

**DRAFT**

**COMMISSIONERS' MEETING  
SIXTH TAXING DISTRICT, City of Norwalk  
October 13, 2010**

**Rowayton Community Center  
8:00 p.m.**

The meeting was called to order at 8:10 p.m. by Commission Chair Tammy Langalis who introduced the Commission to the attendees. She noted that there had been a successful meeting a week prior with regards to the work to be done at the Community Center. The Commissioners were authorized to seek the funds needed and to apply to the state for an historic preservation grant. She feels that the citizenry is generally pleased that the Commissioners are paying attention to the needs of the Community Center.

Under **OLD BUSINESS**, District Administrator Jack Robson reported about the Rowayton Railroad Bridge Construction. Jack said that the night shift work will continue into mid November. This work depends on the depth of the rock that can change every few feet along with equipment issues, not to mention weather. The next operation will include abutment excavation and construction. Also included will be construction of the new south stairway. The work will be performed on day and night shifts. After the abutments are constructed, the last five girders will be set over a weekend. There will be continuing road work and work on sidewalks and a retaining wall. The sidewalk work and existing abutment demolition will begin after Track 4 is returned to service. This work will be performed on day and night shifts. They plan on moving the staircase by January. Ms. Langalis asked Jack to ask Pat Proto about getting the lights back on. She has heard some concerns and complaints from commuters and neighbors. Dick Schock, a RR guard, noted that CL&P is holding them up re: the lights. Mike Barbis noted that CL&P seems to have let a lot of key people go and now they can't cover all the jobs. The estimated completion of all this work is January 2011.

One piece of business, being the resolution to file the state grant application, was taken care of next. John Ignneri made a motion to pass the following resolution. Ms. Langalis seconded the motion and it passed the Commission vote. The resolution reads as follows:

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RESOLVED that Michael Barbis, Commissioner of the Sixth Taxing District, City of Norwalk, Connecticut, is authorized and directed to file an application on forms prescribed by the Connecticut Commission on Culture and Tourism ("CCCT") for financial assistance in accordance with the provisions of C.G.S. Sec. 10-392 and C.G.S. Sec.10-411 of the Connecticut General Assembly, in an amount not to exceed \$200,000, and upon approval of said request to enter into and execute a Grant Contract and Preservation Restriction with the state for such financial assistance to this municipality or non-profit organization for the restoration of 33 Highland Avenue, Norwalk, Connecticut.

The first order of business was now addressed. Mr. Barbis asked that the submitted draft minutes of the September 15 minutes be corrected on the top of page 5 to read "historic restoration fund". A motion was made by John Igneri to approve the minutes of the September 15, 2010 meeting as corrected. The motion was seconded by Mike Barbis and the minutes were approved as corrected.

Under **NEW BUSINESS**, Mrs. Langalis reported that the Rowayton Historical Society has been working to rehabilitate the Memorial Garden which had become overgrown. One of the members of the RHS has researched what perennials should go in there. The RHS wishes to install a sprinkler for automatic watering in the memorial garden. The Historical Society will pay for the sprinkler and for its installation. Tammy noted that the Commissioners have agreed to fund the start up and shut down of the system each year.

### **REPORTS**

**COMMISSIONER JOHN IGNERI** stated that the Commissioners have been in conversations with a film company, i.e. Lion's Gate, regarding shooting a film in Rowayton. Apparently the tax benefits offered by Connecticut to film companies are more attractive than in some other areas. Mr. Igneri stated that we have a proposed contract with this film company. They will be filming both at Rowayton Market and in Pinkney Park as well as some interior locations. They will provide the District with proof of insurance and will return the property to the same condition in which they found it. They are proposing to make a \$3,000 donation to the district. This remains in negotiation. Mr. Igneri noted that he had researched the company and they are known to be reputable and for making films that are neither outrageous nor offensive. The Commissioners will continue the discussions with this film company. Pinkney Park will never be closed. There will also be security provided by the film company as well as traffic control officers. The title of the film is "We the Peoples".

Mr. Igneri also reported that he had recently reported a possible break in by a suspicious looking person he observed leaving a bike next to a utility pole. There was also a

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robbery on Wilson Point that evening. He reminded everyone to lock doors and to secure valuables as well as to keep eyes open towards suspicious activity.

