

**MINUTES**  
**RESCHEDULED MONTHLY MEETING**  
**SIXTH TAXING DISTRICT, City of Norwalk**  
**September 15, 2010**  
**Rowayton Community Center**  
**8:00 p.m.**

The rescheduled September meeting of the Sixth Taxing District Commission was called to order by Commission Chair Tammy Langalis at 8:07 p.m. She introduced the Commission and welcomed all those in attendance.

The minutes of the July 14, 2010 meeting were approved as submitted on a motion by John Igneri which was seconded by Mike Barbis. There will be a little clarification regarding the fence at the Old School Field included in the meeting tonight.

Under **OLD BUSINESS**, Chairman Langalis recapped the decision surrounding the replacement of the fence at the Old School Field. She explained that the Commission had been approached by Mike Mocciae of the Norwalk Recreation and Parks department and told of the city's intention to replace the chain link fence fronting the Old School Field in Rowayton. Mr. Mocciae originally proposed installing a white vinyl fence. The Commissioners did not feel that this was in keeping with the atmosphere of the village and asked Mr. Mocciae to consider a natural cedar fence. He agreed and the city has since installed a lattice natural cedar fence. There will be a gate installed in the center of the fence which is almost as long as the original chain link fence. They will also landscape the corner of Rowayton Avenue and Witch Lane. The city was sensitive to the wishes of the citizenry to hang signs on the fence. Toward this end, a wire was installed along the top of the fence so that signs might be hung on the wire. The Old School Field and its fence is not the property of the 6<sup>th</sup> Taxing District. It is a City of Norwalk park. The Commissioners were happy that their concerns were taken into consideration. Patrick Begos of 10 Richmond Road asked if the fence was replaced because of the request from the Commissioners. He was told that the Commissioners had not initiated this project. The Recreation and Parks Department wished to beautify the parks in Norwalk and intended to replace the chain link fences in their parks. This was a City of Norwalk project. The Commissioners expressed their wish that the fence remain natural and be allowed to weather to a gray color.

## **MINUTES - September 15, 2010**

### **Page Two**

Fire Chief Ed Carlson gave an update on the newly purchased fire truck. It's in the final stages before delivery now and should be here by the end of next week. On October 2, there will be an Open House at the Fire House. They will be celebrating the delivery of the new truck then as well as later. Commissioner Igneri mentioned that he had several residents commenting on the brightness of the lights on the fire trucks. Chief Carlson noted that all the lights on the fire trucks had recently been upgraded.

John Igneri reported that the Commissioners are proposing obtaining appraisals on fire trucks #2 and #5. They are considering disposing of these trucks and they really don't know what their value is. They have several parties interested in fire truck #2. Its book value is low so they are considering donating it rather doing repairs. This ladder truck has been fully depreciated. To facilitate the upcoming audit, John Verel said that they need to have a value assigned to each truck. They also want to make sure that there are no issues that would impede the District's disposing of it.

A question was asked if the new truck was on time. It was readied on time and was on budget. The cost was what was agreed to and the district paid on time.

John Cagnina was present and reported on the status of the sprinkler system application for Hill Top Homes. Mr. Cagnina reported that when Hill Top was built 28 years ago, installation of sprinkler systems was not required. With the help and support of the Commissioners, the Rowayton VFD and the Norwalk FD as well as that of our representatives on the Common Council, Andy Conroy and Nora King, the Hill Top board applied for a matching grant from CDBG funds through the Norwalk Redevelopment Agency. This application for about \$200,000 was approved by HUD. Bidding for the installation of the system begins tomorrow. They hope that it will be fully installed before the end of the year. The Hill Top board wishes to thank the Commissioners, Fire Chief Carlson and Norwalk Fire Chief Dennis McCarthy as well as Andy Conroy and Nora King for their support.

Under **NEW BUSINESS**, Commissioner Barbis introduced Ray Vergati from HPC Development LLC who represents T-Mobile in a project to find a suitable location for a cell phone tower in the Sixth Taxing District. Mr. Barbis noted that under Federal law, we don't have any say in whether or not a cell phone tower will be installed somewhere in the District. The City of Norwalk doesn't control this either. The Connecticut Siting Council will make the final decision on where a cell tower would be erected. There are many places that would be logical sites, but they don't lend themselves to the siting of a tower. T-Mobile has looked at the roof at 137 Rowayton Avenue. They have also considered the fire station but it has been determined that there is not enough land there. The Commissioners have been working with the City Department of Planning and Zoning about various sites. Ambler Woods contains a lot of wetlands. Having a cell tower sited on Sixth Taxing District land would generate a nice source of revenue for the District.

