NOTICE OF A BOARD OF SELECTPERSONS' PUBLIC HEARING MEETING – REVISED
TOWN OF RIDGEFIELD, CONNECTICUT

Notice is hereby given that the Board of Selectpersons will hold a formal Public Hearing for residents on **Wednesday, September 2, 2026, at 7:30pm** in the
Town Hall Large Conference Room located at
400 Main Street, Ridgefield, CT 06877
to hear on the following items:

1. Leaf Blower Ordinance
2. Town Administrator - Discussion
3. Senior Tax Credit Program
   a. Amendment to Senior Tax Credit (Ch. 317, Article I of the Code of Ordinances)
   (additional tax credit for qualifying applicants)
   b. Amendment to Tax Deferment for the Elderly (Ch. 317, Article IV of the Code of Ordinances)
   (increase income limit to $100, 000).
4. Amendment to Pension Commission Ordinance (Ch. 19, Article II of the Code of Ordinances)
5. Sale of 29 Lakeview Road, owned by the Town
6. 84 Mamanasco Road – Acceptance of open space

The supporting documents can be found on the Town website
www.ridgefieldct.gov.

Town of Ridgefield, CT Gas Powered Leaf Blower Draft Ordinance (proposed combination)

Section 1. Purpose

The purpose of this ordinance is to balance the need for seasonal landscape maintenance with the community's interest in preserving peace, quiet enjoyment of property, and public health by regulating the use of leaf blowers within the Town of Ridgefield.

Section 2. Definitions

"Gas Powered Leaf Blower" means any portable, handheld, backpack, or wheeled device powered by gasoline, which is designed to move leaves, grass clippings, debris, or similar materials by means of a forced air stream.

"Electric Leaf Blower" means any portable, handheld, backpack, or wheeled device powered by batteries or electricity, which is designed to move leaves, grass clippings, debris, or similar materials by means of a forced air stream.

"Property Boundary" means the legal lot line separating one parcel from another parcel or public right-of-way.

"Quiet Summer Period" means the period commencing at 12:01 a.m. on Memorial Day and ending at 11:59 p.m. on Labor Day of each calendar year.

"Noise Ordinance" refers to the Town's existing regulations on noise levels, specifically those addressing decibel levels during different times of day

Section 3. Seasonal Operating Hours

A. Gas-powered leaf blowers may be operated only from Labor Day to Memorial Day
   a. During this period gas-powered leaf blowers are only permitted to be used inside the following hours:
      i. Monday through Saturday: 7:30 a.m. to 7:30 p.m.
      ii. Sunday and Federal holidays: 8:30 a.m. to 6:00 p.m.
   b. During this period, gas-powered leaf blowers may be used on any property within the Town provided all other applicable laws and regulations are observed. Duration of time for use of gas-powered leaf blowers is 30 minutes per acre of property per day.

Section 4. Use Outside Seasonal Period and Hours

A. Except as provided in subsection C, the operation of gas-powered leaf blowers outside the dates and hours specified in Section 3 is prohibited.

B. Electric leaf blowers are permitted to be used year-round in accordance with all applicable laws and regulations.

C. A gas-powered leaf blower may be operated outside the seasonal period and hours specified in Section 3 only if the gas-powered leaf blower is being operated at a location that is at least one thousand (1,000) feet from every property boundary of the parcel on which the work is being performed.

D. The burden of demonstrating compliance with the one-thousand-foot setback requirement shall rest with the property owner or contractor conducting the work.

Section 5. Exemptions

The provisions of this ordinance shall not apply to:

1. Emergency response activities by police, fire, public works, or utility personnel.
2. Storm cleanup following severe weather events as designated by the First Selectperson.
3. Public utility work necessary to restore essential services.
4. Agricultural operations on active farms.
5. Golf course maintenance operations.
6. Any temporary exemption authorized by the First Selectperson for reasons of public health, safety, or welfare.

Section 6. Enforcement

A. This ordinance may be enforced by the Ridgefield Police Department, Animal Control Officer, Zoning Enforcement Officer, or any other official designated by the Board of Selectpersons.

B. Any person violating this ordinance shall receive:

1. First violation: Written warning.
2. Second violation within twelve (12) months: $250 fine.
3. Third and subsequent violations within twelve (12) months: $500 fine per occurrence.

Each day a violation occurs shall constitute a separate offense.

Section 7. Appeals

A. Any person aggrieved by a decision made pursuant to this ordinance may submit a written appeal to the First Selectperson within fourteen (14) calendar days of the date of the decision.

B. The appeal shall state the grounds upon which the decision is contested and include any supporting documentation the appellant wishes to have considered.

C. The First Selectperson, or the First Selectperson's designee, shall review the appeal and issue a written determination within thirty (30) calendar days after receipt of the appeal. The determination shall affirm, modify, or reverse the original decision.

D. The determination issued under this section shall constitute the final administrative decision of the Town.

Section 8. Effective Date

This ordinance shall take effect on January 1, 2027, following adoption in accordance with the Town Charter and applicable Connecticut law.

Town Administrator

DRAFT

Position summary

The Town Administrator is a manager appointed by and serving at the pleasure of the First Selectperson, as outlined and approved by the Board of Selectpersons, working under the general policy direction of the First Selectperson. The administrator oversees day-to-day operations of Town governmental departments and coordinates all assigned, non-elected departments and agencies, working in concert with the First Selectperson.

Reporting and scope of authority

- Reports to the First Selectperson, Chief Administrative Officer of the Town, as defined by charter.
- Serves as Operations Administrator of the Town for assigned and non-elected departments, except for those functions expressly reserved to other officers, boards, commissions, or the Board of Education.
- Supervises, directs, and evaluates department heads and town staff where not otherwise provided by charter, ordinance, or union contract.
- Acts as primary administrative liaison between departmentsand, the First Selectperson and the Board of Selectpersons.

Essential duties and responsibilities

1. **Policy implementation and board support**

- Implements policies, ordinances, and directives adopted by the Town Meeting and/or Board of Selectpersons.
- Provides professional advice, research, and policy options to the Board and First Selectperson, including written analyses of major initiatives, contracts, and capital projects.
- Prepares agenda materials, background information, and recommendations for Board of Selectpersons meetings as requested.

