

**MINUTES
MONTHLY MEETING
SIXTH TAXING DISTRICT, City of Norwalk
February 10, 2010**

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

The February meeting of the Sixth Taxing District Commission was called to order at 8:15 p.m. by Commission Chair Tammy Langalis.

A motion to approve the minutes of the January 13, 2010 meeting as previously corrected was made by Commissioner John Igneri. The motion was seconded by Commissioner Mike Barbis. The motion passed and the minutes of the January 13, 2010 meeting were approved as corrected.

NEW BUSINESS

A presentation by the Rowayton Arts Center which had been scheduled was not personally given due to the snow conditions. The Clerk distributed copies of the planned presentation to the Commissioners. After considerable review of the presentation, Mrs. Langalis summarized it saying that the RAC had requested a \$20,000 grant from the District to underwrite the shortfall in their planned 50th anniversary celebration. Mr. Barbis noted that, though respectful of the presentation, the District is not in a position to contribute to that celebration. It was noted that the Commission does support the RAC through the District lease held by the RAC.

Mrs. Langalis noted that all the Commissioners had received e-mail notification that the City of Norwalk is planning a public hearing on February 25 at 7:00 p.m. in the Community Room at City Hall to address the proposed superstructure replacement of the Bell Island Bridge. John Igneri stated that he is unable at this point to discern any major changes that are proposed. He stated that the plan would use the same abutments and the same parapets. The reconstruction would be 80% funded by the Federal government. He would encourage everyone in the District to attend the public meeting. A question was asked if the money to be used was freed up by a decision to not tear down the old White Bridge. Mr. Barbis noted that White Bridge has been decertified after a number of years of non-use and, therefore, is not eligible for Federal funding for repair or removal. Mr. Barbis also said that he has asked a Wilson Point resident, Mike

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Ramsey, who is an engineer and whose company works on similar projects, to look at White Bridge. He thought that repair of the bridge would not be a major job. However, due to required compliance with various regulations, his rough estimate would be just over \$500,000 to repair the bridge. Mr. Barbis said that its rehabilitation as a pedestrian bridge only may be in the planning stage. District Administrator Jack Robson noted that the engineer the District has used to give an evaluation of the Community Center has agreed to consult on a solution for the bridge. His advice would be without charge. District Treasurer Andy Conroy speculated that because the bridge crosses a body of water with direct connection to Long Island Sound, the whole project may have to go through a special committee and predicted a delay of many months to get approvals for any work on it. It was suggested that Mr. Ramsey's firm might be able to address the problems of the bridge for less money than the city would spend.

Mrs. Langalis noted that the Commissioners have interviewed a number of candidates for the position of District General Counsel. Their choice will be announced at the Annual Meeting on March 3, 2010. Since Andy Conroy is stepping down as Treasurer, the Commissioners have also interviewed candidates to fill the Treasurer's position. The chosen candidate for the position of District Treasurer will also be announced at that meeting as well.

Mrs. Langalis also noted that the new green recyclable bins to be used for mixed paper recycling will be available at the Annual Meeting at a cost of \$10 each.

A call for any other new business to be brought before the Commission yielded no further items to be discussed.

OLD BUSINESS

Mrs. Langalis announced that after advice from General Counsel, wording for two new proposed signs to be posted at the two entrances to the dog park would be as follows: "Dogs off leash in field. Enter at your own risk". District Administrator Jack Robson was asked to obtain these two signs and have them affixed to the entrance gates of the dog park.

An incident that occurred some time ago when a motorist on McKinley Street had run into the stone wall on District property was discussed. Jack Robson said that CHUBB had informed us that they had not received any report of this incident. Mr. Robson stated that he had contacted our insurance company four different times and the report still was not sent. When asked by the insurance company if the wall had been repaired, Mr. Robson informed them that we need the insurance money before it can be repaired. More follow up contact with the insurance companies will occur.

REPORTS

Commissioner Mike Barbis said that he had had discussions with one of the Rowayton

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Paddle Tennis Association board members. He said that even though they pay \$300 per year to the District in a lease arrangement, the District is going to seek to have a separate meter put in for the lights at the Paddle Tennis courts. The District will ask the Association to pay for the installation of this meter and to pay the electricity bill for these lights going forward.

Mr. Barbis said that the Commissioners would like to find a time when they could all go to Mr. Morgan's home on Five Mile River Road in the Tokeneke section of Darien to see the system that he has installed on his property to discourage geese from landing there. He reports that this system is working well. The Commissioners would like to solve the problem of the great numbers of geese landing in Pinkney Park

Mike also noted that a few items have not been included in the budget and need to be addressed. One is the needed replacement of the flooring in the District office upstairs in the Community Center. Another problem is the terrible condition of the fence on District property on Pine Point Road.

