        |
| • <b>PRIOR YEAR TAXES/INTEREST/FEES</b>        | \$132,500               | \$117,500               | (\$15,000)             |
| • <b>LICENSES/PERMITS</b>                      | \$90,400                | \$140,950               | \$50,550               |
| • <b>MISCELLANEOUS REVENUES</b>                | \$693,230               | \$812,580               | \$119,350              |
| • <b>FROM FUND BALANCE</b>                     | <u>\$200,000</u>        | <u>\$200,000</u>        | <u>\$0</u>             |
| <br>• <b>ESTIMATED TOTAL REVENUE</b>           | <b>\$16,094,606</b>     | <b>\$17,102,208</b>     | <b>\$1,007,602</b>     |

**REVENUE INCREASED BY 6.26%**

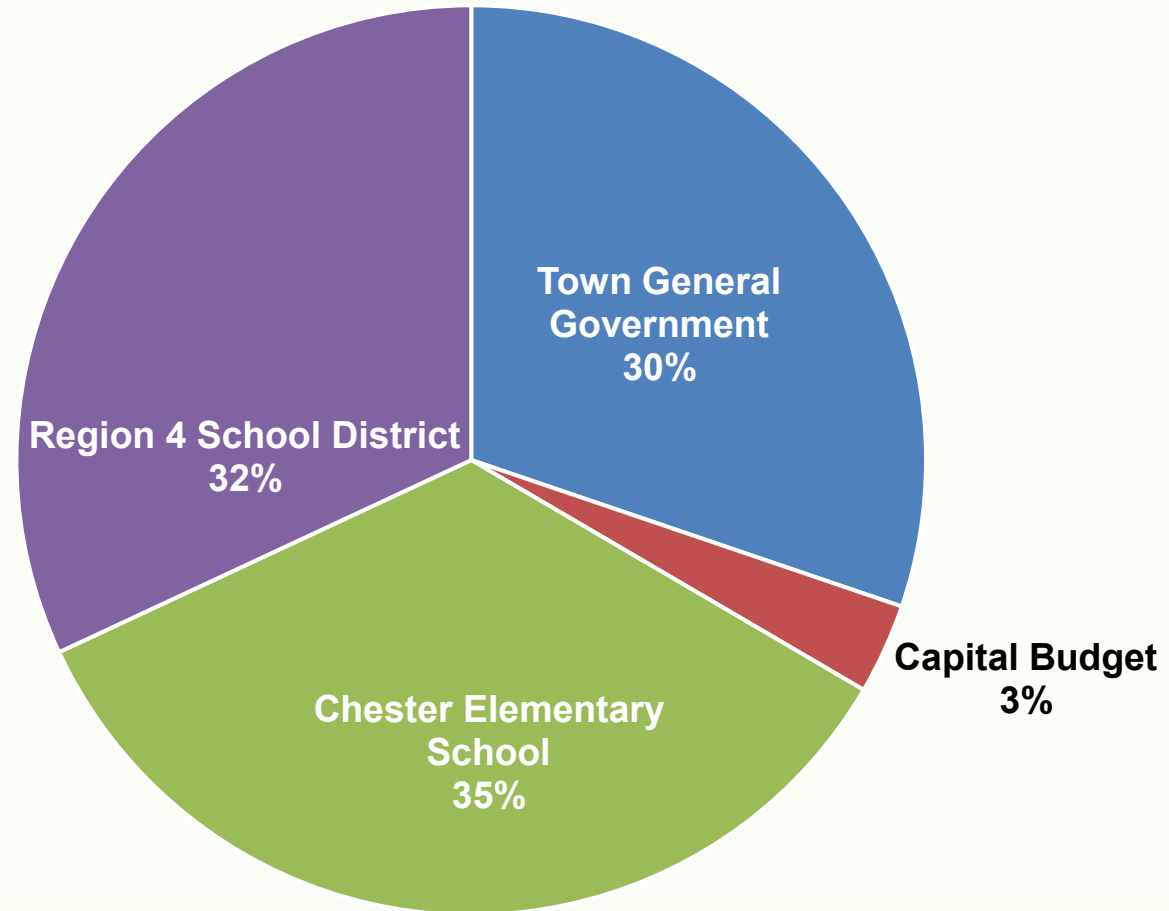
# TOWN REVENUE SOURCES



# SUMMARY OF PROPOSED EXPENDITURES 2024-2025

|                                    | <u>2023-2024</u> | <u>2024-2025</u> | <u>Variances</u> |         |
|------------------------------------|------------------|------------------|------------------|---------|
| • <b>Town General Government</b>   | \$4,715,756      | \$5,167,677      | \$451,921        | 9.58%   |
| • <b>Capital Budget</b>            | \$664,250        | \$550,000        | (\$114,250)      | (17.2%) |
| • <b>Chester Elementary School</b> | \$5,753,880      | \$5,921,886      | \$168,006        | 2.92%   |
| • <b>Region 4 School District</b>  | \$4,960,720      | \$5,462,645      | \$501,925        | 10.12%  |
| • <b>Total Expenditures</b>        | \$16,094,606     | \$17,102,208     | \$1,007,602      | 6.26%   |