- In collaboration with the Board of Selectmen, initiates and drafts regulations and ordinances and reviews proposed legislation
- Manages the flow of the Board of Selectmen's business and prepares agenda including, the drafting of motions, resolutions, reports, correspondence, presentations, etc.as directed.

2. **Administrative leadership and operations**

- Coordinates the administration of town departments, offices, and agencies, ensuring efficient and effective delivery of services.
- Oversees day-to-day operations, including interdepartmental coordination, service standards, and implementation of adopted plans and policies.
- Develops and maintains administrative procedures, performance measures, and management reports to monitor operations and improve service quality.
- Ensures that administrative processes, record keeping and reporting meet the highest legal and professional standards and support the mission of the Town;
- Monitors the progress of departments toward meeting objectives and provide staff assistance as required;
- Provides programs, guidance, and encouragement to staff in professional development;

3. **Budget and financial management**

- Oversees the Finance Director and leads preparation of the Town's operating and capital budgets by gathering departmental submissions, reviewing and consolidating requests, and developing recommendations for the First Selectperson and Board of Selectpersons.
- Oversees the Finance Director and assists the First Selectperson and Board in long-range financial planning, including multi-year capital plans and analysis of the operating impacts of capital and program decisions.
- Works closely with the Controller/Finance Director on revenue and expenditure monitoring, cash-flow, and financial reporting to the Board of Selectpersons and Board of Finance.

- Develops the format of annual department operation plans and assist department heads in their completion;

- Prepares annual Five-year Capital Projects Plan and oversees the preparation of the Annual Town Report;

4. **Human resources and labor relations**

- Oversees the HR Director and manages personnel functions for general government staff (excluding employees under independent boards or elected officials where applicable), including recruitment, screening, recommendations for hiring, evaluations, and discipline consistent with town policy and collective bargaining agreements.

- Oversees the HR Director and assists the First Selectperson in labor relations, including negotiations strategy and contract administration.

- Works closely with HR Director to develop and update personnel policies, job descriptions, and organizational structures in consultation with the First Selectperson.

- Develops the Town's strategy and oversees collective bargaining negotiations with unionized employees;
- Determines the disposition of union grievances at appropriate step of the process and is involved in resolution of non-union employee complaints.

5. **Procurement, risk, and compliance**

- Working with Finance Director and Purchasing, Finance & Safety Manager, establishes and administers purchasing procedures for the Town, subject to Board-adopted policies, including RFPs, bidding, and contract administration.

- Oversees PFS Manager on risk management and insurance programs, working with brokers and departments to manage claims and reduce exposure.

- Working with the PFS Manager, coordinates responses to Freedom of Information (FOI) requests and ensures compliance with applicable state and local regulations for assigned offices.

- Develops and implements a risk management program including, evaluating exposure, implementing loss control measures, and transferring risk by purchasing insurance and other means;

6. **Grants, projects, and intergovernmental relations**

- Identifies, seeks, and administers grants and other external funding opportunities; ensures proper reporting and compliance.
- Manages or coordinates major cross-departmental initiatives and special projects as assigned by the Board or First Selectperson.

7. **Public communication and customer service**

- Serves as a key administrative point of contact for residents, businesses, and community organizations regarding town services and programs.
- Supports public communication efforts, including the town website and other platforms, in coordination with the First Selectperson and the Emergency Management Director/Public Communications Administrator.

8. **Other duties**

- Performs other related duties as may be assigned by the Board of Selectpersons or First Selectperson, consistent with the Ridgefield Charter and applicable law.
- Attendance at public meetings of various groups, including Board of Selectpersons and Board of Finance.
- Serves as liaison to other municipalities, state, and federal agencies as necessary;

Suggested qualifications

- Bachelor's degree in public administration, business administration, political science, or related field; master's degree in public administration or related discipline preferred.

- Five to seven years of progressively responsible municipal management or comparable executive experience, including supervision of staff and responsibility for budgets and operations.
- Knowledge of Connecticut municipal government, including town-meeting and board-of-selectpersons forms, state statutes, and local charters.
- Demonstrated skills in leadership, communication, budgeting and finance, personnel management, labor relations, project management, grant administration, and intergovernmental relations.
- Considerable knowledge of and ability to apply management principles and techniques, relevant state and federal laws, statutes and regulations; & principles and practices of public administration with special references to governmental budget management and governmental accounting;

