

ANNUAL TOWN MEETING

MAY 12, 2014

MINUTES

Pursuant to the previous notice and warning, the Annual Town Meeting was duly held on May 13, 2013 at Chaplin Senior Center, 132 Chaplin Street, Chaplin, Connecticut. There were approximately 29 citizens present. Also present were William H. Rose IV, Karen O’Gorman, Shari Smith, Richard Weingart, Jean Lambert, Bruce Raymond and Marc Johnson. The Town Clerk called the meeting to order at 7:03 P.M. and read the Legal Warning.

Article 1	The Town Clerk called for nominations to elect a moderator. William Rose nominated Irene Schein, seconded by Karen O’Gorman. There being no further nominations Irene Schein was elected by acclamation.
Article 2	The moderator read Article 2 and opened the floor for nominations to elect in accordance with §10-46(b) of the CT General Statutes to the Regional Board of Education of Regional District #11 one member for a full term of three years to commence July 1, 2014. Eugene Boomer nominated Sally Ireland seconded by Lisa Rose. The moderator called for a hand vote. There were 28 Yes votes and Sally Ireland was declared elected to the Regional District 11 Board of Education.
Article 3	The moderator read Article 3 and opened the floor for nominations to nominate and elect five members of the Recreation Commission for terms of two years to commence July 1, 2014 in accordance with the Town Ordinance enacted May 12, 1976, as amended. Karen O’Gorman nominated a slate of 4 (four) names given to her by Recreation Commission Chairman Richard Theriaque who was not present at the meeting. The names were as follows: Cynthia Lovely, Paul Boudreau, Paige Anderson and Matthew Foster. Catherine Lynch seconded. Moderator called for a hand vote. There were 29 Yes votes and the nominees were declared elected. There was not a fifth nomination.
Article 4	The moderator read Article 4 to appropriate and transfer from the General Fund to the CIP Fund the sum of \$43,249 to complete funding for the FY 2013-14 CIP Plan. Richard Weingart gave an explanation that when we were putting the budget together last year the State of CT forecasted giving the town \$43,249 more in LOCIP funds than they ultimately did. They had decided to do away with some grants but at the last minute reinstated the grants. We had budgeted for that amount in our CIP fund. Ultimately we did receive that \$43,249 from the State so we now need to transfer those funds from the general fund to the CIP Fund. William Rose made a motion to appropriate and transfer from the General Fund to the CIP Fund the sum of \$43,249 to complete funding for the FY 2013-14 CIP Plan and Christopher Komuves seconded. The Moderator called for a hand vote. There were 28 Yes votes. Motion passed.

Article 5	The Moderator read Article 5 to appropriate and transfer from the General Fund to the FY 2013-14 CIP Fund the sum of \$50,000 to purchase a used Backhoe to replace the John Deere Payloader. William Rose explained that the payloader we plan to replace is old and has miscellaneous issues. It is large enough to move into service as a payloader to be used in the yard so we could acquire a smaller more nimble backhoe/loader for road maintenance and general work. The Moderator called for a motion to appropriate and transfer from the General Fund to the FY 2013-14 CIP Fund the sum of \$50,000 to purchase a used Backhoe to replace the John Deere Payloader. John Smith made a motion and Andrew Daniels seconded. The Moderator called for a hand vote. There were 27 Yes votes. Motion passed.
Article 6	The Moderator read Article 6 to transfer the sum of \$947.39 from the CIP Unassigned line to Project 3320.8 -Workforce One to close out this project. William Rose explained that once the Workforce One building (which was the portable classroom next to the Library) was demolished there was a need to repair the entrance hole from the Library with brick and also to build a protective stone wall around the propane tank fill. The project went over budget because of these two additions. Money needs to be transferred from the undesignated CIP fund into project line 3320.8 to close out this project. The Moderator called for a motion to transfer the sum of \$947.39 from the CIP Unassigned line to Project 3320.8 -Workforce One to close out this project. Christopher Komuves made a motion to approve the transfer, Eugene Boomer seconded. The Moderator called for a hand vote. There were 28 Yes votes. Motion passed.
Article 7	The Moderator read Article 7 Whereas the Town is applying for Local Capital Improvement Grant Funds: therefore, to resolve to approve the CIP plan for FY 2015-2019 (on file with the Town Clerk). William Rose gave an explanation of what LOCIP is and Richard Weingart reviewed the CIP plan for FY 2015-2019. The Moderator called for a motion to resolve to approve the CIP plan for FY 2015-2019 (on file with the Town Clerk). Marc Johnson made a motion to approve the CIP plan for FY 2015-2019 and Catherine Lynch seconded. The Moderator called for a hand vote. There were 28 Yes votes. Motion passed.
Article 8	The Moderator read Article 8: To receive and approve the Annual Town Budget for the Fiscal Year July 1, 2014-June 30, 2015 in the amount of \$7,745,272, as submitted by the Board of Finance and to appropriate funds required (contingent on asterisk). *At its meeting held on May 1, 2014, the Board of Selectmen voted, pursuant to CGS § 7-7, that item # 8 of the Call of the Annual Town Meeting to be held on May 12, 2014 be submitted to a referendum vote at an Adjourned Town Meeting to be held Monday, May 19, 2014 at the Chaplin Firehouse, 106 Phoenixville Road (Rte. 198) in said Chaplin from 12:00 Noon to 8:00 P.M. The question the ballot label at said referendum shall read as follows: "Shall the Town of Chaplin appropriate the sum of \$7,745,272 for the General

