

**DRAFT**

**MINUTES  
COMMISSIONERS' MEETING  
SIXTH TAXING DISTRICT, City of Norwalk  
May 11, 2011**

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

The May meeting of the Commissioners of the Sixth Taxing District, City of Norwalk, was called to order at 8:15 p.m. on May 11, 2011 by Commission Chair Tammy Langalis.

Commissioner John Igeneri made a motion to approve the minutes of the April 13, 2011 meeting, as submitted. Commissioner Mike Barbis seconded the motion which was **APPROVED.**

**OLD BUSINESS**

Rob Frazier was unable to attend this meeting. Commissioner Mike Barbis gave an overview of Phase I of the plan for the Community Center, in his absence. Mr, Barbis reported that a contract for the restoration replacement of the roof, gutters, etc. on the Community Center was signed by Milan's Expert Renovation LLC for \$77,000 less than had been budgeted for the project. Milan's is a small firm. The other bidders were, for the most part, large firms with lots of overhead. The permit to begin the work has recently been obtained. There has been a meeting of the tenants and the Commission with the contractor to explain the work calendar and plan and to coordinate the continued use of, and access to, the Community Center, library, apartment and offices.

Since the bid was for \$77,000 less than budgeted, the Long Term Planning Committee for the Community Center has requested that the bulk of the savings be used to expand the original work to include the roofs of the ice house, the cottage, and paddle hut in Phase I. This work was originally scheduled to be done in Phase II. The estimate for the additional work is for \$66,641 which is still under the amount budgeted for the original Phase I. In addition to this saving, there was already budgeted \$56,000 for contingencies and possible cost overruns. Therefore, the amount of money needed for the planned Phase II will be reduced.

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For Phase II, the original planned outlay was \$629,000. By moving the outbuilding work to Phase I, that number has been reduced to \$553,000. The work planned is for, basically, everything below the gutters. That would include the windows, doors and fascia. There would be work on the masonry and stucco. They do not plan on purchasing new windows but on restoring them instead. There will be a public meeting to discuss Phase II. Instead of scheduling a Special Meeting and incurring the additional costs of publishing a legal notice, the Commissioners propose rolling this public meeting on the scope of Phase II into the regular monthly June meeting of the Commissioners. That will probably occur on June 8 at the originally scheduled time. However, there are some conflicts so a final decision on the date will be made at a later time. They will ask Milan's to estimate the bid for the Phase II work.

Commissioner John Igneri made a motion that the scope of Phase I would be expanded to include the renovation of the roofs of the outbuildings, for the estimated additional cost of \$66,641. Commission Chair Tammy Langalis seconded the motion which was **APPROVED** by the Commission.

The Long Term Planning Committee has been talking conceptually about Phase III of the refurbishment of the Community Center. Their discussions have included parking and traffic flow at the property. They cite the flow of the Darien Library as a plan to NOT be copied. They need to scout around to look at places where the flow of traffic is efficient and convenient as they continue to refine their plans. In addition, there will be a continuing dialogue of Phase II. It has been deferred for a long time.

### **NEW BUSINESS**

There is a group known as the Norwalk Tree Alliance. Rob Frazier is the Tree Liaison for Rowayton. Since he was unable to be here this evening, he will speak to his role at a later meeting. However, we are hoping to get the word out to Rowayton residents that he is the contact person for anything to do with trees such as fallen trees, removal of these trees, replacement of the trees, and other problems regarding trees.

We are currently in the process of repaving the upper driveway at the Community Center. That is the reason for the request that people park on the grass while this work is being done and until the paving material has set.

### **REPORTS**

**Commissioner John Igneri** reported that the newly planted grass at Pinkney Park is growing well. Its first mowing was today. The park will be opened temporarily on May 14 to accommodate the Rowayton Historical Society's Quilt Show opening and reception. Pinkney Park will open for the season on May 23, 2011.

**Commissioner Mike Barbis** reported that there will need to be remediation done

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at the concession at Bayley Beach in order to bring it into compliance with state law regarding the grease trap. If this work is not done, the fine could be \$10,000 per day until compliance is accomplished. WeeBurn beach club just spent \$25,000 installing a compliant grease trap in their club. Joe Gallo, who runs the concession at Bayley Beach and who also runs the food concession at the VFW in Westport, said that a smaller grease trap would be sufficient and would probably cost about \$3500. There is someone who will start tomorrow to do the remediation. It will cost about \$600 to get the permits to install the trap. There is also the need for a pump. In the future, the Commissioners will need to budget for an annual clean out of the grease trap.