## MINUTES - September 15, 2010

### Page Three

Ray Vergati of HPC Development LLC started by saying his company was based in Danbury and that they work with all carriers in attempting to find sites for cell towers. He informed the attendees that last year they did sign a lease with the owner(s) of 137 Rowayton Avenue. However, the City of Norwalk asked them to look at other sites mostly because positioning a tower on the rooftop of that building would open the door to a lot of other companies wishing to put up equipment there. They also had talked with Jack Raymond, president of the Rowayton Volunteer Fire Department, as well as with Eric Zeller, another fireman. Mr. Vergati reported a lack of interest from the RVFD possibly due to the amount of ground space required. The City asked them to reopen a dialogue with the Sixth Taxing District. A specific space would not be agreed upon without a lease with the district in place. Once they have agreed to general business terms for a lease, the Connecticut Siting Council would become involved with the plan for a site. He estimated that a cell tower would be 110 ft. in height and would probably be of a flagpole design. There are some drawbacks to such a design in that a flag would generate noise and lights would need to be on the flag. Other companies besides T-Mobile would be able to use the pole cylinder for their own equipment, but the number would be limited by the size of the pole. The Siting Council would finally dictate the height of the tower and the nature of the design. T-Mobile puts down a concrete slab approximately 10' x 15'. There is also a 12' x 24' version as well as a 12' x 18'. Mrs. Langalis asked about the size of a tower if it were put on the roof of 137 Rowayton Avenue. Mr. Vergati said that it would be 12' off the highest point of the roof. Mrs. Langalis also asked about the potential revenue that would be received by the owner of the site of the tower. Mr. Vergati answered that it would be \$1500 - \$2000 per month with an annual escalation of 2%. A landlord could also expect another \$200 in monthly revenue sharing. John Cagnina, 36 Vanderbilt Avenue, asked what the road network to the site would entail. Mr. Vergati answered that it would depend on where it is. They like to do underground utilities, but that is not always allowed. They try to keep access roads to a minimum. Patrick Begos, 10 Richmond Road, asked how tall is the tower in Westchester that is designed to look like a pine tree. Mr. Vergati thinks that tower is 180' tall. He did say that the tree camouflage towers are getting better and look more real. Mr. Vergati also said that other companies that would use the tower would put up their own building and they wouldn't have to ask the landlord. Basically the footprint of a tower would be filled with buildings, etc. i.e. a 30' x 40' footprint. He went on to say that there's a massive structure under the ground. John Cagnina asked if there would be a fence around it. Mr. Vergati said it would be something like an 8' stockade fence. The fence could be as close as 3 ½' from the pad. John Ignieri asked Mr. Vergati if he had looked at the Community Center property and would his company listen to the Commission about where to put it. Since the Community Center is listed on the National Register of Historic Places, the Commissioners would have to take into consideration how that would be affected. Mrs. Langalis asked if the site would be close to Bayley Beach, would reception be available more or less directly under the tower. The answer was in the affirmative. The concern of possible health implications was mentioned.

## **MINUTES - September 15, 2010**

### **Page Four**

Mr. Vergati said since there is no evidence of adverse health risks, the site could not be denied because of health concerns. Tracy King, 188 Highland Avenue, asked about removal of the tower if the lease was not renewed. Mr. Vergati said that the leases are typically for 25 years with automatic renewals every five years. Mike Barbis noted that the cell phone towers have come down in height a little bit. Every company is different in their needs in relation to height. T-Mobile requires line of sight transmission. Verizon doesn't need that. John Igneri mentioned that there is a cell tower near the railroad on Highland Avenue and asked if the compound that we would be considering would be about that size. It is. If the Sixth Taxing District doesn't sign a lease for a tower, they would go back to 137 Rowayton Avenue and also look again at the RVFD. In that case, a tower would be about 80' above the Fire Department building. Tammy Langalis asked what the next step would be if the district were interested in this. Mr Vergati said the first step would be agreeing on general business terms. When there is an agreement in place, sites would be considered and the plan would show the footprint. Bob Pettus, 5 Littlebrook, stated that he felt entertaining this plan would be opening a Pandora's box and he wouldn't recommend having anything to do with it. Patrick Begos, 10 Richmond Road, asked if the commissioners would solicit public opinion on this issue. It was stated that the Commissioners would first have to discuss the plan with District Counsel, then they would hear public opinion, if not public approval. Mr. Vergati stated that the Siting Council would hold their first hearing on the topic in the local venue. The second hearing would be in New Britain. Mr. Barbis noted that if it's on our property, the district can benefit. If it's not on our property, we won't have any input at all regarding site or circumstances. He noted that if the tower would go on the rooftop of 137 Rowayton Avenue, there could be a proliferation of cell equipment, towers and antennae on that rooftop and would be potentially visually polluting in our downtown area.