Government and Education Expenditures for Fiscal Year July 1, 2014 through June 30, 2015 as recommended by the Board of Finance?"

Richard Weingart introduced the Board of Finance members being Dianna Fiasconara, Jean Lambert, Marc Johnson, Bruce Raymond and Doug Dubitsky who was not present. He then gave an overview of the budget. He pointed out that with the revaluation last fall the real estate values went down and the Grand List decreased by an average of 13.3%. That means that to raise even the same amount of revenue next year that we raised this year in taxes, the mill rate needed to go up to 34.75 mils. Because we have had some increases in the budget that we thought were appropriate we are actually recommending that we go to 35.05 mils so that's essentially 3/10 of a mil net increase.

He further explained that the Board of Finance and the Board of Selectmen agree that the fund balance is over somewhere between 250,000.00 and 300,000.00 in excess of recommended levels. Over the next year the two boards will get together and talk about a fund balance policy so that we are all on the same page going forward in terms of the target. Richard continued to give an explanation of the budget presented. Richard introduced Ken Henrici, Superintendent of Regional School District #11 who gave an explanation of the Chaplin Elementary school budget that had a 2.98% increase or roughly 94,000.00 and the Board of Finance reduced that by 11,000.00 to make it a 2.63% increase. The increase is split into three categories; one is contractual salaries for certified and non-certified staff at 2.99%. Secondly, group insurance went up 16% which is unusual compared to the last couple of years. Finally there were unanticipated expenses with magnet school tuition. This may become a growing issue in the future. Ken pointed out that it is important to note that over the past five years the budget increase has been less than 1% whereas the average state wide has been over 9%. He further explained that the enrollment at Chaplin over the past five years has remained steady. There was also a large increase in workman's compensation premiums this year. Next year in the budget there is a high needs special education student which accounts for over 2% of this budget.

Catherine Lynch asked a question regarding why the Library's request for funds was reduced. Richard explained that there were two items that accounted for the reduction of 4,000.00. One had to do with the requested propane budget. Last year the cost of propane was 10,000.00 and this year we will spend over 15,000.00 in propane. The Board of Finance felt it was best to take a middle of the road stance; the request was reduced from 15,000.00 to 12,500.00. If it is a cold winter we will make the money available to buy more propane. John Smith gave details of a project that is in the process of being approved with Northeast Utilities that incorporates savings on insulation, EMS (Energy Management Systems) controls and lighting that will yield a major reduction in utility costs over the coming years. The second item to address Catherine's