# HOW YOUR TAX DOLLARS ARE SPENT



# BUDGET DRIVERS – INCREASES

**Chester is financially stable, with set-aside reserve funds for unanticipated expenses that may arise. We evaluate daily for cost efficiencies, cost savings, and funding resources (other than taxes). We actively prioritize our resident's health and safety, quality of life, and our town's sustainability now and for the future.**

- Union contractual obligations for Town of Chester and Chester Elementary School employees.
- Increased department payrolls - Assessor, Tax Collector, Building, Fire Marshall, Registrars of Voters, Police, Ambulance, Tritown Youth Services, Parks & Recreation
- Inflation
- Public works (maintenance, engineering)
- Animal Control Officer and Part-Time Animal Control Officer (to be hired) shared services between Chester, Deep River, Essex and soon Westbrook
- Severe weather events and accidents causing infrastructure damage
- Region #4's budget increase by 6.2%, however due to a shift in ADM (Average Daily Membership), Chester's increase is 10.12%

# Departmental Budget Savings/ Offsets/ Improved Operational Efficiencies

- **Department of Public Works**

- Director and staff certifications save town expenses as they complete project work vs outsourcing
- Director networking, peer collaboration (vendors, adjacent towns' DPWs, utilities, CT DOT) saves town on project expenses
- CT DOT peer to evaluate Site 5 - CT DOT going to clear debris vs. the town
- Skills of staff regularly saves town on expenses, i.e., Bruce's work on the Snack Shack, maintenance of older vehicles and equipment, water and sewer work, Parker's Point, etc.

- **Building Department**

- Revenue generating

- **Energy Team**

- Cost savings to the town via monthly tracking of energy use - electricity, oil and water - in all municipal buildings to monitor energy use over time and apply efficiency programs

- **DPW, Building & Fire Marshall Departments**

- Risk management via safety improvements

- **Admin Assistant to Assessor & Tax Collector**

- Started May 1<sup>st</sup> - Previously no coverage for Assessor. Tax Collector now with consistent staff vs. requiring various assistants

- **Ambulance Staff**

- Local access/ faster life-saving response when calling 911; Revenue generating service

- **Parks and Recreation**

- Revenue generating department

- **Board of Selectmen**

- Declined raises



# CAPITAL BUDGET

**The Capital Budget allows the Town to set aside funds for major purchases and maintenance of infrastructure.**

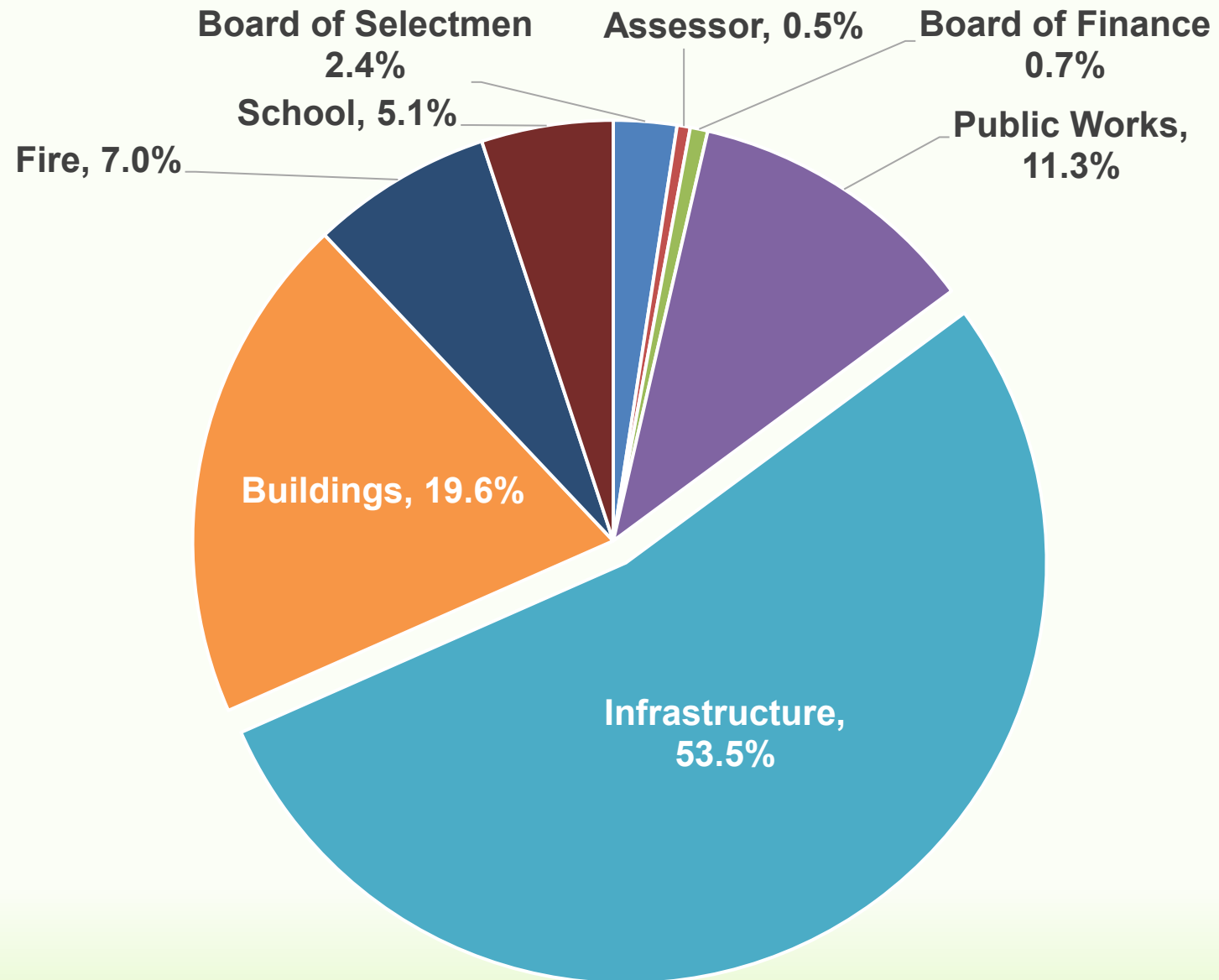
- **We continue to analyze infrastructure needs, looking forward 5-10 years, including:**
  - Protection and maintenance of the watershed and natural resources
  - Continuing energy and money saving projects
  - Vehicle/equipment replacements – fire department, police and public works
  - Road/bridge/sidewalk/dam/drainage/culvert/park/cemetery maintenance and repair
  - Maintenance of Town buildings (including sprinkler system repair and roof replacement at Town Hall) and major mechanical work at Chester Elementary School