Working conditions and status

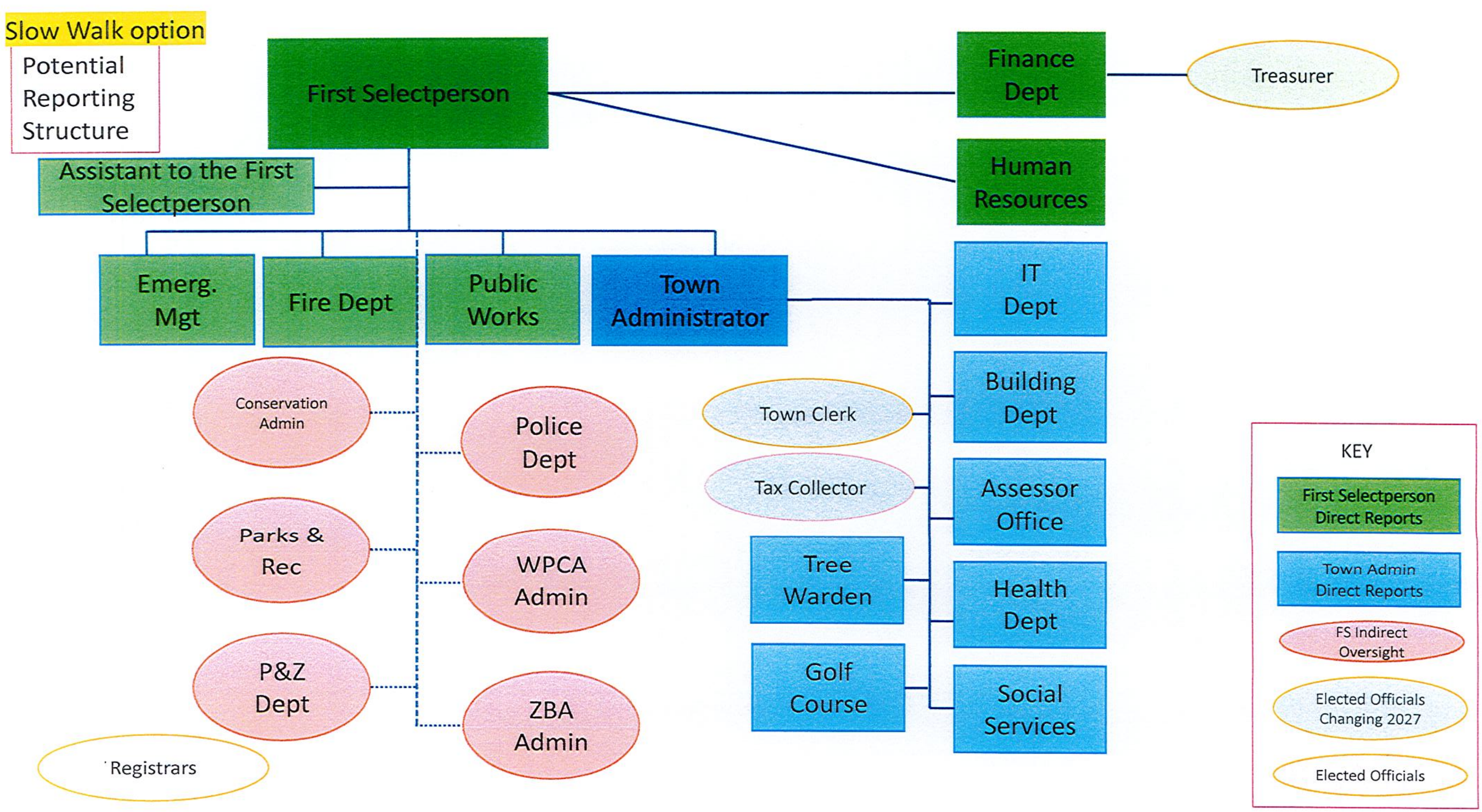
- Full-time, exempt position.
- Serves at the pleasure of the First Selectperson, with Board of Selectpersons approval, subject to the Ridgefield Charter, ordinances, and applicable employment policies and agreements.
- Attendance at evening meetings, public hearings, and occasional weekend events may be required, when needed and when directed by the First Selectperson.

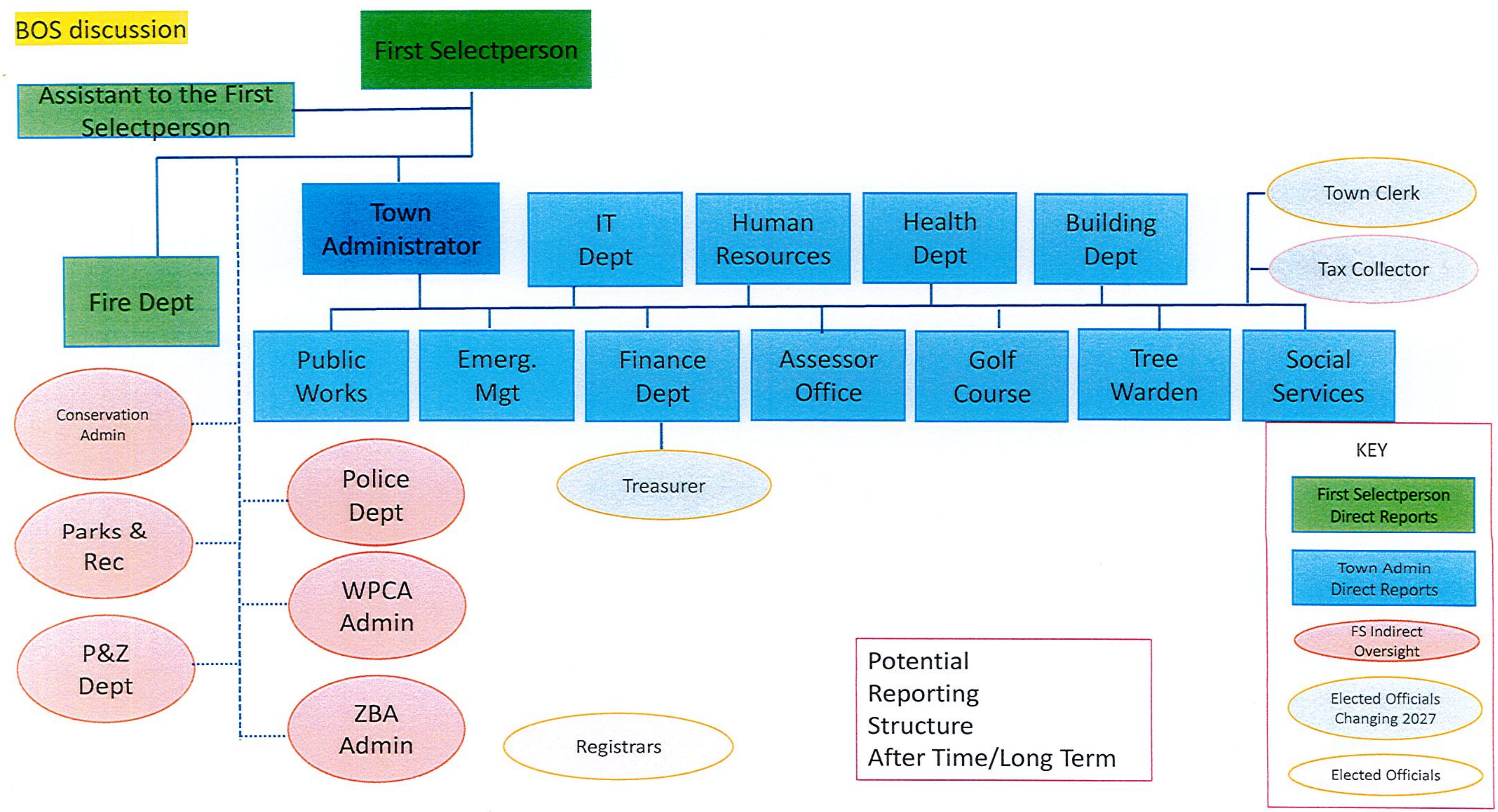
Physical Requirements

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this position, the employee is frequently required to sit, stand, talk, hear, and use hands to operate a computer and handle documents. The employee is occasionally required to walk, reach with hands and arms, bend, stoop, or kneel to retrieve files or inspect facilities, climb stairs, and lift and/or move up to 20 pounds.

