

**DRAFT**

**MINUTES  
POSTPONED MONTHLY MEETING  
SIXTH TAXING DISTRICT, City of Norwalk  
March 18, 2009**

**Rowayton Community Center  
33 Highland Avenue  
8:00 p.m.**

The postponed monthly Commissioners' meeting of the Sixth Taxing District was called to order at 8:15 p.m. by Commission Chairman Ed Kweskin. A motion to approve the minutes from the February 11 meeting as submitted was made by Tammy Langalis and seconded by Ed Kweskin. The motion passed.

The next item on the agenda was the Communications and Report of the District Clerk, which was as follows:

1. I sent a letter to Joe Gallo asking if he is still interested in operating the concession at Bayley Beach this year. I looked in the file and found a contract that was signed with him for 2004 - and nothing more recent. (**Commissioner Langalis noted that she had the contract from last year in her possession**). Do we want to offer him another contract? (**Yes**) Also, the most recent insurance certificate found for him expired in 2004.
2. I received a letter from the Office of the Mayor outlining the Summer Youth Program and asking if we would be willing to make a contribution toward the salary of a summer youth worker. The total salary for a summer youth worker is \$1200. It also asked if we had any internships available for a summer youth worker.
3. I had a request from the United Church for permission to hold their Sunday services in Pinkney Park from July 5 through September 6 from 9 - 10:15 a.m. (**Approved**)
4. I am in receipt of a letter from Five Mile River Nursery School asking for permission to have their end of year picnic on May 22 at Bayley Beach. They are also seeking permission for their summer camp sessions on Thursdays from July 2 through July 23

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from 9:30 a.m. - 1:00 p.m. **(Approved)**

5. The United Church Nursery School is also asking permission for their end of year picnic on May 13 with a rain date of May 20. They would also seek permission for their summer camp program on Wednesdays from May 27 through June 24 from 9:30 a.m. to 1:00 p.m. **(Approved)**

6. There are now 61 people on the wait list for railroad parking permits. I received a suggestion to put a notice in Clamdigging and on the RCA website suggesting that anyone not using their permit could receive a rebate and free up a permit for someone else. I will do that if you approve. I also noticed that Barbara Dutton was on the March agenda last year regarding the lease for the railroad station and also asking the Commissioners how many permits she would be allowed to sell. At that time the Commissioners authorized the sale of 30 more permits for a total of 428 permits for 319 spaces. Is that the number of permits that you think should be sold this year? **(Discussion tabled until Mike Barbis arrived)**

7. A few modifications of the Beach Rules have been roughed out. More work needs to be done on them. We will need a special meeting to change the rules. Could this be done either before or after next month's regular meeting? I will already be receiving applications for beach permits by that time and will need a sheet of Rules to enclose with the stickers. **(A special meeting will be held either before or after the April meeting to vote on new beach rules. A committee will finalize the changes and circulate them to the Commissioners before that meeting)**

8. I had a request from Barbara Conroy for Thursday noon meetings of a new group called "Shop Rowayton". They also want to have an evening meeting of all the Rowayton merchants to further this campaign. This is in the very early planning stages, but I'm assuming they would fall under the "community groups" categorization not requiring fees for meetings. **(Agreed)**

9. Greg Beringer, a Rowayton resident, has been in touch with me regarding having yoga classes at the beach. They would be free classes, but he would be accepting donations. **(Approved, providing that all non-residents pay the parking fee).**

After the arrival of Michael Barbis, item #6 of the Clerk's report was further discussed. Mike has been continuing to collect surveys of spaces left empty on a daily basis. The number varies, but often there are 35-50 parking spaces left empty. Of course, the number of spaces seems to be weather sensitive with more cars on days with inclement weather. Mr. Barbis also feels that it would be acceptable for there to be cars parked down the middle of the wide part of the westbound lot unless there were other mitigating circumstances making it inadvisable, e.g. a lot of snow built up there. Mr. Barbis recommended selling 20 - 25 more permits this year, noting the long

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waiting list for permits. Mrs. Langalis suggested maybe selling only another 20 since once they are sold, they are grandfathered and we are committed to renewing them. Mr. Robson asked who would be liable if a car was damaged due to a backing up accident. After further discussion, the Commission decided that we would sell 25 more permits this year, making the total of 453 permits. There will be no notice put in Clamdigging or on the RCA website because it was felt it would generate a lot of administrative work and there is little time left before the permits are renewed in June

### **TREASURER'S REPORT** (see hand out)

Mr. Conroy pointed out that we had just received a large amount from the City reflecting our share of the tax receipts. So now we are able to pay our last \$62,500 to the Land Trust for Farm Creek, which he will do in the next few days.