# Capital Budget

|                   |  |                          |                  | Balance          |                  |                   |                  |                  |                  |                  |                  |              |
|-------------------|--|--------------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|--------------|
|                   |  |                          | Fiscal           | 4/30/2024        | Proposed         | Balance           | Fiscal           | Fiscal           | Fiscal           | Fiscal           | Fiscal           |              |
| <u>Department</u> | <u>Capital Project Title</u>             | <u>Capital Project #</u> | <u>2023-2024</u> | <u>2023-2024</u> | <u>Transfers</u> | <u>Authorized</u> | <u>2024-2025</u> | <u>2025-2026</u> | <u>2026-2027</u> | <u>2027-2028</u> | <u>2028-2029</u> | <u>Total</u> |
| Board of Select.  | Assigned *                               | 20-00-01-0000-007        | \$0              | \$672,508        | -\$672,000       | \$0               | \$0              | \$0              | \$0              | \$0              | \$0              | \$508        |
| Board of Select.  | Open Space (Conservation Commission)     | 20-00-01-0000-008        | \$0              | \$0              | \$0              | \$0               | \$0              | \$50,000         | \$50,000         | \$50,000         | \$50,000         | \$200,000    |
| Board of Select.  | Cedar Lake/Watershed                     | 20-00-01-0000-042        | \$8,000          | \$19,390         | \$0              | \$19,390          | \$0              | \$9,000          | \$10,000         | \$10,000         | \$10,000         | \$58,390     |
| Board of Select.  | Town Hall - Computer Replacement         | 20-00-01-0000-092        | \$22,750         | \$11,691         | \$0              | \$11,691          | \$36,000         | \$36,304         | \$44,780         | \$37,280         | \$37,280         | \$203,335    |
| Assessor          | Revaluation                              | 20-00-11-0000-010        | \$11,000         | \$19,000         | \$0              | \$8,000           | \$7,500          | \$7,500          | \$7,500          | \$7,500          | \$7,500          | \$56,500     |
| Brd of Finance    | Financial Software                       | 20-00-13-0000-068        | \$10,000         | \$30,000         | \$0              | \$0               | \$10,000         | \$10,000         | \$10,000         | \$0              | \$0              | \$60,000     |
| Public Works      | Highway Equipment                        | 20-00-30-0000-030        | \$90,000         | \$251,563        | \$69,000         | \$203,068         | \$98,000         | \$110,000        | \$120,000        | \$130,000        | \$140,000        | \$918,563    |
| Infrastructure    | Main Street Project                      | 20-00-31-0000-048        | \$5,000          | \$32,185         | -\$32,185        | \$22,185          | \$0              | \$0              | \$0              | \$0              | \$0              | \$0          |
| Infrastructure    | Energy Efficient Projects                | 20-00-31-0000-060        | \$0              | \$20,000         | \$0              | \$0               | \$0              | \$0              | \$0              | \$0              | \$0              | \$20,000     |
| Infrastructure    | Road/Sidewalk/Bridge/Dam Repairs         | 20-00-31-0000-446        | \$140,000        | \$501,134        | \$437,785        | \$501,134         | \$0              | \$310,000        | \$315,000        | \$320,000        | \$325,000        | \$2,208,919  |
| Infrastructure    | Park and Recreation Commission           | 20-00-31-0000-453        | \$0              | \$0              | \$28,600         | \$0               | \$0              | \$52,500         | \$35,000         | \$20,000         | \$13,000         | \$149,100    |
| Infrastructure    | North Quarter Park/Playground            | 20-00-31-0000-454        | \$0              | \$19,593         | \$0              | \$7,593           | \$0              | \$0              | \$0              | \$0              | \$0              | \$19,593     |
| Infrastructure    | Tree Removal                             | 20-00-31-0000-456        | \$70,000         | \$6,899          | \$100,000        | \$6,899           | \$0              | \$110,000        | \$110,000        | \$110,000        | \$110,000        | \$546,899    |
| Infrastructure    | NRCS Grant (Streambed Clean-out)         | 20-00-31-0000-458        | \$0              | \$40,963         | \$0              | \$40,962          | \$8,500          | \$0              | \$0              | \$0              | \$0              | \$49,463     |
| Infrastructure    | Chester Creek Dredging                   | 20-00-31-0000-460        | \$0              | \$0              | \$0              | \$0               | \$5,000          | \$5,000          | \$5,000          | \$5,000          | \$5,000          | \$25,000     |