Specific vision abilities include close, distance, peripheral vision, depth perception, and the ability to adjust focus. The employee must be able to travel to various town and regional locations and attend meetings outside normal business hours, such as Board of Selectperson and Board of Finance.


Slow Walk option
Potential Reporting Structure
First Selectperson
Finance Dept
Treasurer
Human Resources
Assistant to the First Selectperson
Emerg. Mgt
Fire Dept
Public Works
Town Administrator
IT Dept
Building Dept
Assessor Office
Health Dept
Social Services
Town Clerk
Tax Collector
Tree Warden
Golf Course
Conservation Admin
Police Dept
Parks & Rec
WPCA Admin
P&Z Dept
ZBA Admin
Registrars
KEY
First Selectperson Direct Reports
Town Admin Direct Reports
FS Indirect Oversight
Elected Officials Changing 2027
Elected Officials


BOS discussion
First Selectperson
Assistant to the First Selectperson
Town Administrator
IT Dept
Human Resources
Health Dept
Building Dept
Town Clerk
Tax Collector
Fire Dept
Public Works
Emerg. Mgt
Finance Dept
Assessor Office
Golf Course
Tree Warden
Social Services
Treasurer
Conservation Admin
Parks & Rec
P&Z Dept
Police Dept
WPCA Admin
ZBA Admin
Registrars
Potential Reporting Structure After Time/Long Term
KEY
First Selectperson Direct Reports
Town Admin Direct Reports
FS Indirect Oversight
Elected Officials Changing 2027
Elected Officials

Chapter 317. Taxation

Article I. Senior Tax Credit

[Adopted 2-18-1976 (Ch. 13 1/2, Art. II of the 1974 Code)]

§ 317-1. Authority.

The Town of Ridgefield hereby enacts tax relief for the elderly pursuant to Public Act No. 74-294[1] for eligible residents of the Town of Ridgefield on the terms and conditions provided in this article.

[1]

Editor's Note: See C.G.S. § 12-129n.

§ 317-2. Amount; eligibility requirements.

[Amended 10-29-1981; 4-22-1982; 5-24-1984; 5-13-1998; 4-26-2000; 3-17-2010]

Any person who owns real property in the Town of Ridgefield or is liable for the payment of taxes thereon pursuant to C.G.S. § 12-48, and occupies real property as a residence, shall be entitled to a credit of up to $1,048 in the taxes due thereafter in the fiscal year commencing July 1, 2008, on such real property, provided that all the following conditions are met:

A.

Such person is 65 years of age or over, or his or her spouse is 65 years of age or over and resides with said person;

B.

Such person has resided at and paid real estate taxes on a residence located in Ridgefield for a period of one year prior to his or her application for tax relief;

C.

The property for which the credit is claimed must be the legal domicile of such person and occupied more than 183 days of each year;

D.

Before the tax credit created by this article or any portion thereof shall be given, such person must first apply for tax relief under any state statute for which he or she is eligible, and provided, further, that the credit granted by the Town, together with all tax relief benefits obtained from the State of Connecticut pursuant to state law, shall not result in a reduction of the applicant's total real estate tax by more than 75% of the total amount thereof; and

E.

The application for tax relief must be made after such person becomes eligible to apply, as provided in § **317-5** of this article.

§ 317-3. Additional tax credit for qualifying applicants.

In addition to the tax credit provided under this section, any applicant who otherwise qualifies for the tax credit established by this article and whose annual individual income is less than $85,000 shall be entitled to an additional tax credit of $200 for each of the first two consecutive fiscal years in which the applicant is eligible for such additional tax credit. Eligibility for the additional tax credit shall be determined annually.

§ 317-4. Applicability.

The tax credit on real property as provided herein shall apply only to the residence itself, the lot on which the residence is located and improvements on said lot.

§ 317-5. Filing of application.

In order to be entitled to the benefits provided herein, an application must be filed with the Tax Collector of the Town of Ridgefield after such person or his or her spouse reaches 65 years of age, not earlier than January 1 or later than April 1, to obtain the benefits provided hereunder for the next fiscal year, and said person shall have reached age 65 on or before December 31 of the preceding year. Upon the filing of a proper application for said tax credit, the Tax Collector shall grant the applicable reduction in taxes or portion thereof for all fiscal years thereafter, so long as the applicant continues to remain eligible for such tax relief, and the applicant shall not be required to file annually for an exemption for each fiscal year, except with respect to the additional tax credit set forth in §317-3 above which requires that eligibility be determined annually.

§ 317-6. Termination of credit upon death or sale of property.

[Amended 5-11-1988]
If any person entitled to the tax relief pursuant to this article dies or sells the real property on which the tax credit is granted, no additional tax credit shall be allowed for his or her interest in the property for any portion of any fiscal year remaining after the date of death or sale, or for any fiscal year commencing after said date of death or sale.

§ 317-7. Limitation on number of tax credits; proration.

Only one tax credit as heretofore set forth shall be allowed for each parcel of land eligible for the tax relief under this article. In any case where title to real property is recorded in the name of the taxpayer or his or her spouse who is eligible for tax relief, and any other person or persons, the tax relief under this article shall be prorated to allow a tax credit equivalent to the fractional share in the property of such taxpayer or spouse, and the persons not otherwise eligible for tax relief shall not receive any tax credit.

Chapter 317. Taxation

Article IV. Tax Deferment for the Elderly

[Adopted 8-14-1996 (§ 13 1/2-20 of the 1974 Code); amended 4-26-2000]

§ 317-11. Program adopted.

Pursuant to C.G.S. § 12-129n, a tax deferment program is herewith adopted as follows:

A.

Consistency with state program; effective date; termination. Such deferred program shall be consistent with said C.G.S. § 12-129n. Said program shall become effective for application purposes on January 1, 1997.