Commissioner John Igneri noted that our insurance company, Beardsley, Brown and Bassett in Bridgeport, has been the District insurer for at least four or five years. Mr. Igneri recommends that we put the insurance out to bid again. This is just to ensure that we have the best coverage possible at the best price. The Commissioners approved of this action. Mr. Igneri will start that process.

Commissioner Tammy Langalis brought up the condition of the fence at the Community Center along Highland Avenue north of the driveway. She would recommend removing that fence since it is so severely damaged and is unsightly. She will check with Ed Carlson in this matter. She asked the other Commissioners if they would be opposed to taking it down and they answered that they would not be opposed. It was suggested that Ed Carlson may have some replacement sections for such repairs, however. Jack Robson noted that the posts are probably set in concrete and that should be considered.

Communications and Report of the **District Clerk**

February 10, 2010

1. I have had a request from the 2010 Census to use the Community Center on two evenings to register applicants and to administer tests to potential census taking employees. They are looking for "space donations". They are interested in February 16 and February 23 from 5:30 - 8:00 p.m. and would have approximately 15 attendees. Would the Commissioners approve this use of the Community Center? **APPROVED**

2. The Library is requesting that the driveways around the Community Center be closed to vehicular traffic from 3 - 7 p.m. on April 3 to ensure a safe environment for the planned carriage rides at the Father-Daughter Ball library fundraiser which

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is scheduled from 4 - 7 p.m. on that date. **APPROVED**

3. I had a request from a woman who was referred to me by Kelly Brewer to possibly use the Community Center grounds when it is warmer for hiding boxes to facilitate "letterboxing". She explained to me that "letterboxing" is a hobby that adults and children do during the warmer weather. The hobby basically combines navigation skills, treasure hunting fun, and outdoor exercise. The object is to use clues to find where a letterbox is hidden and then once you find the box, you "stamp in" and then you re-hide it in the same spot for others to find. There is a website where letterboxers track their finds, pick up clues, and also post new boxes for others to find. Mostly, these boxes are hidden in public places, nature trails, Audubon Society and municipal parks. The person who plants a letterbox is supposed to seek permission from the town before they put it there --- hence her request. Would the Commissioners be willing to allow this?

APPROVED, with the stipulation that the boxes not be buried and not be located inside any building.

4. I have received a letter from Dana and Geoffrey Beringer requesting the use of the Community Center in a minimal way as a set up point for the annual "Miles for Myles" benefit walk/run which is held each year in memory of their son, Miles Beringer. The event is scheduled to be held on May 22, rain or shine. The Community Center would need to be opened by 7:00 a.m. and they would lock up and clean up and leave by 10:30 a.m. May I notify the Beringers of the approval of the Commissioners for this event to take place. **APPROVED**

5. A sympathy card was sent to Sal Santella, one of the RR guards, on the death of his mother.

Property Manager Report

February 2010

Community Center:

1. I have received estimates to replace the apartment boiler and oil tank:
Hellas Air Temp: \$14,900.00 (Boiler only)
Sound Energy: \$11,745.00 (Boiler and Tank)
I am waiting for a bid from Rowayton Fuel
2. I will be contacting a company to test the flue pipe for asbestos.
Further report next month.
3. I am requesting approval to purchase a Heavy Duty ½" electric drill.
Cost is \$100.08 from Northern. **APPROVED**
4. The log splitter was rented for two days and residents removed split wood.
One more day with the splitter should finish the pieces that are able to be split.
5. Estimate from Rowayton Electric to install separate meters for paddle court lights? \$1,150.00

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Bayley Beach:

1. Two benches have been put on the beach for residents to sit in nice weather.
2. The playground rail fence was replaced with trex pickets and a top rail to match the existing fence.

Pinkney Park:

1. The additional pinwheels were placed near the wall to deter the geese.

Ed Carlson,
Property Manager

Report of the **Fire Marshal** _____ January 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		19
Fire Marshal Conferences	***	***
Career Development Training	1	1
Investigations(s)	1	1
Meetings: Construction	1	1
District Monthly	1	2
(Other) Special Event permit sign	1	2
(Other) Temporary structure inspection	1	2
(Other)		
Total Man Hrs:		33

Expenses:

Remarks to the Commissioners:

Respectfully Submitted,
Ed Carlson, Fire Marhsal

Report of Officer Jensen (Not in attendance)

Report of the **District Administrator, Jack Robson**

Community Center

I am recommending that we use the remaining funds of **\$850** to grind some of the larger

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stumps on the property. **APPROVED.** The original estimate of **\$3,400** encompassed grinding all 20 stumps, large and small, new and old. (Mr. Barbis noted that once the snow melts, they should all check the plans. He was assured that the stumps are not of immediate hazard to anyone).

Ed Carlson has rented a vertical log splitter to break down the remaining tree trunks and limbs. The split wood will be stacked close to the fence so it is easily accessible, allowing residents to pass the wood over the fence to the road side. This will prevent cars from driving over the grounds again and creating more damage to the lawn, when the ground has thawed.