| Infrastructure    | WIFI                                     | 20-00-31-0000-462        | \$0              | \$0              | \$0              | \$0               | \$0              | \$0              | \$0              | \$0              | \$0              | \$0          |
| Infrastructure    | Parkers Point Boat Launch                | 20-00-31-0000-464        | \$25,000         | \$25,000         | -\$14,600        | \$10,400          | \$0              | \$0              | \$0              | \$0              | \$0              | \$10,400     |
| Buildings         | Town Buildings - Repairs/Code Compliance | 20-00-36-0000-065        | \$67,500         | \$123,906        | \$35,000         | \$86,869          | \$255,000        | \$47,500         | \$47,500         | \$47,500         | \$5,000          | \$561,406    |
| Fire              | Ambulance Replacement                    | 20-00-42-0000-060        | \$30,000         | \$89,473         | \$0              | \$0               | \$35,000         | \$45,000         | \$30,000         | \$30,000         | \$30,000         | \$259,473    |
| Fire              | Apparatus Replacement                    | 20-00-42-0000-062        | \$0              | \$438,164        | \$0              | \$431,250         | \$0              | \$150,000        | \$150,000        | \$150,000        | \$150,000        | \$1,038,164  |
| Fire              | Equipment Replacement                    | 20-00-42-0000-235        | \$45,000         | \$37,680         | \$48,400         | \$37,680          | \$0              | \$50,000         | \$45,000         | \$45,000         | \$45,000         | \$271,080    |
| Fire              | Parking Lot                              | 20-00-42-0000-237        | \$20,000         | \$20,000         | \$0              | \$0               | \$20,000         | \$30,000         | \$30,000         | \$0              | \$0              | \$100,000    |
| Police            | Cruiser Replacement                      | 20-00-45-0000-070        | \$45,000         | \$75,000         | \$0              | \$75,000          | \$0              | \$0              | \$37,500         | \$37,500         | \$0              | \$150,000    |
| School            | Project Adventure                        | 20-00-90-0000-058        | \$0              | \$0              | \$0              | \$0               | \$0              | \$0              | \$0              | \$0              | \$0              | \$0          |
| School            | Paving and Sidewalks                     | 20-00-90-0000-059        | \$30,000         | \$0              | \$0              | \$0               | \$30,000         | \$30,000         | \$30,000         | \$30,000         | \$30,000         | \$150,000    |
| School            | Oil Tank Replacement                     | 20-00-90-0000-062        | \$0              | \$0              | \$0              | \$0               | \$0              | \$0              | \$0              | \$0              | \$0              | \$0          |
| School            | Building Rehab & Enhancement             | 20-00-90-0000-064        | \$25,000         | \$58,708         | \$0              | \$58,708          | \$25,000         | \$25,000         | \$25,000         | \$25,000         | \$25,000         | \$183,708    |
| School            | Generator                                | 20-00-90-0000-094        | \$20,000         | \$40,000         | \$0              | \$0               | \$20,000         | \$20,000         | \$20,000         | \$20,000         | \$20,000         | \$140,000    |
| School            | Roof Replacement                         | 20-00-90-0000-452        | \$0              | \$0              | \$0              | \$0               | \$0              | \$0              | \$0              | \$0              | \$20,000         | \$20,000     |
| School            | Boilers                                  | 20-00-90-0000-XXX        | \$0              | \$0              | \$0              | \$0               | \$0              | \$20,000         | \$20,000         | \$20,000         | \$20,000         | \$80,000     |
|                   |  |                          |                  |                  |                  |                   |                  |                  |                  |                  |                  |              |
|                   |  | Total                    | \$664,250        | \$2,532,856      | \$0              | \$1,520,829       | \$550,000        | \$1,117,804      | \$1,142,280      | \$1,094,780      | \$1,042,780      | \$7,480,500  |

\* Interest balance \$121,000, CT Water Co. \$113,000 and prefunding using the general fund surplus of \$438,000 for a total of \$672,000.