B.

Eligibility.

(1)

The property owner or spouse living with the owner must have reached the age of 65 by the application date unless the applicant is permanently and totally disabled, in which case there is no age requirement.

(2)

The property must be the principal residence of the applicant, and the applicant must reside there for a minimum of 183 days of each calendar year. The applicant must have resided in, and paid taxes on, the property for at least one year before the date of application.

(3)

The combined household income, including that of others residing in the residence, shall not exceed $100,000 for the calendar year prior to application. Income includes federal gross income plus social security income which is not included in federal gross income plus nontaxable interest and pensions plus any other income which is not reported on Federal Form 1040.

[Amended 9-18-2019]

C.

Procedure. The applicant must make application to the Town Assessor the first year between January 1 and May 15 for consideration for the Town fiscal year beginning July 1. Thereafter applicants will reapply biennially.

D.

Other terms.

(1)

Interest at a rate which is approximately the borrowing cost to the Town, but more specifically established and approved by the Board of Finance, will be charged as simple interest (not compounded) on the total accumulated tax due each year.

[Amended 9-30-2009]

(2)

The total accumulated tax and interest will be due to the Town at a change of ownership or when the property is no longer the principal residence of the applicant. However, a surviving spouse over the age of 60 having taken over the ownership of the property and meeting the other qualifications may

continue the deferment. In the event of the death of the applicant where the tax and interest are due, payment of the tax and accrued interest may be deferred up to 12 months at the request of the estate representative. Until payment is made, the interest will continue to accrue at the interest rate stated in Subsection **D(1)** above.
[Amended 9-30-2009; 9-18-2019]

(3)
If the income of the participant rises above $100,000, he/she cannot participate for that year but prior deferments remain and future deferments may be available.
[Amended 9-18-2019]

(4)
The maximum amount that can be deferred for any year is 100% of that year's tax. The maximum cumulative deferment, including interest, may not exceed the assessed value of the property. The Town will place a lien on the property each year for the amount owed. Properties having two occupied dwellings, one of which is the residence of the applicant, are eligible for a prorated deferment of the tax due. Properties having more than two residences are not eligible for the program. Any such lien shall have a priority in the settlement of such person's estate.

(5)
Applicants who are tax delinquent at the time of application are eligible for the program provided the applicant agrees to, and carries out, a plan of payment satisfactory to the Town.

Key Proposals for Expansion of Senior Tax Relief

Senior Tax Committee (2025)

Here are the four proposals under consideration as of October 2025, which includes adjustments to two existing Senior Tax Programs and two new proposed Senior Tax Credits:

1) <u>Non-Income-Tested Credit (Existing Credit):</u> The current flat credit for seniors who meet age and residency requirements (but not means testing) is proposed to be raised. **For FY 2027**, from **$1,048 to $1,200**, and further to **$1,400 in FY 2028**.

2) <u>Supplemental Means Tested Tax Credit (New):</u> In addition to the flat (non-means tested) credit, the Senior Tax Committee is recommending a supplemental (additional) tax credit that would be tied to income levels. Meaning seniors with lower incomes would receive a supplemental tax credit. The income level suggested sets a maximum Modified Adjusted Gross Income (MAGI) at $65,000. The tax credits for qualifying homeowners will be an additional **$400 in FY 2027 and $800 in FY 2028**.

3) <u>Supplemental Longevity Tax Credit (New):</u> Same requirements as the Non-Income Tested Tax Credit (#1) for residency in Ridgefield. An additional tax credit will be granted with Homeowners who have owned residences in Ridgefield for over 25 years. The residency does not have to be in the same home or in consecutive years. **The Supplemental Longevity Tax Credit proposed is $100 in FY 2027 and $200 in FY 2028.**

4) <u>Town Elderly Deferment Program (EDP) (Existing Programs):</u> The existing program allows senior homeowners to defer the real estate taxes for a given year. Taxpayers have used the EDP to pay for major house repairs or for healthcare reasons, as examples. The deferred amount accrues interest payable at the time of conveyance of the real estate. **The current maximum income allowed is $65,000** and the Senior Tax Committee is recommending increasing the **Modified Adjusted Gross Income be raised to $85,000.**

<u>Indexing for future increases:</u> To prevent benefit erosion over time, future increases in the senior tax credit are proposed to be indexed, either to the Mill Rate growth for Ridgefield or adjustments tied to Social Security cost-of-living increases for the income based progr

ams, such #2 and #4.

<u>Fiscal Considerations & Community Impact:</u>

While there is widespread support among seniors and advocates for more generous programs, there are also fiscal trade-offs. Some of the anticipated impacts include:

- The Town of Ridgefield currently supports **Seniors and fully Disabled Veterans in FY 2025** to the amount of approximately **$2.1 Million**.
- The projected costs of implementing the proposals recommended by the STC would increase costs by approximately **$479,000 in FY 2027 and an additional $572,000 in FY 2028**.

Presented: November 19, 2025

Senior Tax Credit Committee
Candidates

Charge: 1. To review all the current elderly programs in terms of their current participation and percentage of eligible residents using the various programs. The committee is encouraged to use all relevant tax assessor, census and town master plan data that is available. 2. Evaluate each of the current program results against their initial objectives and determine the programs effectiveness in meeting the needs of Ridgefield's elderly. 3. Recommend any changes to the current programs, elimination of ineffective programs or establishment of new programs which will help the elderly maintain the current residences in Ridgefield while not placing an unfair burden on Ridgefield's other residents. 4. Perform a financial analysis of all the costs and benefits of both the current elderly programs as well as any changes the committee recommends over the next 5 years. 5. Report back to the BOS within 60 days.

Chapter 19. Boards, Commissions and Committees

Article II. Pension Commission

[Adopted 6-5-1974 as §§ 2-33 to 2-48 of the 1974 Code; amended in its entirety 11-28-2018]

§ 19-3. Establishment.

There is hereby established a Pension Commission for the Town to be known as the "Ridgefield Pension Commission."

§ 19-4. Composition; appointment; terms of office.