**COMMISSIONER MIKE BARBIS** reported that discussions continue with the representative of T-Mobile regarding possible placement of a cell phone tower. They are assessing various locations. He noted that all the cell phone towers in Norwalk are on top of buildings. There are no free standing towers as of now in Norwalk. He noted that the possible revenues of \$3,000 - \$4,000 per month could be very nice. John Cagnina of 36 Vanderbilt suggested holding a special meeting on the subject before any decisions are made. He thought that the subject should be aired at a meeting so we don't have people trying to stop the installation of a tower. No one wants an eyesore. Rob Frazier asked if there was any thought of putting a tower on top of the water tower. Apparently that has been suggested and the idea discarded. It was also noted that the idea is to get more certain coverage further south in Rowayton. John Igneri said that when they get further details, there will be a public meeting called.

Mr. Barbis also noted that in order to apply for the state historic restoration grant, the District must comply with certain employment policies. He proposes that the District will abide by the policies already in place in the City of Norwalk for Affirmative Action, compliance with the Americans with Disabilities Act and further states that the Sixth Taxing District will not discriminate in its programs, activities or employment practices. Mr. Barbis further stated that the policies of the Sixth Taxing District do not discriminate in regards to its personnel, training, or apprenticeships. A motion to formally implement the policies as explained above and to be in compliance with all the pertinent policies of the City of Norwalk was made by Tammy Langalis. John Igneri seconded the motion which passed.

**COMMISSIONER TAMMY LANGALIS** announced that Officer Joe Jensen, our Community Policing officer, will retire at the end of the year. He actually has very few working days left. Tammy told Joe how grateful we all are for his assistance over the many years.

Mrs. Langalis mentioned an editorial regarding the building of a foot bridge at White Bridge which appeared in The Hour as being of a disappointing tone. The editorial opined that the foot bridge would not benefit all the residents of Norwalk and, as such, should not be paid for by the City of Norwalk. She was disappointed with the troubling spirit of the article. Andy Glazer had a reply to that editorial printed in The Hour today.

**DISTRICT CLERK** Andrea Woodworth gave the following report:

1. I got notice that there is a new city web site where we can post our agenda, minutes, etc. I haven't contacted them yet as there has been mention of a 6<sup>th</sup>

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District web site. (Mr. Barbis asked that we look further into launching a District web site and to not post on the City's site as of now).

2. I have had a couple of inquiries regarding using Pinkney Park for weddings. Mike Barbis and the Rowayton Historical Society have been working on a set of conditions for something like that to take place. More on that later, too.

3. I was contacted by a location manager who was interested in possibly using various sites in Rowayton in a movie that will start shooting in November. They have said that they are interested in filming in Pinkney Park for three days, November 15, 16 and 17. If approved, they would do prep work and set up on November 11 and 12. They would leave security there over the weekend. After the three days of filming, they would schedule restoration of the site on November 18 and 19. I have given copies of a proposed contract to each of the Commissioners. The park would never be closed to the public. They would, however, restrict some access on the days of the filming so that they could control the space and contain interference with their filming. They propose to give the District a donation of \$3,000. In addition, they would pay for any work that would be needed to put the park back to the way they found it. The District would use their own contractors for the work for which the film company would pay. They will also film at Rowayton Market on November 18.

**FIRE MARSHAL Ed Carlson** submitted the following report for September 2010

<u>Type of Activity</u>	<u>#</u>	<u># Man Hours</u>
Blasting Permit(s)	***	***
Blasting Site Inspection(s)	***	***
Building Inspection(s)	3	4
Clerical (office) work		21
Fire Marshal Conferences	1	1
Career Development Training	***	***
Investigation(s)	***	***
Meetings: Construction	1	2
District	1	2
(Other)		
Permit signing	1	2
(Other)		
(Other)		
<u>Total Man Hrs:</u>		<u>32</u>

Expenses: Fire Prevention Week Materials: \$165.00

Remarks to the Commissioners: Estimate to replace fire horn on building \$3,177.00  
Original horn from 1956 and parts no longer available.

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Ed reported that the new fire engine is having its radio installed. There are still a few things that need to be corrected. They will appraise old engine #2 and engine #5. He noted that the old fire horn on the fire house needs work but the parts are no longer available for it. The diaphragms are gone. The estimate to replace the horn is \$3,177.00. Some people ask why we need a horn. Ed said that it is a back up to the paging system. It is connected to a box on the side of the building for someone to activate in the case of an emergency. This is most important since our fire fighters are all volunteers. There is a separate horn, a siren, for structure fires. Fortunately, everything has been pretty quiet for the fire department. There will be a ceremonial wash down of the new engine on October 24<sup>th</sup> to which area departments have been invited.

