



Town of Ridgefield
Board of Selectpersons Meeting Minutes
APPROVED

September 3, 2025 at 6:30pm

Please note – these minutes are not verbatim.

Present: Maureen Kozlark, Barbara Manners, Rudy Marconi, Geoffrey Morris

Absent: Sean Connelly

Rudy Marconi called the meeting to order at 6:30pm. The fire commission meeting was just held. Rudy Marconi began by thanking Fire Chief Duckworth and Cerulli for their leadership and quality of service.

1. Public Comment

Debra Franceschini, 72 Spireview Road, shared traffic concerns on Quarry Road for consideration prior to construction of the proposed safety building. Rudy Marconi responded that the Director of Public Works will review sight lines at the intersections.

2. Habitat for Humanity – Halpin Lane

- a. Kristin Keil, Executive Director of Housatonic Habitat for Humanity presented the organization's background and objectives including homeownership at a cost that meets the 30% of income guideline, financial literacy for homeowners, and partnerships with the homeowners for the duration of the ownership of that house. She presented different home ownership options for the Halpin Lane property. She explained that they can target whatever demographic the town considers such as Ridgefield residents only, or renters, or town employees. She anticipates 3-6 units. She listed the required HUD criteria and potential candidate types that could meet the income criteria.
- b. Marge, Outreach Coordinator, presented design ideas that could fit the neighborhood. She added that once the environmental impact analysis and other site studies are completed, the next consideration is housing preference; whether multiple single structure units or contiguous buildings comprising multiple units. She explained that they do research on the history of the property. Rudy Marconi shared that an order of monks called the Holy Ghost Brothers occupied the property, and they had a farm.
- c. The BOS responded with comments and questions. Geoffrey Morris asked about the timeline. Ms. Keil explained that once the property is transferred, it could be two years. Maureen Kozlark asked for the typical financial investment required from the town. Ms. Keil explained that a no-cost transfer is impactful. There would also be a financial partnership between the town and Habitat to apply for grants. They added that they also recruit volunteer labor and unskilled labor and receive donations of materials. Barbara Manners asked if the grants are federal. Ms. Keil clarified that the grants are

locally and state funded. Rudy Marconi asked how many units could potentially go on this property. He added that the previous tenant had proposed a 6-unit home. Ms. Keil expressed hope for 6 units as well. She explained that the planning and zoning requirements must be considered, and the Habitat's attorney would advise them. Rudy Marconi explained that the town will need to schedule a public hearing to share the project details with the community and get feedback and questions. The agreement would then be drafted and presented at the town meeting for approval. Habitat for Humanity may return to the September 17 meeting to present more information.

3. Public safety building – ballot language

- a. Rudy Marconi invited Jacob Muller, Director of Public Works, and the police and fire chiefs to participate in the discussion. After 23 reviews and the failure of the first referendum, feedback has been clear that the cost and location are questionable. The central location is prime for critical response time. The building has been redesigned to lower the cost by \$8.2 million.
- b. Jacob Muller explained that the cost saving measures include elevating the building about 15 feet, eliminating a parking structure, and reducing square footage which decreased the building footprint.
- c. Rudy Marconi explained that to get this measure on the November 4 ballot, the BOS must approve the language for the town clerk to send to the Secretary of State for approval by September 5. The Bond Council drafted the language as follows, "Shall the resolution appropriating \$77,400,000 for construction and equipping of a new public safety building and authorizing the issuance of \$77,400,000 in town bonds for said appropriations be approved, YES/NO?" Following this vote, there will be two months of public information sessions to share all the details with the community and answer any questions.
- d. Two homeowners shared concerns for site visits and fossil fuel use for the new structure. These ideas will be considered for the informational sessions.

Maureen Kozlark motioned to approve the language of the question, "Shall the resolution appropriating \$77,400,000 for construction and equipping of a new public safety building and authorizing the issuance of \$77,400,000 in town bonds for said appropriations be approved, YES/NO?" Barbara Manners seconded. Motion carried 4-0.

4. Approval of Meeting Minutes

a. August 13, 2025 BOS Meeting

Geoffrey Morris corrected page 3, item j, misspelled Sean Connelly. He edited page 2, top item f, to replace "apparently" with "...why there is not more means..."

Geoffrey Morris motioned to approve the minutes from the August 13, 2025 Board of Selectpersons Meeting, as amended. Maureen Kozlark seconded. Motion carried 3-0-1 (Manners abstained).

Meeting adjourned to public hearing at 7:30 pm and reconvened at 8:23 pm.

5. Selectpersons Report

The BOS discussed graveyard tours. Tour operators would charge a fee to their guests but the Graveyard Restoration Committee and the town incur expenses to maintain the graveyard. Therefore, there is potential for some kind of income generation to defray maintenance costs. Rudy Marconi will propose that the Graveyard Commission and the Historical Society work together.

The 9/11 ceremony will be held at 6:30 pm.

Rudy Marconi reminded everyone that he serves on the Public Health Public Safety and Human Services Subcommittee for CCM (Connecticut Conference of Municipalities) to submit items for the legislative agenda. Please share any items you'd like him to bring to the CCM for the next legislative session. There may be a special session in September or October.

Maureen Kozlark commented that any invitation to state representatives should be extended sooner rather than later.

Executive session to discuss real estate at 217 Danbury Road is forthcoming once the LEPs meet and discuss environmental assessment.

Maureen Kozlark motioned to adjourn the meeting at 8:36pm. Geoffrey Morris seconded. Motion carried 4-0.