The Pension Commission created by this article shall consist of seven resident electors. The members of the Pension Commission shall be appointed by the Board of Selectpersons for staggered terms of service, each beginning June 1, such that the regular terms of no more than three members shall conclude in any Town fiscal year. Each member shall serve for a term of three years. Upon written resignation of a member, or upon removal of a member by the Board of Selectpersons, the Board of Selectpersons shall select and appoint a successor who shall serve for the balance of the original member's regular term. In addition to the regular members of the Pension Commission, there shall be two alternate members appointed at the same time and in the same manner as regular members The initial appointments of the two alternate members shall expire on June 1, 2029, and all subsequent alternate appointments shall be for terms of three years. Alternate members may attend all meetings of the Commission but shall vote only when designated by the Chairperson to serve in the place of a regular member who is absent or disqualified from participating in a matter before the Commission. While so designated, the alternate member shall possess all the powers and duties of a regular member with respect to the matter or meeting for which the designation is made.

§ 19-5. Minority representation.

No more than five members of the Pension Commission shall be from the same political party.

§ 19-6. Oath required.

Each member of the Pension Commission shall be sworn to the faithful performance of his duties.

§ 19-7. Officers.

The Pension Commission shall elect a Chairman and a Secretary from its members annually in July, or if no meeting is held in July, at the next subsequent meeting.

§ 19-8. Meetings and records.

The Pension Commission shall meet at least quarterly and shall keep written records of its meetings. A special meeting of the Pension Commission may be called by the Chairman or a majority of the members at any time.

§ 19-9. Quorum and decision making.

A majority of the Pension Commission shall constitute a quorum. Members may participate in Commission meetings in person or remotely. All formal actions by the Pension Commission shall require the approval of at least four members attending the meeting.

§ 19-10. Pension and other post-employment benefit plan trusts.

A.
The Board of Selectpersons may establish pension plans and other post-retirement benefit plans for the benefit of Town employees and elected officials. The assets for each such plan shall be held in one or more trusts, annuity contracts, guaranteed investment contracts, or similar funding vehicles, pursuant to written agreements adopted by the Board of Selectpersons.

B.
An employee who is currently earning or accruing benefits in the State Teachers' Retirement Fund shall not be eligible to concurrently participate in and earn or accrue benefits in any defined benefit pension plans of the Town.

§ 19-11. Pension Commission as trustee for certain trusts; management and oversight; bond.

A.
The Pension Commission shall serve collectively as trustee of the trust(s) established by the Town to hold the assets of any defined benefit pension plans, any money purchase pension plans, and any other post-employment benefit (OPEB) plans for the municipal employees and elected officials of the Town. The Town may also, by ordinance or written resolution of the Board of Selectpersons, assign to the Pension Commission responsibility for other pension plans and other retirement-related benefit plans.

B.
The Pension Commission shall be responsible for the management and oversight of those trust funds assigned to its purview under these ordinances, and is authorized to engage in all powers and authorities for the management and administration of those trust funds as may be provided in the trust agreements establishing such trusts.

C.
If required by the Board of Selectpersons or by the terms of any underlying benefit plans under its purview, the members of the Pension Commission shall be covered by a bond or equivalent insurance to the benefit of the Town in a coverage amount of at least $5,000,000 or 10% of aggregate trust assets under its control, whichever is smaller, the cost thereof to be paid by the Town.

§ 19-12. Other contractual arrangements.

The Town may also engage trust companies, banks, and other authorized financial institutions to provide and manage defined-contribution pension plans or such other employee benefit plans as may be established by the Town. The Pension Commission shall have no authority or responsibility for such plans.

§ 19-13. Disbursement of funds appropriated and contributed to trusts.

All funds appropriated by the Town for the pension and the OPEB plan trusts, and all funds contributed by participants to such plans, shall be disbursed, as directed by the Pension Commission, in a timely manner, by the Treasurer.

§ 19-14. Annual reports and audits.

The Pension Commission shall provide an annual accounting of the financial activity of each trust under its control, summarizing the asset holdings and values, estimated liabilities, receipts, investment income, benefit payments and other disbursements, in such detail and on such time schedule as is required to support the production of the Town's regular financial reports. The Pension Commission may, at its discretion, retain third-party providers to produce any or all such accountings, and any costs incurred in producing these accountings shall be charged to the appropriate trust. The Pension Commission shall also periodically obtain and review actuarial valuations of each trust, as are appropriate for their prudent financial management and the timely determination of Town funding levels. The Pension Commission shall participate as needed in any audits authorized by the Town, for the production of the audited financial reports by the Town.

§ 19-15. Plan administrators.

The Board of Selectpersons shall designate one or more plan administrators for the Town's defined benefit pension plans and money purchase plan. The Board of Selectpersons and the Board of Education shall designate one or more plan administrators for the other post-employment benefit plans which cover Town employees and Board of Education employees, respectively. The Pension Commission shall be notified in writing of each such designation, including any changes in such designations.

§ 19-16. Review.

The Pension Commission shall review the provisions of this Article **II** (§§ **19-3** to **19-16** inclusive) concurrent with the Town's review of its Charter, but no less frequently than every five years, and shall recommend amendments, if any, to the Board of Selectpersons for its consideration.

Outlook

Tax Collector's Deed: 29 Lakeview ~~Ave~~ Drive

From Jessica Green <tc@ridgefieldct.gov>
Date Thu 9/11/2025 3:51 PM
To Rudy Marconi <torfirstselectperson@ridgefieldct.gov>
Cc Wendy Lionetti <townclerk@ridgefieldct.gov>

1 attachment (100 KB)
Tax Collector Deed - Lakeview Ave - 1182.895.pdf;

Hi Rudy,

As requested, please see the attached Tax Collector's Deed for 29 Lakeview Avenue (Book #1182, Page #895)

Best,

Jessica E. Green, Deputy Town Clerk
Town of Ridgefield
400 Main Street
Ridgefield, CT 06877
203-431-2783

Ridgefield Town Hall is now open Monday-Thursday from 8:00am-5:30pm and closed on Fridays.

CORRECTED TAX COLLECTOR'S DEED

The sole purpose of this deed is to correct a scrivener's error in the legal description of the Quitclaim Deed referenced in the Tax Collector's Deed recorded at Volume 1182 Page 792.