**PROPERTY MANAGER Ed Carlson** submitted the following report for October 2010:

#### **Community Center**

1. The chain link fence was repaired with new top rail where necessary.
2. The remainder of the tree logs have been split and residents have removed the wood.

#### **Bayley Beach**

1. The vines have been removed from the fence along Pine Point Road.
2. The concession has been winterized and equipment removed.

#### **Cannon**

1. All Seasons Marine will shrink wrap the cannon base prior to Mischief Night.

#### **Ambler Lot**

1. Weeds and vines were removed from the area between the parking lot and 8 Wilson.

Note: Chris Ruhnke has completed his seasonal employment. A lot was accomplished during his time with the District. It was a pleasure to work with him.

Ed also said that they will keep up with the vines at Bayley Beach during the spring. Mike Barbis noted that we should be sure we make financial provision for hiring someone like Chris Ruhnke again next year.

Ed said that he had gotten an estimate on electric hand dryers for the bathrooms in the Community Center in the hopes of eliminating the use of paper towels. He hoped to steer away from a dryer with a time cycle. He would hope to have one that ran only when hands were under the nozzle. He is asking Rowayton Electric how much it would be to install the wiring needed. They would need their own circuit. They draw 12.5 amps and would need a 15 - 20 amp circuit. The library would pay for the installation

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in their own bathroom. Ed thinks that the automatic dryers will help us save on plumbing costs as well as paper towels. The unit cost is \$340 plus another \$300 to install. Maybe they could be considered in the budget for next year. As of now, we are splitting the cost of towels between the District and the Library. The cost is \$28 - \$35 per month. The old pipes and their rough interior are often plugged by the flushing of paper towels which hang up on the rough spots in the pipe. Tammy suggested we start with the Library and see how that goes. John Cagnina asked if Norwalk has some health code that would require towels. Mike said he didn't remember anything to that effect.

### **OFFICER JOE JENSEN**

Joe said that it has been a great pleasure to serve the citizens of Rowayton as their Community Policing Officer. He loves Rowayton and it was enjoyable being around to help with Rowayton's issues. He will be on duty for the town lighting. He hopes that another officer will be assigned to Rowayton as a Community Policing Officer. He is sorry that needs often pull him out of Rowayton and maintains that Rowayton needs full time coverage. He wishes to thank everyone including going back to when Dick Miner and Grace Liechtenstein were Commissioners. He was assigned here in May 1997. Joe also mentioned that he wishes to thank everyone with whom he's come into contact during the last 13 years. He said that Rowayton has heart and he is going to miss it.

Joe mentioned that he had a car removed from the Ambler lot which had been there for some time.

The Clerk was asked to write a letter to the Chief of Police stating that we expect to have a new community service officer assigned to Rowayton. Joe noted that the number of officers assigned to community policing has diminished.

**RAILROAD GUARD Dick Schock** mentioned that all violations at the RR station are \$10 violations. There are still permit holders that are parking in handicapped spots. Dick suggested that he should call the Norwalk Police Department and have them issue tickets. Mike Barbis suggested that we let offenders know that we will not renew permits of those with outstanding violations. Tammy even said that we could revoke a permit if a problem persists. Dick mentioned that with the construction, there are not as many spots open as usual. The Commuters think the Commissioners have oversold the lot. He mentioned that the lots were full every day last week. Dick also mentioned that the construction people were dumping refuse in the wetlands. He suggested calling the Conservation Commission. Dick reported a couple of sink holes starting in the back lot of the westbound side. Mike Barbis noted that they should be filled and make sure that they are not being washed out underneath. He directed that this be done now. Dick said that he was going to paint the speed bumps a fluorescent orange on the next dry day.

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Tammy mentioned that she had a meeting with Homeland Security, the Transit Authority and the TSA last Tuesday. They are intent on letting commuters know that they have a presence at our railroad stations.

**DISTRICT ADMINISTRATOR Jack Robson** gave the following report:

#### **Community Center**

Ed has removed the two questionable trees (cherry and nut (?)) that were on the right of the entrance next to the new sugar maple. The "nut" was temporarily transplanted on Community Center property.