Our Beach Director, Don Wilson, is going to be here in less than two weeks. The RTA has tennis up and running at the beach. The brownstones from the railroad station may be moved to various locations to be used as benches. These venues may be the dog park, Pinkney Park and Bayley Beach. Each stone is about 300 - 400 lbs. Some may be much larger and heavier. That is a project that is in the works.

New striping has been done for the library parking on the upper level. We have lost one spot, but the handicapped spot now complies with legal standards. We will be installing better lighting in the lower lot.

**Commissioner Tammy Langalis** said that there is a duck nesting near the Pinkney House. She asked if we might put up some kind of little barrier which will keep people from walking too near to it. The RHS doesn't want it disturbed. The nest is near the wash house and the bathroom ramp.

There has been some talk of installing a vending machine near the tennis courts at Bayley Beach. There are a number of considerations to look into before approving this, such as its being lit and not looking nice at night and concerns about it during off season. Commissioner Barbis will follow up on this.

Mrs. Langalis also said that our Community Policing Officer Mike Silva will not be in Rowayton this summer. An interim community policing officer, Tim Sheehan, has been appointed.

We sent a letter to the DPW of Norwalk asking for a meeting about the Commissioners concerns about proposed traffic pattern changes at the Rowayton RR station and on Rowayton Avenue near the station. Officials concerned with the proposed changes have been invited to come to a meeting at the station to address the concerns that the Commissioners have.

There is a Norwalk Trail Committee and there is some talk of creating walking and biking trails in the district. More on this subject will be forthcoming.

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District **Treasurer John Verel** passed out the current Treasurer's report. He added to these saying that revenues are coming in slightly higher than budgeted, by 1.3%. We are coming up on the end of the current Fiscal Year and we will be starting the audit cycle soon.

**District Clerk Andrea Woodworth** gave the following report:

1. There will be two walk-in opportunities to obtain Bayley Beach permits. They are 9 - 12 noon this Saturday, May 14, in the Moose Room. There will also be one on May 16, 6 - 9 p.m.
2. I have been processing beach applications as they come in. I have had, typically, 15 - 25 per day but I expect that to pick up shortly.
3. Railroad renewal letters will go out early next week. The annual renewal of currently held permits is June 18, 2011 here at the Community Center. I have a long wait list of 68 active persons hopeful of getting a permit. The sale of permits to those cleared from the wait list will be on June 25, 9 - 12 noon.
4. The Rowayton Library has asked for permission to hang some Civil War art work in the Moose Room from November 29 - December 3 this year. It will be a similar arrangement to when they did the various artists' works during one summer. They will be hung from the ceiling and are very light weight. **APPROVED**
5. Carolyn Chiodo has called to ask permission to plan a party at the Bayley Beach Pavilion on a week night in June for the McMahan baseball team. Could members of the team have a pass to enter without paying the parking fee? **APPROVED - Give list to guard.**
6. I have booked the Pavilion at Bayley Beach for an end of year party for the teachers and staff of Brien McMahan. Could they also have a pass to enter without paying the parking fee? **APPROVED - Give list to gate guard.**
7. David Siever, a local resident, was hoping to rent the Pavilion for a small get together on June 25. Unfortunately, it has been booked for at least three months for that date. Mr. Siever was wondering if you would allow him to put up a small tent (10 x 15) on the beach, probably to the east of the Pavilion, so that they might have some place to go in case of rain. Should we charge him the \$100 as if he would be using the Pavilion, with a \$100 deposit. **APPROVED as long as there is no commercial tent. No rental fee would be charged but a \$100 security deposit would be required.**

**Property Manager**

**May 2011**

**Ed Carlson**

**Community Center:**

1. The new dogwoods, oaks and maple trees have been mulched.

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2. Seasonal help (Luis) started May 2<sup>nd</sup> at 20 hours per week

#### Bayley Beach

1. Norwalk PD now has a key for the main gate.
2. The playground will be inspected before opening for the season.
3. Beach cleaning is scheduled for May 18<sup>th</sup>.