	<p>question is regarding the increase to the Library Director's salary. Half of the increase from the Library Board of Directors was approved. Moderator called for a hand vote to accept the budget and move to referendum. Lisa Rose made a motion to accept the budget and move to referendum and Catherine Lynch seconded. Motion passed.</p>
<p>Article 9</p>	<p>The Moderator read Article 9: To discuss what to do with the Grange Building. William Rose spoke about last year's discussion at the Annual Town meeting about what to do with the Grange Building. The issues are that the building is vacant and is deteriorating. He asked at that point to be able to pursue finding out what the buildings potential sale value is and to make sure it is suitable for sale. It has been difficult to get an appraisal done because the building has no bathrooms, bedrooms or kitchen and it is basically a shell. A residential appraisal costs 3,500.00. Using a recent sale of a property on Chaplin Street, it is an optimistic figure to market the building at 50,000.00. It will be difficult for a buyer to get a mortgage and it may have to be a cash sale. He stated that we would like the property to continue to be a landmark for the town. Jim Randall asked if the building could be demolished. Catherine Lynch addressed the question by saying that the building is part of the Historic District and that any exterior changes that would be visible from the road are subject to the approval of the Historic District. William Rose asked for somebody to make a motion to try and market and sell the Grange. John Smith asked if there is a way to stipulate in the sale the buyer would move fast to bring the building back to life and not sit on it for a long while. William Rose said he could talk with the Town Attorney but would hesitate to put too many stipulations on the sale. Susan Peifer asked if the sale would go through a real estate agent and if there would be a market analysis done. She also stated she felt there is a good market for fixer upper's and for people to get into the market inexpensively. Irene Schein made a comment that it would be a good place for a cottage industry because there is good visibility. Moderator called for a motion to market the grange building. John Smith made a motion to market the grange building and Andrew Daniels seconded. William Ireland asked if it would require town approval to sell the building and it was decided to amend the motion. John Smith made a motion to amend the motion and Andrew Daniels seconded. There was discussion about how to amend the motion. It was decided to amend the motion to allow the board of selectmen to market the Grange and enter into (and negotiate) a contract to sell the Grange. Charlotte Shead asked if it is possible to sell the building without having a Town Meeting. It was said that this meeting is the Authority to sell the building. Christopher Komuves suggested that an appraisal would be helpful to sell the building and said that he knows a commercial real estate appraiser that may be less expensive. William Rose said he was hopeful that the real estate agent we hire would do a market analysis. There was suggestion and discussion to open the sale up for bids. It was said that if it did not sell on the market it could return to Town Meeting and ask what the next step would be.</p>

	Richard Weingart moved to call the question and Lisa Rose seconded. Moderator called for a hand vote of all in favor of calling the question. 28 were in favor of calling the question. Moderator moved to vote on Article 9. There were 28 in favor.
Article 10	Moderator read Article 10: Approve the Resolution to withdraw from the Windham Region Council of Governments and join the Northeastern Connecticut Council of Governments. William Rose gave a background on what Wincog and Neccog are. He explained that the State of Connecticut would like to reduce from 11 COG's to 8. Wincog is one of the ones that is being dissolved. By statute the Legislative body in the Town has to vote to join another COG. Christopher Komuves asked what would happen if we voted not to join a COG. William Rose explained that the COG's are tied into the transportation money so when we belong to a certain region that is how money gets approved for Route 6 or 84 or 384 or whatever it is. Catherine Lynch made a motion to approve the resolution to withdraw from the Windham Region Council of Governments and join the Northeastern Connecticut Council of Governments and Sally Ireland seconded. Moderator called for a hand vote of all in favor of approving article 10. There were 29 yes votes. Motion passed.
Article 11	The Moderator read Article 11: to adjourn the meeting after completion of the foregoing business. The Moderator called for a motion to adjourn the meeting. Catherine Lynch asked if this was an appropriate time and place to thank Karen O'Gorman for her 10 ½ years of service to the Town of Chaplin. William Rose spoke his thanks and introduced Susanne Gluck as the new Administrative Assistant to the Selectman. Sally Ireland made a motion to adjourn. Catherine Lynch seconded the motion. All were in favor to adjourn the meeting. None were opposed. The meeting was adjourned at 8:15 P.M.

Attest: Shari Smith

Shari Smith
Town Clerk