The other items he wishes to discuss will be held until we get to the NEW BUSINESS part of the agenda.

### **PROPERTY MANAGER REPORT - March 2009**

#### **Community Center:**

1. A woman from Darien was knocked to the ground at the dog park by a dog from Stamford. She suffered a broken leg and was transported to the hospital. Further information is on file.
2. The dog field has been closed at times because of wet weather.
3. The District truck is scheduled for repair for engine noise.

#### **Bayley Beach**

No Report

#### **Pinkney Park;**

1. A temporary fence was installed along the wall to keep geese out.
2. The memorial benches will be reinstalled when the weather improves.

#### **R. R. Parking Lot:**

1. The lights on the guard shed have been modified to photoelectric operation.

#### **Wilson Avenue Lot:**

1. A cleanup of the lot produced many cans and bottles. A computer printer was also found. The lot is being cleaned on a weekly basis.

Ed Carlson  
Property Manager

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**REPORT OF THE FIRE MARSHAL \_\_\_\_\_ February 2009**

<u>Type of Activity</u>	<u>#</u>	<u># Man Hours</u>
Blasting Permit(s)	***	***
Blasting Site Inspection(s)	***	***
Building Inspection(s)	2	3
Clerical (office) work		19
Fire Marshal Conferences	***	***
Career Development Training	3	14
Investigation(s)	***	***
Meetings: District Monthly (Other)	1	2
Plan Review (Other)	1	1
		<hr/> Total Man Hours
		39

Expenses:

Gas: \$35.65

Remarks to the Commissioners:

I will attend one day of the CFMA Conference in April

Respectfully submitted:

Ed Carlson, Fire Marshal

**DISTRICT ADMINISTRATOR'S REPORT - Jack Robson**

**Community Center Survey**

I found out through Wayne Arcamone that Ryan & Fauld Surveyors purchased the rights to all of Hoyt Surveyors recorded surveys. Doug Fauld found a survey of the Community Center property and the residence across the street that was executed in 1944. It is a simple survey. I think we need a more up to date, detailed survey of our own.

I have contacted the following surveyors to give us an estimate for an A2 survey.

William Seymour Surveyors estimate **\$8,500.00**

Wayne Arcamone Surveyors estimate **\$5,500.00**

Ryan & Fauld Surveyors estimate **(unknown at this time)**

(Ed Kweskin indicated his recommendation to go with the lowest bidder when all the bids are known. Mr. Barbis indicated that he didn't think we had budgeted for this and that the money for a survey would take away from other things. Andy Conroy indicated he thought we had budgeted for it. Mr. Barbis suggested that there would be specific information that Rob Frasier, Chairman of the Planning Commission for the Community

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Center, would want included in such a survey).

**Community Center Moose Room Doors**

Mike Hazzard, our carpenter, has suggested working on a weekend to finish installing the old library doors and replacing a side window. He is presently sorting out his time so it doesn't clash with reserved time already booked at the Community Center. March 29 and or April 5 are suggested. (both are Sundays).

Estimated cost: **\$3,350.00**

(It has been difficult finding dates since so many things are booked, but we're working on it. Ed Carlson reminded the Commission that the doors need to have panic bars on them).

**Community Center Master Plan On Trees**

**Note:** see copy of following document dated March 2<sup>nd</sup> 2009 for details.

March 2, 2009

2009-2010 Budget Recommendations:

Proposed & recommended work to be done in 2009-2010

**Community Center:**

Remove all trees in proposed plan:

8 Bradford Pear Trees on boulevard

1 Norway Maple

1 Dogwood

1 Crabapple

1 Scotch Pine

Estimate for removal & grind stumps: **\$2,600.00**

Prune all trees along Highland & McKinley (for safety and health of trees)

Estimate for pruning: **\$4,500.00**

Grind all remaining stumps on CC property

Estimate: **\$4,500.00**

New tree purchase & planting:

12 Dogwoods @\$400.00 each **\$4,800.00**

2 Red Oak @ \$2,700.00 each **\$5,400.00**

Total cost of trees and planting: **\$10,200.00**

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(Mr. Robson noted that he is still looking for other estimates on purchases of trees. Right now he is dealing with Round Meadow Landscaping and Greenleaf - for trees. Mr. Barbis asked how much it would cost to take down the Norway Maples. Mr. Robson said that for 14 trees it would be \$18,000. It would cost more if the trees were taken down a few at a time since the per tree price goes down with the number of trees removed at one time). To continue with the report of March 2, 2009:

