

MINUTES OF SPECIAL TOWN MEETING  
HELD ON MARCH 14th, 2023

The Meeting was called to order by First Selectwoman Charlene Janecek at 7:05 p.m. John Bennet was duly named as Moderator. A motion was made, seconded, and SO VOTED to adopt the call as presented. A motion was made, seconded, and SO VOTED to waive the reading of the call.

**ARPA**

**1.) A motion was made, seconded and unanimously SO VOTED** to consent and approve an appropriation using the American Rescue Plan Act (ARPA) in the amount of \$41,700 for Building – OSHA Compliance, to be funded as follows:

Transfer		
From 30-01-80-0000-804	APRA - Tech Remote/Hybrid Meetings	\$18,265.10
From 30-01-80-0000-805	APRA - Police Camera Data Storage	\$ 7,884.96
From 30-05-80-0000-800	ARPA – unassigned	\$15,549.94
To Building – OSHA Compliance		\$41,700.00

Discussion: A resident asked what building is this for? Charlene answered that it's for the Town Hall and the Town Garage.

**2.) A motion was made, seconded and unanimously SO VOTED** to consent and approve an appropriation using the American Rescue Plan Act (ARPA) in the amount of \$14,800 for Public Works – Equipment Maintenance/Purchases.

Discussion: Charlene commented that OSHA came in and did an evaluation of the Public Works building and equipment and found that we have some deficiencies that we have to correct, and we have to do some maintenance, and that is what this money is for.

**3.) A motion was made, seconded and unanimously SO VOTED** to consent and approve an appropriation using the American Rescue Plan Act (ARPA) in the amount of \$35,433.88 for Defibrillators for all town buildings.

Discussion: Charlene said she would defer to our Fire Chief, James Grzybowski, on this topic. James G. said this would put defibrillators throughout all the town buildings – 1 at the Meeting House, 2 at the Elementary School, 1 at Town Hall, 1 at Town Garage, 1 at Town Beach, 1 at the Library, and outfitted to our first responders who respond from their homes so that they can get there quickly with their defibrillators. These are much needed – it shows that getting a defibrillator on someone who is having a cardiac attack provides the most chance of survival. James G., our Fire Chief, said that we have some that are 10 years old and a few have failed so these will start to replace our old ones and add some new. We will go from having about 14 of them to 21. There will be training in how to use them for town employees and those who would like it although they all do come with step by step instructions that a lay person can understand. Currently, the ones we have are maintained twice a year by the Hose Co.

**Fire Truck**

**4) A motion was made, seconded and unanimously SO VOTED** to appropriate the sum of \$370,000 from the unassigned general fund balance, to the capital non-recurring line item # 10-05-62-1000-150.

Discussion: Charlene commented that these next few items are just moving money around for the purchase of the new fire truck.

**5.) A motion was made, seconded and unanimously SO VOTED** to authorize the following capital transfer:

From	20-00-01-0000-007	Board of Selectmen – Assigned	\$420,000
To	20-00-42-0000-062	Fire Protection – Apparatus Replacement	\$420,000

No discussion.

**6.) A motion was made, seconded and unanimously SO VOTED** to authorize the expenditure of \$855,000 from the capital fund – fire protection – apparatus replacement line item # 20-00-42-0000-062 for the purchase of a new fire truck.

**Reconciliation** - Current balance in Capital - Chester Hose Co.–Apparatus Replacement \$449,125

Current balance in capital assigned	\$ 54,384
Additional appropriation from the general fund balance to capital assigned	<u>\$370,000</u>
Total in Capital assigned	\$424,384

Transfer \$420,000 from capital assigned to Chester Hose Co. Apparatus Replacement.

Total available in Apparatus Replacement	\$869,125
Requested release	\$855,000

Discussion: James G., our Fire Chief, commented to say this purchase is to replace our 1988 pumper, which is 35 years old. The ISO rating that sets peoples' Homeowners Insurance sets the town at a 3 engine town. If our oldest engine were to fail, we are required to record that and everyone's homeowner's insurance would increase significantly. The fire truck committee has spent a lot of time designing this truck specifically for Chester. It has been designed based on the need for Chester, not want. The Hose Company takes pride in taking care of our equipment and this is why our oldest engine has lasted so long. The costs of fire trucks have been rising 5-7 % per year post Covid. It will take 18 months to build this fire truck. The total procurement cost is \$855,000.