KNOW ALL MEN BY THESE PRESENTS, that, whereas the Town of Ridgefield did on the 1st day of October of 2017, 2018, 2019, 2020, 2021, 2022, 2023, and 2024 lay taxes on its grand lists next to be perfected, rate bills for which in all respects made out according to law with a warrant thereto attached, was placed in my hands, I being the duly appointed and qualified collector thereof, for collection, which tax became due on the 1st day of each following July; and, whereas Marcio Pereira of 3300 NM 3rd Avenue, Apt. 209, Pompano Beach, FL 33064, upon demand made, neglected and refused to pay the tax set opposite his name in said rate bills, and thereupon, on the 23rd day of September, 2025, I levied upon the parcel of real estate hereinafter described for the amount of said tax, to wit: $32,873.82 and accrued interest and gave due notice thereof to said taxpayer as by law provided, which real estate so levied upon is known as 29 Lakeview Drive in Ridgefield, Connecticut and situated and bounded as described at Volume 1152 Page 528 of the Ridgefield land records, except correcting a scrivener's error therein such that "Section 3" should state "Section 1" of the map cited therein, which description is otherwise incorporated herein, and (after an adjournment) on the 11th day of March, 2025, no one having previously tendered me said tax with interest and my fees, in pursuance of said levy, and in accordance with the terms of said notice, I sold at public auction the whole of said real estate of the said taxpayer to the Town of Ridgefield, 400 Main Street, Ridgefield CT 06877 for the sum of $57,401.80.

NOW, THEREFORE, in consideration of the premises, and of said sum of money, received to my full satisfaction, of said purchaser, I hereby bargain and sell unto it the premises last above described, with the appurtenances, to have and to hold the same to it and its heirs forever, subject only to taxes laid by such municipality which were not yet due and payable when I first published notice of levy and sale and any other liens in favor of the Town of Ridgefield, easements, covenants and restrictions in favor of other parcels of land, interests exempt from levy and sale under the Constitution and laws of the United States and such other interests, if any, hereinafter described, to wit: all interests identified as "surviving encumbrances" in the auction notice for this property filed at Volume 1171 Page 200 of these land records. And also, I, the said collector, acting in the name of and for the Town of Ridgefield, do by these presents bind the Town of Ridgefield, forever, to warrant and defend the above granted and bargained premises to the said grantee, its heirs and assigns, against all claims and demands arising from any necessary act omitted or unlawful act done by me in connection with the aforesaid levy or sale which impairs the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of September, 2025.

Signed, sealed and delivered
in the presence of:

witness: Wayne Floeget

witness: STEPHANIE L. NEVES

Jane Berendsen-Hill,
Tax Collector as aforesaid

STATE OF CONNECTICUT)
) ss: RIDGEFIELD
COUNTY OF FAIRFIELD)

On this 11th day of September, 2025, before me, the undersigned officer, personally appeared the Tax Collector as aforesaid, signer and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed.

Notary Public

STEPHANIE L. NEVES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2028

STEPHANIE L. NEVES NOTARY PUBLIC CONNECTICUT

RECEIVED FOR RECORD AT
RIDGEFIELD, CT
9/11/2025 03:14:03 PM
Town Clerk

E-RECORDED 08/10/2026 08:25:11 AM 1 Pages

Bk: 1194 Pg: 930

CONNECTICUT
TOWN OF **RIDGEFIELD**

WHEN RECORDED MAIL TO: **FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895**

CORRECTIVE RELEASE OF MORTGAGE

RECORDING TO CORRECT THE SCRIVENER'S ERROR REGARDING THE PROPERTY ADDRESS ON THE CORRECTIVE RELEASE OF MORTGAGE RECORDED ON AUGUST 03, 2026 IN BOOK 1194 AT PAGE 695

KNOW ALL MEN BY THESE PRESENTS, The undersigned, **SHAWMUT BANK CONNECTICUT, N.A.**, located at **100 NORTH TRYON STREET, CHARLOTTE, NC 28255**, the current Mortgagee of that certain Mortgage described below, does hereby release, discharge and reconvey, without recourse, representation or warranty, expressed or implied to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **JUNE 26, 1993** and executed by **BARBARA TANSKY**, with a mailing address of **84 MAMANASCO ROAD, RIDGEFIELD, CT 06877**, Mortgagor, to **SHAWMUT BANK CONNECTICUT, N.A.**, Original Mortgagee, and recorded on **JUNE 30, 1993** in Book **471** at Page **8** as Instrument No. **4020; RE-RECORDED ON 8/16/1993 IN BOOK 474 AT PAGE 746 AS INSTRUMENT NO. 5563** in the Town Clerks Office for the Town of **RIDGEFIELD**, State of **CONNECTICUT**.

PROPERTY ADDRESS: **84 MAMANASCO ROAD, RIDGEFIELD, CT 06877**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on 8-7-2026.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO FLEET NATIONAL BANK, FKA SHAWMUT BANK CONNECTICUT, N.A. , BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT

REBECCA HIGLEY, VICE PRESIDENT

Krystal Ste
KRYSTAL STEVENS, Witness

BRANDY JOHNSON, Witness

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On 8-7-2026, before me, **AMY COLVIN**, personally appeared **REBECCA HIGLEY** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO FLEET NATIONAL BANK, FKA SHAWMUT BANK CONNECTICUT, N.A.** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

AMY COLVIN (COMM. EXP. 6/15/2030)
NOTARY PUBLIC

AMY COLVIN
Notary Public - State of Idaho
Commission Number 20181116
My Commission Expires Jun 15, 2030

POD: 20260806
BA8050117IM - LR - CT

Page 1 of 1

RECEIVED FOR RECORD AT
RIDGEFIELD, CT
8/10/2026 08:25:11 AM
Wendy Gannon Lioretti Town Clerk

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2022.

Information on the Property Records for the Municipality of Ridgefield was last updated on 6/30/2026.