**Community Center Roof:**

Replace and repair old roof in first stage:

Roof, Hips, & Valleys

Estimate to be approximately: **\$50,000.00**

**Community Center Survey:**

Horizontal survey is proposed with the option to include a vertical (topographical) addition at a later date:

Estimate for survey: **\$5,500.00**

**Pinkney Park:**

**Canada Geese Problem:**

We propose to install a similar fence/barrier as our neighbor across Five Mile River has done. In speaking with A. C. Morgan he said that his problems with keeping the geese off of his property went away after this device was implemented. The barrier consists of a steel bar with a white plastic 1" PVC tube placed over the steel bar. The plastic tube would have a single hole drilled in at top and bottom. The tube would then have thin black plastic coated wire strung the length of the seawall through both openings, top & bottom. Mr. Morgan guaranteed that he reduced his problem with the geese, by at least 95%.

Since putting in the new lawn that followed the installation of the seawall, the geese have taken it upon themselves to invade our lawn and leave their waste everywhere. It's very messy and unsanitary.

600 ft of Goose Wire plus rods along top of seawall **\$850.00**

Labor **\$500.00**

Total estimate: **\$1,350.00**

**New Lawn Incomplete:**

Top dress, grade and seed the section of lawn from behind Pinkney House over to the Museum building. This section did not germinate properly, due to a change in the weather late last fall. This work is necessary to establish and complete the remaining 1/3 of seawall lawn.

Estimate: **\$2,800.00**

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**Plumbing issues at Pinkney House:**

Unknown repair issues are developing with the plumbing at Pinkney House. We have had a few burst pipes, over the last month. I have asked the contractor to give me a rough estimate on all the potential problems that are visible, basing it on urgent, and not so urgent.

A rough estimate for necessary work could be about: **\$6,000.00**

**Bayley Beach**

Charcoal grills presently located between the rows of picnic tables:

The proposal is to relocate all the grills presently set in concrete to a new location. The proposed new location is to the west of the picnic tables location, adjacent the Wee Burn chain link fence. In addition, we are proposing that the charcoal grills be enclosed, so as to prevent children from entering the cooking area, at any time. The plan is to install 8 cooking grills set in two rows of four. The enclosure would be of a size as to allow ample room to maneuver in. The enclosure would not obscure anyone's view from within or out.

- |   |                   |
|---|-------------------|
| 1. Remove existing grills from present location   | \$675.00          |
| 2. Install & cement old grills in new location    | \$950.00          |
| 3. Construct enclosure (material not decided yet) | \$3,500.00        |
| Approximate estimate:                             | <b>\$5,000.00</b> |

**Repair concrete walk at Bayley Beach**

To prevent further cracking and collapsing of the concrete walk at Bayley Beach, the recommendation is to repair the walk to preserve and prevent further damage to the walk.

Estimate for labor & material: **\$7,500.00**

(Continuing with Mr. Robson's report for March 18, 2009)

**Public Parking Lot Light**

The pedestal in the center of the public parking lot needs a light. I drafted a form to present to the neighbors so as to get their approval of having the light installed.

Frani Taylor approved the installation and has signed this petition. Officer Joe Jensen has signed this petition, recommending its installation. Grumman Engineering had sent me a letter early in 2007 recommending that the light be installed. I am still attempting to locate that letter in my files. Once all related parties have been presented with this

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Approval Notice, we will then approach Planning & Zoning to get their approval. Once that is done, Mars Electric will install our light for a fee of **\$500.00. (Approved)**

### **Rowayton RR Parking Lot**

The incident on Tuesday, February 24, 2009, involving the O&G cement truck and the downed electric wires at the Parking Lot is being resolved by Craig Bordiere, who is the Supervising Rail Officer with the CT Department of Transportation. He sent me an e-mail requesting that I forward the invoice from Rowayton Electric to him as soon as I received it. Mr. Bordiere said that he would be taking care of the matter immediately. I forward the invoice to him March 11, 2009.

Rowayton Electric billed us **\$483.20** for their time and materials.

### **White Bridge Lights**

After many weeks of trying to determine who is responsible for the lights at the White Bridge, and not getting any results regarding having them fixed, I decided to go down to the bridge again, in daylight and look over the set up, once more.