The Meeting Room now has a new panic bar. Keys have been issued to all needing access.

The District Office floor needs repairing. The present surface is asbestos tile. The tile is breaking up in one area. This needs to be covered or repaired. I have found three solutions for the repair.

1. Install vinyl sheeting: cost **\$2,000 to \$4,000** depending on grade.
2. Install Armstrong Lux Plant: Cost **\$3,000** (imitation wood flooring).
3. Install good commercial carpet: **\$2,000.**

These costs are approximate. Floor Covering Warehouse in Stamford would need to come and inspect the area and give us hard figures for the above three solutions.

Cleaning the drains around the Community Center will take place early spring. McVac is the company hired and highly approved by DPW. Estimated cost: **\$6,950.00**

There have been two suggested approaches to replacing the present oil tank. One recommendation is to install two 330 gallon oil tanks. The other is to install a single, double walled 550 gallon tank. Maximum cost would be approximately **\$7,000.** (Maybe more for two oil tanks). The new tanks would be stored under the fire escape and be enclosed with a ¼ " lath barrier, and possibly insulated on the inside and with a covering above to shed rain water. Ed Carlson has researched replacing the apartment boiler, removing and installing a new double wall 2/2 tank.

New Boiler w/HW storage tank: **\$8,895.00**

New Tank, remove old tank: **\$2,850.00**

Ambler Parking Lot

Once the weather improves, Ed Carlson will be cutting back the vines and weeds on the wetlands side of the parking lot. Once done, the vines and weeds will be taken away allowing us to eliminate the root system of these pests.

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Bayley Beach

Sylvestri Fencing has given us an estimate for repairing the damaged chain link fence along Pine Point Road and mainly at the entrance down to the tennis court fence.

Cost: **\$2,300.00** (Mr. Robson recommended that the remaining fence be painted black to match the new fence).

We are still pursuing the problem of flooding around the Bayley Beach ball park. Frank Schlater has been instrumental in researching another type of flapper valve that might be used in place of the existing one. This is work in progress and still being discussed as to the feasibility of such a valve over the present one. (Mr. Robson noted that he thought it would be better to replace the existing valve). Frank is in contact with the engineers at DPW regarding this issue.

Pinkney Park

The Pinkney House chimney has some problems. It has been suggested by Carl Heise that we cap the chimney if it is not in use. I will meet with him tomorrow afternoon to assess the problem and get an estimate.

The geese invasion continues. I am suggesting that we review the originally approved approach and take a close look at the "goose fence" that our neighbor, A. C. Morgan on Five Mile River Rd., put in to solve a similar problem he encountered. Mr. Morgan has given us permission to walk his property and view his installation for ourselves. I recommend that the commissioners set a day and time to do just that and see for themselves if the installation would present a problem to our residents and see if such a device should be installed. Mr. Morgan has stated that he is very satisfied with the results from the installation. He also stated that from his observation the top wire catches the geese in the chest when they try to enter the property causing the geese to avoid approaching the lawn. If this were installed, I would recommend attaching some tell-tails to the top wire. Estimated cost from a year ago: **\$1,350.**

Rowayton RR Bridge Closure:

Metro North will be closing Rowayton Avenue under the RR bridge beginning Friday night, February 19, from 9:00 p.m. to 6:00 a.m. and Saturday night, February 20, from 9:00 p.m. to 6:00 a.m. The street will also be closed on or about Monday, February 22, 2010 through Friday, February 26, 2010, from 7:00 a.m. to 3:30 p.m.

Mrs. Langalis noted that some of the items were not planned for in next year's budget. Mr. Barbis said that felt they should put the Pine Point fence repair in the budget.

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Treasurer's Report - Andy Conroy (see printed report)

Mr. Conroy distributed copies of the Treasurer's Report which is as of the end of January 2010. He noted that both the December and January reports are reflected in this printed copy. Mr. Conroy noted that we have a minimal amount of funds in the operating fund.

The Capital Fund has been drawn down since the purchase order for a new fire truck went in. Mr. Conroy recommended breaking up the larger amount in the RR operating "Smart Money" account and putting some of these funds in another bank. He noted that we had been making less on CD's than in the Smart Money account so the funds in the CDs were shifted to the Smart Money account. He did state the District was sufficiently healthy in a financial sense at this time.

The business of the Commission having been concluded, a motion to adjourn was made by John Igeneri and seconded by Mike Barbis. The February meeting of the Sixth Taxing District Commission was adjourned at 9:15 p.m. to be followed by a short budget meeting.

It was announced that the Annual Meeting and Annual Budget Meeting would be held at the Community Center on March 3, 2010 at 7:30 p.m. The regular District meeting for March will be held on the originally scheduled date of March 10, 2010 at 7:30 p.m.

Respectfully submitted,
Andrea Woodworth
Clerk, 6th Taxing District