#### Pinkney Park

1. I recommend adding the fire and security system to the wash house if the system is extended to the barn.

#### Bridge Lights:

1. I have ordered LED bulbs for the lamps on the bridge. They will last a lot longer and not require changing so often.

#### Report of the Fire Marshal

April 2011

Ed Carlson

<u>Type of Activity</u>	<u>#</u>	<u># Man Hours</u>
Blasting Permit(s)	***	***
Blasting Site Inspection(s)	***	***
Building Inspection(s)	4	4
Clerical (office) work		20
Fire Marshal Conferences	1	12
Career Development Training	1	3
Investigation(s)	1	1
Meetings:		
Construction	1	1
District Monthly	1	2
Rowayton School	1	1
(Other)		
Permit Signing (City Hall)	1	1
(Other)		
Oil Tank removal inspection	1	1
(Other)		

Total Man Hours: 47

Expenses: NFPA Code books: \$108.85

**Community Policing:** Former NPD Officer Joe Jensen has submitted a patrolling schedule for the summer.

**RR Guard Dick Schock** reported that most problems at the station have been ironed out. There have been some complaints from people who want to use spaces that he holds for

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people who temporarily need some accommodation. He reports no other problems. Dick said that he will need new "Daily Parking \$7" signs to go into effect July 1. Dick said that he will try to get the remarking of spaces accomplished by Memorial Day. He is looking for a special on paints. He will need a "Handicapped" stencil to paint in those spots. Jack Robson, District Administrator, is working on a handicapped parking sign which will put us in compliance with the law. Dick will need two posts and three new signs for the handicapped spaces. Mrs. Langalis noted that one of the guards who has been holding two spaces open near the shack has been spoken to regarding that.

**District Administrator Jack Robson** said that they will be keeping parking on the upper level closed until 4 p.m. on Friday, May 13, 2011. His report follows:

#### **Community Center**

Paving repairs to the upper driveway of the Community Center began on Monday. Striping with a new location for handicapped parking was done to make it safer. The parking spaces were widened to legal size. The driveway will be kept closed for another day to ensure proper setting of the asphalt and opened for use on Friday.

The overhead damaged electric wire has been repaired. CL&P has insulated the wire so work on the slate roof can begin.

The underground trenching for a new 800 amp service will take place at a later date.

A new room has been constructed on the top floor for district use.

The Community Center office will get a new floor after Memorial Day.

The Power Squadron Room is now empty of all files and furniture. It also will be used for district business.

#### **Pinkney Park**

The new grass at Pinkney Park is starting to show signs of growth. The park will remain closed until May 23, except for its temporary opening on May 14. On or about May 23, Shakespeare on the Sound will begin setting up for this season's performance.

#### **Bayley Beach**

The grease recovery system at the concession stand needs to be replaced. Joe Gallo has contacted two suppliers, Roberts Mechanical Services and Post Industries. Roberts Mechanical Services will charge **\$2,950.00** which includes the permit fee and plumber costs. Post Industries will charge **\$2,850.00**. This includes the permit fee only. Additional charges would be for a plumber (\$? hourly rate). A new or used sink will also need to be purchased. Estimated cost **\$495.00**. Total for Roberts Mechanical Services: **\$3,445.00**. Total for Post Industries: **\$3,304.00**. Need to add unknown plumber charges

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to this amount. Mike Barbis made a motion to authorize the hiring of Roberts Mechanical Services to replace the trap, John Ignneri seconded the motion. **APPROVED**

**Bayley Beach Floats**

Three floats for Bayley Beach have been stored at Hartog Marina over the winter. Some work will be needed to be done on these floats. A letter was sent to Bill Hartog instructing him not to do any work until the district inspected the floats with him. An estimate of cost for any repairs will need to be presented before any work is authorized. (John Ignneri asked for written estimates).

**Ambler Parking Lot**

A meeting will be held this Thursday by Planning & Zoning regarding the installation of a Rockford Pole Light in the center of the Ambler Parking Lot. This light is the same as used in the parking area of 140 Rowayton Avenue and in the lower lot of the Community Center.

**Rowayton RR Parking Lot**

The state has offered us the large stone blocks that presently support the RR bridge. When these are removed for the widening of the underpass, the district will have permission to take and use them as they see fit. The district will need to cover the cost of transporting these blocks to district property, such as Bayley Beach or the Dog Park. The number of blocks and their distribution have yet to be determined.

The Rowayton Gardeners were given permission to enter Pinkney Park while it is closed to tend to the flag pole herb garden.

Mrs. Langalis said that the Commission will march in the Memorial Day parade. She thanked those in attendance at this meeting for coming to it.

John Ignneri made a motion to adjourn the meeting, which was seconded by Mike Barbis. The meeting was adjourned at 9:05 p.m.

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