The conclusion was that the lights are definitely on the Rowayton side of the bridge as there is a plaque mounted dead center on the closed bridge with the dividing line for Darien & Norwalk, marked clearly stating that Darien was on one side and Norwalk on the other. This is dated 1912. I called for a meeting with our Account Executive, Dominic Serbo, and a representative from CL&P. We met last Saturday. I asked Bob Pettus to attend as well, since he has more history related to the installation of these lights.

CL&P said they would send a man out that night to check all the wires. It was determined that the lights feeding power to the two community lights were fine. They determined that the problem was with our wires and suggested that we get an electrician to look at them and possibly re-wire the system.

I called Bob Pettus and asked if the electrician who discovered the problem and was the one that installed the lights originally, look at the wires more carefully and re-wire if necessary. This will be done sometime this week or next. (It was revealed that Bob Pettus had agreed to undertake overseeing this project).

### **Pinkney Park Seawall and Lawn / see March 2, 2009 document**

A few days ago Ed Carlson called to tell me that the Canada Geese had invaded our neighbor's lawn across the Five Mile River. I guess the geese thought A. C. Morgan's fence was less of a problem than the more temporary, solid barriers that I had Ed Carlson

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install around our property. When it comes time in April to finish the landscaping and seeding, I will add tell-tails to the wires on the new fence that will be a duplicate of Mr. Morgan's set up. These tell-tails will be an added deterrent to convince the geese to stay away. They will also serve to alert people that they are nearing the edge of the wall.

### **Bayley Beach Seagate**

Frank Schlater has been keeping an eye on the flooding and draining problem in the ditch that drains water from Bayley Beach into Farm Creek.

I called Hal Alvord who put us in contact with his foreman. The DPW rep met at noon with Frank Schlater and Ed Carlson on Monday, March 16. They determined that the Seagate was open and was being held that way by either debris or a malfunction in the Seagate door itself. DPW will return to correct the problem.

If we wish to clean out the ditch, we will have to apply for a permit through DEP in Hartford. The cost to do this has not been explored.

(Mike Barbis mentioned that when Wee Burn had done some refurbishing work, they added a second drainage pipe that empties into the ditch, which is clearly on 6<sup>th</sup> District property. He feels that if we need to clean out the ditch that Wee Burn should share in the cost. Ed Carlson said that something of this nature had been investigated when John Cagnina was a Commissioner. It was decided to contact Mr. Cagnina to see if he recalls any of the details).

**Note:** See March 2, 2009 document for details on Charcoal Grills, and repairing the collapsing concrete walk. (It was mentioned that money was appropriated for the moving of the grills. Was it enough? Did we get approval for \$8,000? Mr. Conroy noted that this project would be paid for from the operating fund. \$7500 has been appropriated for repair of the sidewalk)

### **Ambler Wet Lands Property**

Frani Taylor approached me about cleaning up the property (ours) around her lot. I called Alexis from Conservation and they met to discuss what might be possible for her to do. Frani Taylor had suggested cleaning up the brush and grounds next to her lot and possibly spreading wood chips as well. Alexis said that this was fine as long as she checks with her as to the type of wood chips used, before doing it. I had added that it would help the district if we could get rid of the annoying vines that invade our parking lot plantings every summer. There is a section of these vines growing inside the stone wall. Alexis does not mind if we take them out and plant something like wild native grass. We would have to take out a permit through DEP and adhere to what we want to grow there instead of the vines. She said it's not a problem to get DEP to agree, it's just a matter of applying. (It was noted that Frani wants to help clean up our property that abuts

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hers to improve her chances of selling her property).

#### **COMMISSIONERS' REPORTS**

**Mike Barbis** reported that there was another problem with the bathroom at Pinkney House. The toilet upstairs has been running continuously. That problem was fixed but there was water on the floor, which Ed cleaned up. It seemed to be leaking from around the bolt area. So more water has leaked down into the entryway. Fortunately, that area has not been painted yet. Jack will get a plumber in to look at the problem. The toilet may need to be replaced, which can be done for a relatively small sum of money.

Mr. Barbis reported that the Commissioners will receive an invitation to an SOS meeting at the home of one of the board members. The new director of SOS would like to put up a fence along Rowayton Avenue so that the stage can be located behind the fence. In that case, spectators would be seated with their backs to the water. It was generally agreed that a fence that would be up for the duration of the SOS production would not be favorable. If they can devise a way that a temporary fence could be constructed so that it would only be up during performances, that probably would be all right. The details would have to be examined first.