Property Summary Information

Parcel Data And Values | Building | Sales

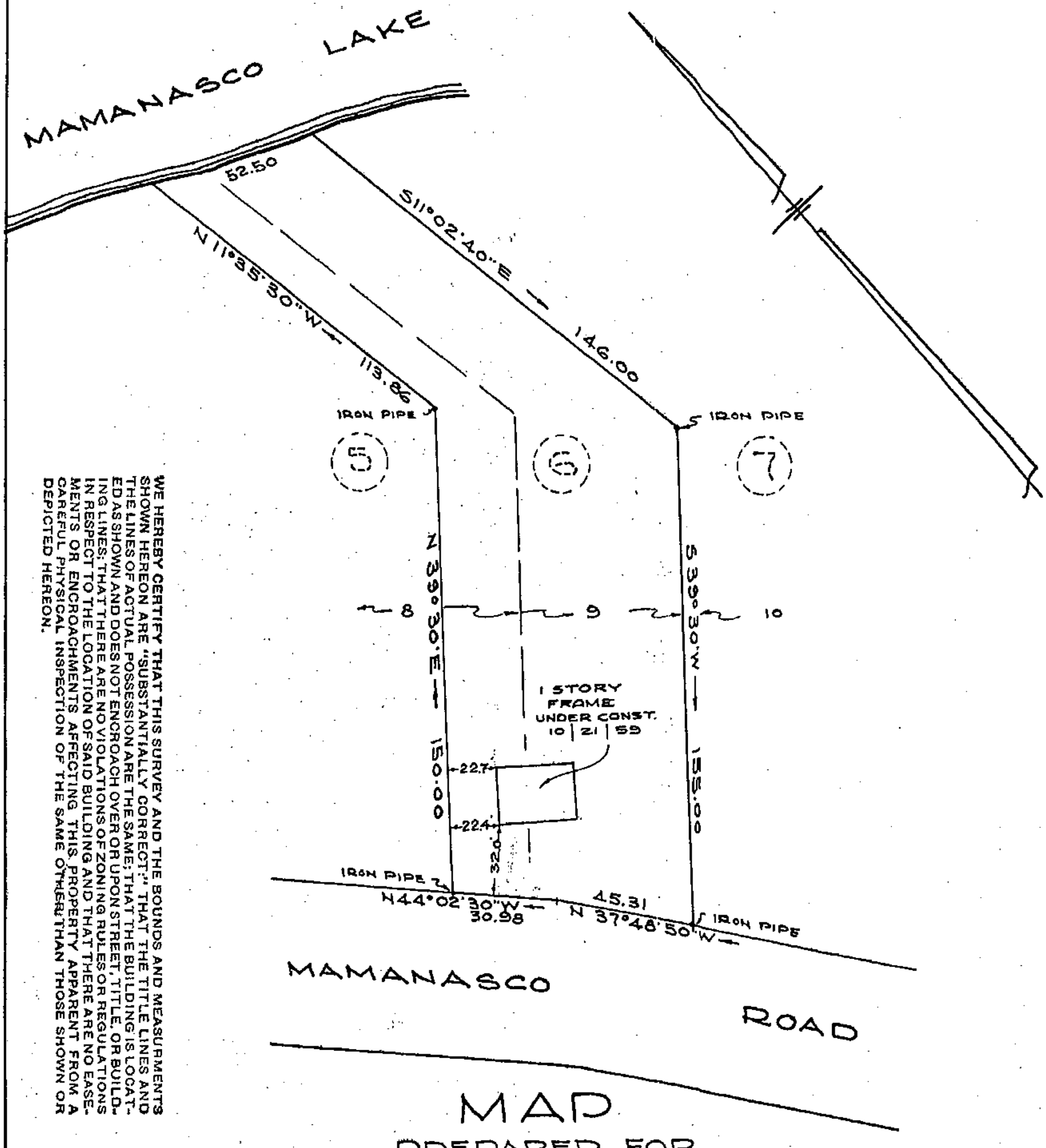
Parcel Information

Location:	84 MAMANASCO RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	C100180	Map Block Lot:	C10-0180	Acres:	0.4200
490 Acres:	0.00	Zone:	RA	Volume / Page:	0370/0777
Developers Map / Lot:	6417	Census:	2456		

Value Information

	Appraised Value	Assessed Value
Land	296,200	207,340
Buildings	56,000	39,200
Detached Outbuildings	0	0
Total	352,200	246,540

#2292



WE HEREBY CERTIFY THAT THIS SURVEY AND THE BOUNDS AND MEASURMENTS SHOWN HEREON ARE "SUBSTANTIALLY CORRECT;" THAT THE TITLE LINES AND THE LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE BUILDING IS LOCATED AS SHOWN AND DOES NOT ENCROACH OVER OR UPON STREET, TITLE, OR BUILDING LINES; THAT THERE ARE NO VIOLATIONS OF ZONING RULES OR REGULATIONS IN RESPECT TO THE LOCATION OF SAID BUILDING AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN OR DEPICTED HEREON.

MAP
PREPARED FOR
JOHN MALACKANIC
RIDGEFIELD, CONNECTICUT
AREA = 16,730 SQ. FT.

REFERENCE IS HEREBY MADE TO MAP # 1878 ON FILE IN THE TOWN CLERK'S OFFICE.

CERTIFIED "SUBSTANTIALLY CORRECT"
HENRY F. HENRICI, LAND SURVEYOR
HENRICI ASSOCIATES
RIDGEFIELD, CONNECTICUT, SEPT. 14, 1959.
Henry F. Henrici

SCALE ~ 1" = 40'

October 23, 1959 at 950 AM. Ruth D Cogswell Asst Town Clerk

2292


C10-0177
0.35 AC
C10-0178
0.37 AC
C10-0179
0.40 AC
C10-0180
0.42 AC
C10-0182
1.17 AC
C10-0123
0.24 AC
C10-0114
0.25 AC
C10-0113
0.25 AC
C10-0115
0.33 AC
C10-0110
0.35 AC
C10-0111
0.11 AC
C10-0100
0.46 AC
C10-0109
0.11 AC
C10-0108
Mamanasco Rd
MAMANASCO RD
10th Ln
11 LN
11th Ln
94
90
88
84
63.00
50.00
51.00
51.00
51.00
91.00
44.00
26.00
113.86
146.00
155.00
76.29
75.48
75.48
76.20
344.41
505.00
197.15
162.00