There is an exhaustive process to get through even after a lease would be in place. Mr. Vergati's company would need to do a lot of environmental reports which would take 4 - 5 months. Then they would do a technical report after which there would be a 60 day waiting period. They would then go to the Siting Council. The application would be 6 - 12 months in the Siting Council. If the company gets approval, they then file for a building permit 30 - 45 days before starting construction. The whole process would take 1 ½ to 2 years.

Mrs. Langalis thanked Mr. Vergati for his presentation and said that the Commissioners would be in touch with him.

In the absence of Rob Frazier, Mike Barbis spoke about the Community Center Long Term Planning Committee. This committee has been working for quite some time now to determine what needs to be done to maintain and refurbish the Community Center. Many of the committee members are the same ones who did such a great job on the

## **MINUTES - September 15, 2010**

### **Page Five**

renovation of the library. As background, Mr. Barbis stated that this Community Center building has been owned by the District for almost 50 years. The building needs work on the roof, the windows, the HVAC equipment and a lot of other aspects. The committee has a general master plan and has learned that some of the work would qualify for state money under the Historic Restoration Fund and the Capital Improvement Grant Program under the auspices of the Connection Commission of Culture and Tourism. This is a grant of up to \$200,000. The committee made a decision to start the application process for this state funding. The application requires a lot of prep work, i.e. architectural plans, drawings, etc. before it can be submitted. The committee has divided the necessary work and has spent about \$20,000 doing the "soft costs" of preparing the application which is due on October 29, 2010. The first phase of the refurbishment is the exterior phase. This includes looking at the slate roof, which is original to the building. The plan is a three phase project, but the roof would be the first phase. This would also include gutters, trim and stucco work. Phase Two is windows, doors and painting. Phase Three is site work and doing some work in the courtyard. Mr. Barbis noted that he had a set of very detailed plans that they have been working on that will be available to be seen after the meeting. Mr. Barbis said that the Commissioners will call for a Special Meeting to discuss this in more detail with the electorate. During the last several years, the Commissioners have set aside \$100,000 towards working on the slate roof. The scale of this project is now getting bigger primarily because they want to be in a position to access this state funding. There will be a vote to allow the Commissioners to raise more money to fund the project as it is being projected. The committee wants the public to be aware of the plans that they have made and have a chance to look at the plans and to see the detail of what is being planned. The state time line and our Fiscal Year are not really in sync. So, they feel that it makes sense to look at this now and to get the application in. The state will make its decision on the grant by March 31, 2011. We could then start the bidding process and, hopefully, begin work in May or June since the nature of the work is that it can only be done at certain times of the year. When Phase 1 is complete, the committee would start looking at Phase 2 in more detail. Mrs. Langalis asked if we have to have the allocation of the funds approved by the submission of the application on October 29, 2010. Mr. Barbis answered that he thought that was the general feeling of the board. You have to show the state that you have the money for the project before they will approve any grant requested. Mr. Barbis understands that we would request an increase in spending in this Fiscal Year and that it would be funded with borrowing. John Igneri pointed out that the first step is to get our application submitted by the end of October. Phase 1 will probably cost more than \$400,000. If the state would give us the grant of \$200,000, we would need to have the other \$200,000, but all of the money would have to be allocated before the state would give us the grant. Mr. Barbis noted that none of this should be a surprise to the Sixth District. The question was asked that if we miss the deadline, would we have to wait until next October to apply again. Mr. Barbis said that someone from the SHPO (State Historical Preservation Office) was here for a meeting with the Rowayton Historical Society.

## **MINUTES - September 15, 2010**

### **Page Six**

Members of the Long Range Planning Committee were having a meeting at the same time and had occasion to speak with the SHPO representative. This person spoke about the possibility of the grant application. The Long Term Planning Committee later had a meeting with SHPO and was told that this is exactly the kind of project the state grant committee would be considering. Mrs. Langalis noted that the District was committed to spend \$100,000 to do the work on the roof. The committee, upon learning of the possibility of the grant money, asked the Commission if it could spend part of the \$100,000 to prepare the application for this grant. The Commissioners agreed to that. John Cagnina, 36 Vanderbilt Avenue, asked that if there is a Special Meeting, would the District have the ability to bond that much money. Mr. Barbis answered that he wasn't sure, but that probably they would have. Mr. Cagnina also asked if there would be any change to the footprint of the building and the answer was "No". Mr. Barbis noted that, once you go for the state money and receive it, they have oversight for 25 years. You have to give the state a long term plan. Mike noted that we are using this complex more and more. He did state that maybe we would build a proper garage at some point and we could do something else with that structure. There are many things under consideration, but they are not part of the current plan.