A new group representing Rowayton merchants is forming and will have a campaign entitled "Shop Rowayton". It was suggested that the Farmers' Market be moved to the Ambler Lot beginning this season. Ed Carlson was very much in favor of moving it since the Community Center lot becomes very congested now on days when the Farmers' Market is present. The Commission will support the move.

**Ed Kweskin** reminded us of the request by a Bell Island resident to have a light pole removed from outside his home. Mr. Kweskin had brought this issue to the Commission last month. At that time, he reported that the Bell Island Association had no objection to the light being removed. He has written a letter to CL&P asking that the light pole be removed.

Mr. Kweskin also reported that he has been approached by a group of residents who are very much concerned with the tax reassessments. They would like to propose that the increases be phased in. Mr. Barbis said that he would not be in favor of a phase-in since 70% of Norwalk residential homeowners will see either no increase in taxes or will have their taxes slightly reduced. Mrs. Langalis said that she would have a better take on the issue after a meeting of the Assessors' Board of Appeals. She pointed out that individual homeowners had a right to appeal their assessments. (Mr. Conroy stated that this Friday, March 20, is the last day to do so). It was pointed out that commercial properties will be shouldering more of a tax burden under this new assessment. It was decided that Mr. Kweskin would write a letter of protest to the Mayor about the reassessments but would not ask for any specific remedy.

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**Mrs. Langalis** reported that she had heard from a resident of 30 Highland Bluff complaining that the City isn't picking up any recycling at the homes at 30 Highland Bluff. The Clerk will write a letter to the City asking that recycling be made available to these residents.

### **OLD BUSINESS**

The person who built the garbage can receptacle for near the Sammis Street Bridge will be asked to construct a few more. Two are needed in the Ambler Parking Lot and one for Farm Creek.

### **NEW BUSINESS**

To "review existing capital project balances", Mr. Conroy passed out handouts listing all the various accounts that tend to get overlooked and that have some balances in them. (Please see attached 3-page document). Mr. Conroy noted that the electors have allowed us to take care of these old accounts. However, we can't switch balances in one account to other accounts. For instance, under Bayley Beach projects, we have \$7000 in a line item for water meter installation. DPW will pay for water meter installations if they are for non-taxable entities. Mr. Conroy suggested "deauthorizing" that \$7000. We could probably pay for an engineer out of the capital line item of "drainage at the Pavilion". He pointed out that if we are not using some of these authorized funds, we should get rid of the line items affected. At the Community Center, the item for "air handler" was partially spent and the rest should be retrievable. There is \$6000 planned spending for gutter replacement. Mr. Conroy asked if we were going to be doing that. Mr. Robson needs to confer with Mr. Conroy about many of these items. We still have \$11,140 for Great Room refurbishing. The door and window replacements will cost a lot less. That would free up some capital for another use. We will probably have \$31,000 left from the tree fund. This puts us in pretty good shape money wise. We have \$38,782 designated for replacement of the radio system for the fire department. We are not spending that until Norwalk decides on the system that they will be using. There is no point in spending the money on a system that would not be compatible with Norwalk's system. The \$3050 for a hose purchase went to the operating fund. We have \$16,690 in a fund for Fire Hydrant repairs. Why? That's a historical fund which goes back two fire marshals before Mr. Carlson, who had hydrants replaced so that they would all be the same as the other ones around town. We could put that into an operating fund. Maybe \$6000 should be saved out in case we need to put in another hydrant. We'll wait and see on that.

Pinkney Park has a negative because of an emergency roof repair. We could move money from an old account into that.

The \$7,158 designated for the Arts Center will remain there as a rainy day fund.

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To "List Projects as a first step in multi-year capital planning", we should look at the replacement of the District's rack body truck. Ed Carlson said he had gotten a couple of quotes from different companies that could install a plow and hoist on a truck. Mike Barbis said that he knows someone in Hartford that does that sort of work. Ed Carlson said he needed to go looking at trucks. Unfortunately, the configuration of snow plows and hoists have all changed so the ones we have would not be able to be used on a different truck.

Andy Conroy noted that there would be other capital projects going forward. Discussion of such projects should go on the agenda for April.

It was noted that there will need to be some structural work done on the fire station in the future. The extent of that and its cost will need to be discussed.

A motion to adjourn the meeting was made by Mike Barbis and seconded by Tammy Langalis. The meeting was adjourned at 9:45 p.m.

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