# CAPITAL FUNDING PLAN 2024/2025





# DPW Capital Dollars at Work



# Park & Rec Capital Dollars at Work

# THE GRAND LIST AND HOW IT AFFECTS THE MIL RATE

**The Grand List is the aggregate valuation of all of the taxable property within the town. It includes real estate, personal property, vehicles, and business property such as computers and desks.**

- Our current grand list is: \$597,456,584
- The Board of Finance bases our estimated tax revenue on a collection rate of 98.75%
- BOS/BOF proposes to use \$438,000 of the general fund current year surplus to pre-fund 24/25 capital expenses
- The estimated fund balance will exceed the state recommended minimum 16.667% of operating expenses

# HOW DOES THE 2023 REVALUATION IMPACT THE MIL RATE?

The new value of a mil is approximately \$594,235.

## Grand List Year

Net Grand List Total

2022

\$463,046,002

2023

\$597,456,584

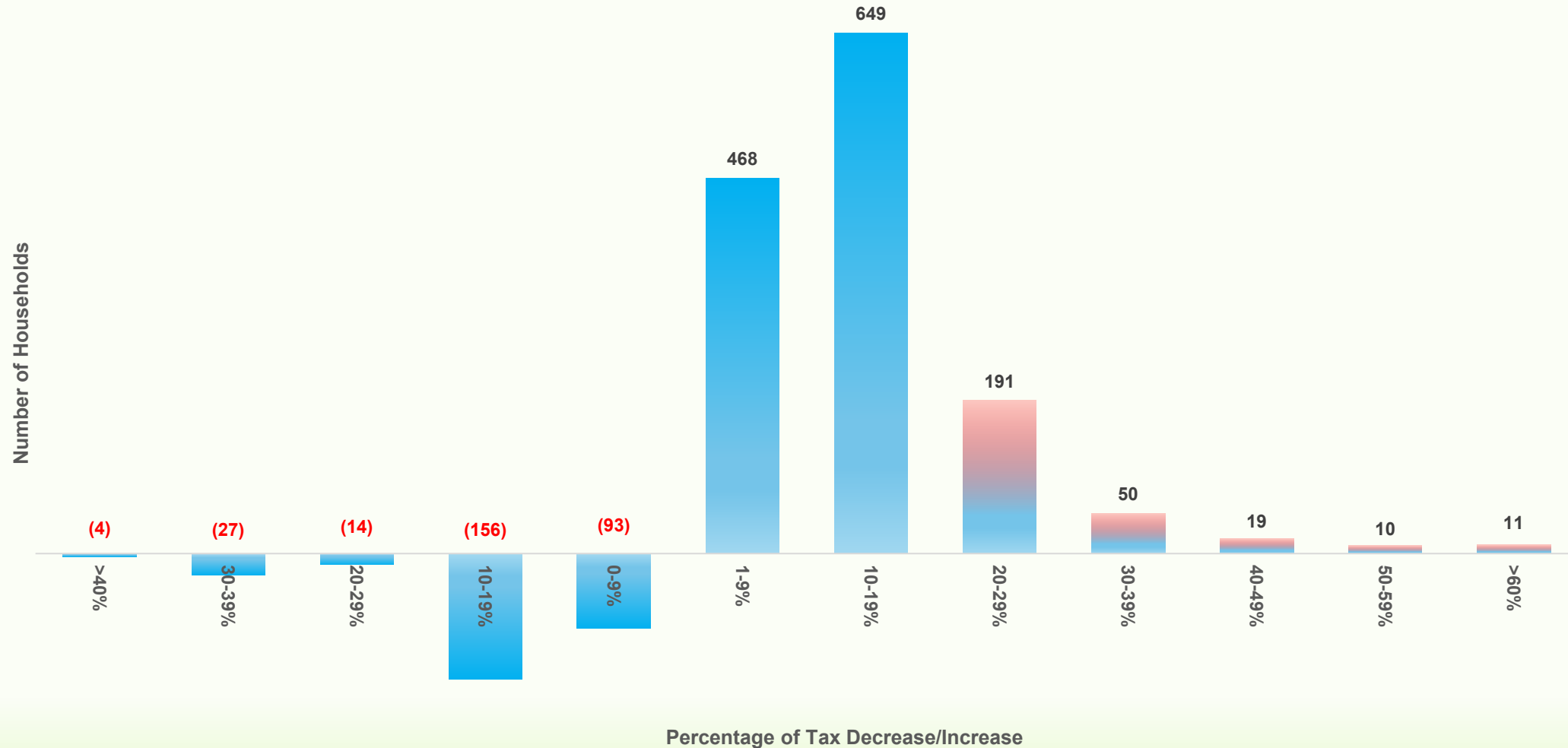
- Average increase due to revaluation 32%
- 23/24 actual mil rate is 29.7
- 23/24 mil rate restated for the new grand list is 23.49
  - (proforma computation of mil rate needed to generate 23/24 property taxes)
- Estimated proposed mil rate **24.45**, which is a **4.09%** increase