**7.) A motion was made, seconded and unanimously SO VOTED** to approve an ordinance providing:

**TOWN ACTS**

**Book 5**

**Page 30**

Pursuant to a Special Town Meeting held on March 14, 2023 the following Ordinance was renewed:

**ORDINANCE PROVIDING PROPERTY TAX RELIEF FOR ELDERLY OR DISABLED HOMEOWNERS**

**WHEREAS**, pursuant to Connecticut General Statutes §12-129n, a municipality may by ordinance provide property tax relief to certain qualified elderly or disabled homeowners; and

**WHEREAS**, the Town of Chester is desirous of providing such property tax relief; and

**WHEREAS**, pursuant to the requirements of Connecticut General Statutes §12-129n(b), the Board of Selectmen has undertaken and completed a study and investigation with respect to such property tax

relief and, on the basis thereof, prepared a report meeting the requirements of said statute, which was presented to the Board of Finance; and

**WHEREAS**, the Board of Finance of the Town of Chester has recommended the adoption of this Ordinance as required by said statute.

**NOW THEREFORE**, be it ordained by the Town of Chester that the following ordinance be and is hereby adopted pursuant to the provisions of Connecticut General Statutes §12-129n.

1. Property tax relief is provided hereunder to residents of the Town of Chester, with respect to real property owned and occupied by such residents as their principal residence, who are:
  - (a) Sixty-five years of age and over, or whose spouses, living with them, are sixty-five years of age or over or sixty years of age or over and the surviving spouse of a taxpayer qualified in such municipality under this section at the time of his or her death or with respect to real property on which such residents or their spouses are liable for taxes under Connecticut General Statutes §12-48;  
or
  - (b) Under age sixty-five and eligible in accordance with applicable federal regulations to receive permanent total disability benefits under Social Security or similar plans defined under Connecticut General Statutes §12-129n(a) (2);

provided such residents or their spouses under subdivisions (a) or (b) above, have been taxpayers of the Town of Chester for one year immediately preceding July 1 of the tax year for which property tax relief is to be provided, and meet the maximum income requirements of this Ordinance.

2. Pursuant to CGS §12-129n(f), the Town of Chester shall be required to establish a lien on such property in the amount of the total tax relief granted, plus interest applicable to the total of such unpaid taxes at a rate to be determined by the municipality, provided if the total amount of such property tax relief with the respect to any such taxpayer, when combined with any such tax relief for which such taxpayer may be eligible in accordance with sections 12-129b to 12-129d, inclusive, or 12-170a, exceeds in the aggregate seventy five percent of the property tax for which such taxpayer would be liable but for the benefits under this section and any of the sections mentioned above in this subsection.
3. The total abatement of property tax for eligible taxpayers shall be based upon the following formula:
  - (a) Add the age of the qualified taxpayer to the total number of full years of residence within the property for which the tax abatement is sought. The resulting number shall be a percentage for the purposes of this Ordinance, but shall not exceed 100 percent;
  - (b) Multiply the amount of tax abatement for which the taxpayer is eligible under the Connecticut Elderly and Totally Disabled Homeowners Tax Credit Program by the percentage arrived at under subsection (a). The resulting sum is the tax abatement under this Ordinance, subject to the limitations set forth in Paragraphs 4 and 5.

4. Any such property tax relief granted to any such residents in accordance with the provisions of this Ordinance shall not disqualify such resident with respect to any benefits for which such resident shall be eligible under the provisions of Connecticut General Statutes §12-129b to 12-129d, inclusive, and 12-170a, and any such property tax relief provided under this Ordinance shall be in addition to any such benefits for which such resident shall be eligible under said sections. No such abatement under this Ordinance, together with relief under said sections, shall exceed the total amount of the tax that would otherwise be laid against the taxpayer.
5. The total reduction of property tax revenue, based on an estimate in any tax year by the Board of Finance, which may be granted in such tax year shall not exceed an amount equal to ten (10%) percent of the total real property tax levied in such municipality in the preceding tax year.
6. The property tax relief provided for in this section may, in any case where titled real property is recorded in the name of the taxpayer or his or her spouse and any other person or
7. persons, be prorated to reflect the fractional share of such taxpayer or spouse or, if such property is a multi-family dwelling, such relief may be prorated to reflect a fractional portion of such property occupied by the taxpayer.
8. The determination as to eligibility under this Ordinance shall be made by the Tax Assessor. Application for the benefit shall be made on the same schedule as the application under said Connecticut Elderly and Totally Disabled Homeowners Tax Credit Program. On a form to be provided by the Assessor on which the applicant shall set forth and affirm in the continuation of the eligibility requirements.

**Ordinance shall stay in effect until such time as the governing body of the Town of Chester repeals it.**

Discussion: Charlene commented that this is an Ordinance that we've already had but there's a section that requests that it gets renewed every 5 years, and we want to eliminate just this section. There will be no other changes to the wording. Approximately 200 residents are currently taking advantage of this Ordinance.

A motion was made, seconded and unanimously SO VOTED to adjourn at 7:24 p.m.

Attest \_\_\_\_\_, Town Clerk

I hereby certify that the foregoing was published in the Valley Courier on March 23, 2023.

Attest \_\_\_\_\_, Town Clerk