Although some of the new trees might look like they are not healthy, Almstead Tree Service has told me that the real test will be in the spring of 2011. If there are any problem trees at that time, Almstead will replace with new trees.

#### **Pinkney Park**

Carl Heise has not been able to follow up on repairing the leak around the attic window which we still believe has been the cause of leaking in the ceiling of the main entrance. His estimate at the time was **\$300.00**. It could be a few dollars more since he spent time covering the window frame with plastic to prevent further rain from entering until he had a chance to repair the problem.

Ted Herz has not gotten back to me about having his roofer look at the ridge line along the area in the attic that was causing some water entry during strong winds.

Larry Brown Tree Service has not been able to take care of the four trees that needed work. That fee of **\$750.00** was quoted and approved. Larry Brown thought he could get to the trees before the end of October. The cost for one cable **\$225.00**. Total cost for tree work. **\$975.00**.

The lawn service for Shakespeare was noted with a fee from John Giglio Landscaping. We are nearly past the time when seed will germinate so we may not benefit from this service. It might be best to save our money and deal with the problem next spring and see if we can do a more thorough job of lawn maintenance, by incorporating this into next year's budget. (John Igneri suggested deferring the lawn work until after the film crew is finished in Pinkney).

Rowayton Electric was approached to give an estimate for the installation of track lighting in one main floor display room. The Historical Society will pay for the cost of the installation. Estimate: Electrical Service/Wiring Only - **\$300.00** Track lighting and installation - Unknown.

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#### **Rowayton RR Parking Lot**

It was brought to my attention by a guard on the New Haven side that some people have had accidents using a path that neither DPW nor I knew about. This pathway, on the New Haven side has caused some commuters difficulty. The city did not create this path nor does DPW maintain it. This path is at least 2/3 on private property (12 Belmont) And a short piece resides at the intersection of Deane Street & Court. Snow shoveling during the winter seems to have been done by a Good Samaritan. It seems to have been formed over time from commuters simply taking the short cut. The surface is very uneven due to water erosion. Hal Alvord suggests not using it after dark and using it during daylight hours is somewhat precarious.

#### **RR Bridge Construction** (See Old Business, p. 1)

#### **RR Parking Lot Guard Shacks**

Nice & Neat will be able to paint both guard shacks before the end of October, weather permitting. Fee: **\$750.00**

#### **Clean up of RR Parking Lot**

John Giglio completed the clean up of weeds and overgrown grassy areas.

#### **Present ADT Security & Fire coverage for all Sixth Taxing District Buildings**

##### **Community Center**

Main Building

Maintenance contract: None

Fire coverage: Yes

One annual fire inspection.

Presently paying less than would normally be charged. Rate will not change.

Apartment: Fire coverage only

##### **Community Center Library**

Maintenance contract: None

One annual fire inspection.

##### **Pinkney Park Buildings**

Maintenance contract: None

No inspection for all buildings.

Security & Fire coverage only (not ADT original installation)

Presently paying less for monitoring charges. Rate will not change

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Barn: Security for Tool Museum section only. (presently removed)

Barn needs to have a unit that has a "Heater Block" for it to function properly during the cold months.

Marine Building: No security or fire coverage

**Art Center**

Maintenance contract: None

No inspection

Monitoring for fire only

No security.

ADT has prepared new recommendations for all buildings.

A maintenance contract is recommended for all buildings.

Trenching from Pinkney House to barn has been sorted out.

Costs for the new recommendations are being worked on.

**DISTRICT TREASURER John Verel** distributed the financial report for this month.

John said that the residents authorized the borrowing of \$400,000 at the special meeting last week, he has an appointment with the Mayor of Norwalk and with Tom Hamilton to move ahead on the loan.

Direct deposit authorization forms will be distributed and employees may opt for this service.

The 2009-2010 audit field work is mostly complete. It should be done well in advance of the December 31 deadline.

Budget request letters are going out in the next two weeks. John asked that he be apprised of any group not receiving a budget request letter who should be.

Tammy asked for any further comments from the attendees. Hearing none, she entertained a motion from Mike Barbis to adjourn the meeting. The motion was seconded by John Igneri and carried. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,  
Andrea Woodworth  
Clerk, 6<sup>th</sup> Taxing District