# SAMPLE MIL RATE CALCULATION

- **A mil is the amount of tax per \$1K of the assessed property value**
- Example:
  - Your home market value is \$300,000 (estimated sale value of your home)
  - The assessed value is \$210,000 (market value X 70%)
  - Using the current mil rate of 24.45, the tax on \$210,000 in assessed value would be \$5,134.50 (Assessed value X mil rate / 1000)



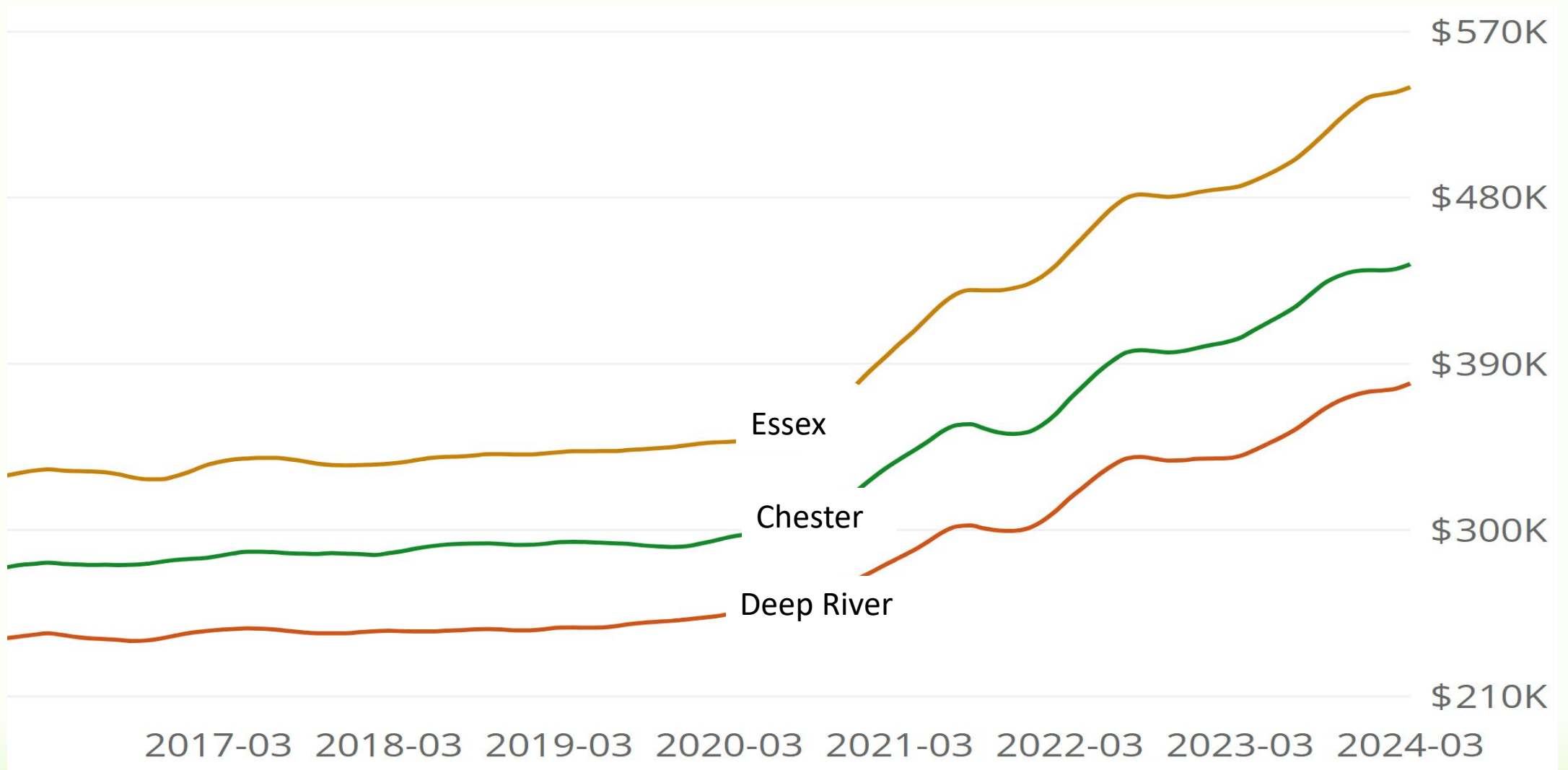
# PROPERTY TAX INCREASE/DECREASE @ 24.45 MIL RATE



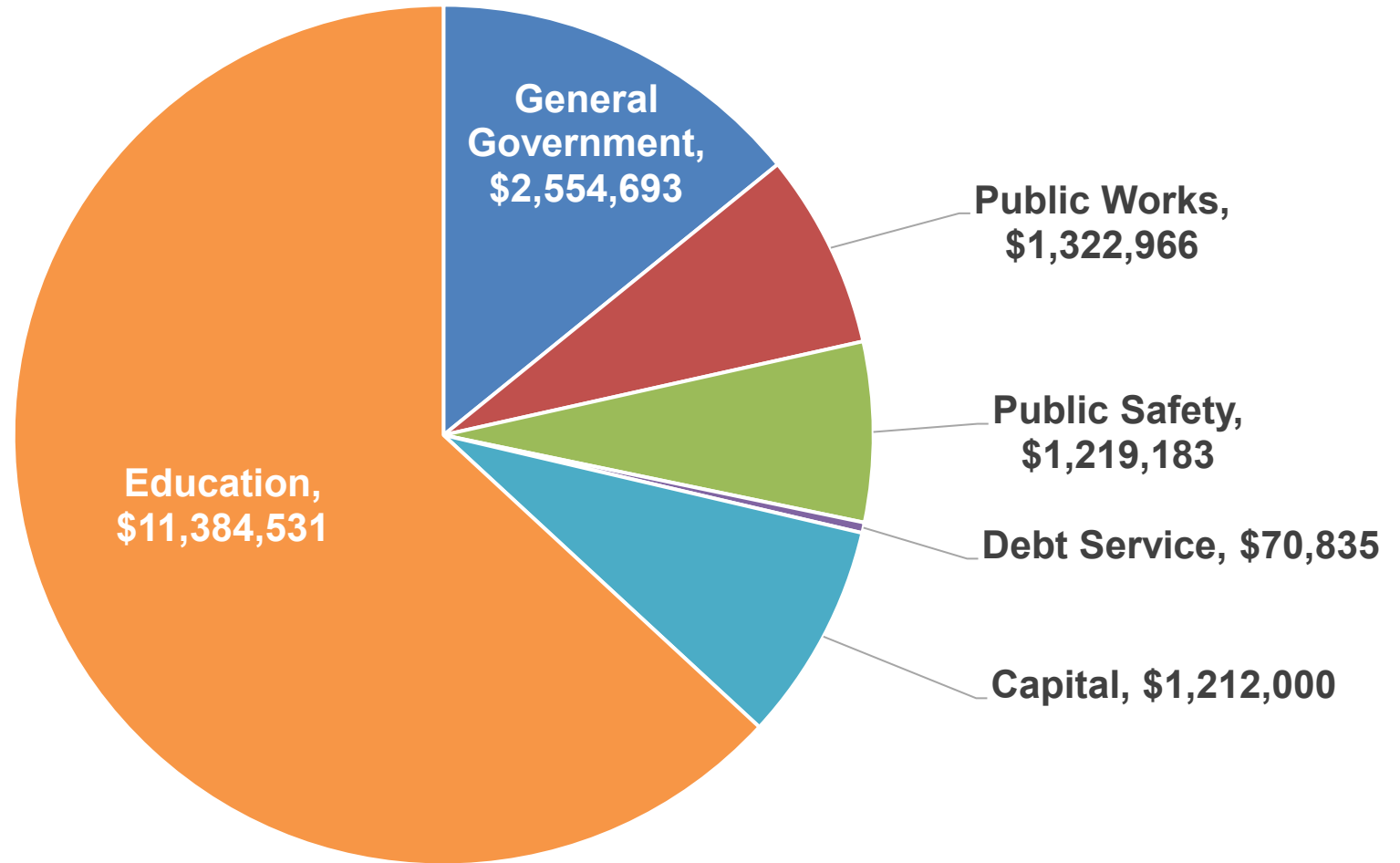
# RANDOM SAMPLING OF REVALUATION

|    | Old<br>Assessment | New<br>Assessment | Old Taxes   | New Taxes   | Tax Increase/Decrease | %      |
|----|-------------------|-------------------|-------------|-------------|-----------------------|--------|
| 1  | 384,230           | 437,080           | \$11,411.63 | \$10,686.61 | \$ (725.03)           | -6.35% |
| 2  | 253,130           | 291,620           | \$7,517.96  | \$7,130.11  | \$ (387.85)           | -5.16% |
| 3  | 224,500           | 264,040           | \$6,667.65  | \$6,455.78  | \$ (211.87)           | -3.18% |
| 4  | 453,530           | 540,190           | \$13,469.84 | \$13,207.65 | \$ (262.20)           | -1.95% |
| 5  | 221,160           | 268,030           | \$6,568.45  | \$6,553.33  | \$ (15.12)            | -0.23% |
| 6  | 169,780           | 224,700           | \$5,042.47  | \$5,493.92  | \$ 451.45             | 8.95%  |
| 7  | 234,280           | 321,930           | \$6,958.12  | \$7,871.19  | \$ 913.07             | 13.12% |
| 8  | 178,850           | 252,420           | \$5,311.85  | \$6,171.67  | \$ 859.82             | 16.19% |
| 9  | 230,318           | 325,920           | \$6,840.44  | \$7,968.74  | \$ 1,128.30           | 16.49% |
| 10 | 301,900           | 439,320           | \$8,966.43  | \$10,741.37 | \$ 1,774.94           | 19.80% |

# TRI-TOWN HOME VALUES 2017-2023



# WHAT OUR PROPOSED MIL RATE BUYS



# 2023/2024 ACCOMPLISHMENTS

- Public Works
  - Assessments of Dams, Roads, Bridges, Sidewalks, Buildings
    - CES – Paving, Building rehab and enhancements, Project Adventure
    - Meeting House – Roof
    - Town Hall – Boilers
    - Public Works HVAC
    - New Public Works Vehicle
- Harbor Commission
  - Repair of Parkers Point Boat Launch
- WPCA
  - Sewer Improvements
- Land Improvements
  - Stream Beds Repair
  - Tree Removal (safety issues)
- Town Buildings certified for OSHA Compliance
- Cedar Lake
  - Refurbished Snack Shack
  - Tree Removal
  - Sea Wall Repair
- Fire and Public Safety
  - New Fire Truck on order
  - Radio Upgrades – Improved state/local town communications
  - New Fire Boat
  - 12 new defibrillators for public locations
  - New police vehicles

# WE ACTIVELY PURSUE GRANTS

- STEAP for the North Main St. project
- ARPA for the North Main St. project
- ARPA for Human Services
- Community Fund for Human Services and Parks & Rec- camps, Parks & Rec programs.
- CT Community Connectivity Grant - we are on the short list for next round
- Governor's State Commission Bond (grant) via Christine Palm- waiting to hear
- CPF (Community Project Fund) via Joe Courtney's office - we are on the short list to receive for FY '25
- EMPG (Emergency Management Performance Grant) for Emergency Management equipment
- CT Neighborhood Assistance Act (NAA) fund
- M Jones Fund (Community Foundation of Middlesex County)
- Anonymous Family Foundation Grant
- Anonymous Family Foundation Middlesex County Camp Foundation
- Community Foundation of Middlesex County
- Chester Leadership Fund
- Beard Lumber
- Fiber to the Library
- CT State Historic Preservation Grant
- CT State Library Construction Grant
- Community Foundation of Middlesex County.
- CT State Library
- National Opioid Settlement for TTYSB
- Town Clerk Historic Preservation fund
- Chester Community Partnership Grant fund 2022

# WHAT MORE NEEDS TO BE DONE

| Department         | 2024-2025          | 2025-2026          | 2026-2027          | 2027-2028        | 2028-2029        | 2029-2030       | Grand Total         |
|--------------------|--------------------|--------------------|--------------------|------------------|------------------|-----------------|---------------------|
| Board of Finance   | \$70,000           | \$50,000           |                    |                  |                  |                 | \$120,000           |
| Board of Selectmen | \$76,500           | \$99,500           | \$76,500           | \$50,000         | \$73,000         |                 | \$375,500           |
| Fire               | \$255,000          | \$195,000          | \$180,000          | \$150,000        | \$180,000        | \$30,000        | \$990,000           |
| Harbor Commission  | \$5,000            | \$5,000            | \$5,000            | \$5,000          | \$5,000          |                 | \$25,000            |
| Parks & Recreation | \$63,000           | \$53,000           | \$35,000           | \$20,000         |                  |                 | \$171,000           |
| Police Protection  |                    |                    |                    | \$160,000        |                  |                 | \$160,000           |
| Properties         | \$1,292,000        | \$176,000          | \$580,000          | \$266,000        | \$42,000         |                 | \$2,356,000         |
| Public Works       | \$6,003,066        | \$1,644,000        | \$460,000          | \$285,000        | \$343,000        |                 | \$8,735,066         |
| School             | \$75,000           | \$20,000           |                    |                  |                  |                 | \$95,000            |
| Revaluation        | \$11,000           | \$11,000           | \$11,000           | \$11,000         |                  | \$11,000        | \$55,000            |
| <b>Grand Total</b> | <b>\$7,850,566</b> | <b>\$2,253,500</b> | <b>\$1,347,500</b> | <b>\$947,000</b> | <b>\$643,000</b> | <b>\$41,000</b> | <b>\$13,082,566</b> |

# MUCH TO ACCOMPLISH

## Bridge

Cedar Lake  
David Road  
Sypher Road  
Wig Hill

## Buildings

20 Water Street  
DPW  
library  
Meeting House  
Snack Shack  
Town Hall

## Dam

Cedar Lake  
Jennings Pond  
Pattaconk #2  
Schribber Park  
Upper Jennings

## Infrastructure

Chester Creek  
Chester Hose Company  
Farmland Preservation (Open Space)  
Parks  
Public Restrooms  
Townwide

## Equipment

Chester Hose Company  
DPW  
Police

## Sidewalk

Ridge Road  
Sidewalk Chesterfields 154 CCGP Grant  
Sidewalk Liberty Street  
Sidewalk North main Norman terrace to waterfall  
Sidewalk West Main to Library

## Road

Bokum  
Butter Jones/Cross/Sypher  
Cedar Lake Road  
Cedar/Laura/Birch/Hazen Lakeview  
David Road/Bailey/Brookside/Bishop/Nehb  
Deep Hollow  
Denlar  
Goose Hill Rd Middle  
Grote/Railroad/Old depot/Marina  
Hoop Hole Road  
Inspiration Lane  
Kings Hwy  
Ostiling Lane  
Pine Knoll  
Spring St  
Straits



# AUDIENCE OF CITIZENS PUBLIC COMMENTS

**Please keep comments to 3 minutes**

# **JOINT BOF/BOS WILL NOW CONTINUE**

Audience of Citizens are welcome to join us