The next item of business under NEW BUSINESS, was to discuss the replacement of the flagpole at the cannon. Ed Carlson noted that the condition of the flagpole is bad. He had gotten two quotes in 1996 to replace this pole. In July, Ed contacted one of the companies that quoted prices in 1996, and was told that the current price would be \$2710. This would be a fiberglass pole and would never need painting. We will make a note of this for the agenda at the next meeting. Ed Carlson noted that the property where the flagpole and the cannon are was given to the district by Frank Raymond. Everyone agrees that it would be better to replace the flagpole. We should try to make a decision and to have it installed before Memorial Day of 2011. Amy O'Brien, 75 Crooked Trail, asked if the quoted price included installation and it does. It includes installation and taking down and disposing of the old pole.

Mrs. Langalis called for any new business. Patrick Begos, 10 Richmond Road, said that he had been asked by Bob Pettus, 5 Littlebrook Road, to read a letter that Mr. Pettus had written to the Commission. Mr. Pettus did not feel well enough to read the letter himself. Mr. Pettus' letter expressed his concern that an exchange between one of the Commissioners and his daughter, Lynne Pratt, at the last meeting had been inappropriate.

### **REPORTS**

Commissioner John Igneri, who has been designated the "Insurance Commissioner", stated that there is a group of men who wanted to play basketball at a local school. An insurance certificate is required and has, in the past, been supplied by the District's insurance carrier under the auspices of the RCA. John is proposing that all groups

## **MINUTES - September 15, 2010**

### **Page Seven**

that regularly meet in the Community Center or otherwise have a connection with the District use the same insurance carrier as the District. That way, we can ask for an insurance review and make sure that everyone is insured. We can also go to the carrier and make sure that everyone is properly insured. In doing this, we would have more purchasing power. The District insurance carrier is currently HD Segur. This idea is in its infancy and John will be talking to all the entities involved. He noted that most of these groups are run on a volunteer basis. He feels that it is a shame to waste volunteer money on higher insurance costs than is necessary.

Mr. Igeneri also noted that there is a new walkway installed near Pinkney House in Pinkney Park.(The Historical Society will be paying for the installation of this walk).

Commissioner Mike Barbis spoke about the bridge at White Bridge saying that he had reached out to Darien and he will be meeting with one of their Selectmen concerning a previous agreement between Darien and Norwalk to share the cost of demolition of the old bridge and, hopefully, the building of a new pedestrian bridge. They have currently declined to share the cost of the foot bridge. Andy Conroy spoke of his knowledge on the subject. The Common Council thinks that the pedestrian bridge is needed to accommodate joggers, strollers, commuters, etc. Mr. Conroy suggested that if the 6<sup>th</sup> District is successful in negotiations with Darien, the Common Council would like to know about it as soon as possible. Mrs. Langalis asked Mr. Conroy if Hal Alvord of the Norwalk DPW is intending to modify the hard left that people have to make in turning off Cudlipp onto Jacob Street. Andy said that there is a plan to modify it but not right away. Mr. Conroy said that there is a tentative design for landscaping to go in at the time of the installation of the foot bridge. He also said that there is more than enough money for the landscaping to go in at that time. He said that the city has the right of way at the entrance (Norwalk side) of the old bridge and they will address the issue of Rowayton Fuel's use of the area as a parking lot. Mrs. Langalis said that the 6<sup>th</sup> Taxing District Commissioners will continue to advocate for the foot bridge after the old bridge is demolished.

Commissioner Mike Barbis summarized Don Wilson's year end report for the attendees mentioning that Don is staying a few weeks longer this year. The District has collected about \$10,000 from the Bayley Beach gate this year. Don recommends that Joe Gallo again be given first chance to operate the concession. Interestingly, there have been several other inquiries this year from other persons wishing to operate the concession. The Commissioners will have to look at this in the future. The District owns most of the equipment there now. Ed Carlson confirmed that Joe Gallo has cleared everything out of the concession that he needs to do this year. Mike mentioned that Don is advocating installation of a kayak rack which the Commissioners are interested in doing at some point. Regarding the RCA concerts, Mike expressed his displeasure that the understanding arrived at with the RCA about parking help and help with the garbage, etc. was not

**MINUTES - September 15, 2010**  
**Page Eight**

consistently honored this year. Mike asked June Anderson, 46 Rowayton Avenue, in attendance as an RCA representative, to pass along these concerns to the RCA board.

Mr. Barbis also mentioned that he felt that it would be helpful for the District to have its own web site and asked if the funds were available for this. It is not in this year's budget. Andy Conroy said that the District already owns several domain names. Mike also mentioned that they are trying to determine who are all the service providers for all of our properties. Jack Robson had made up an information sheet on this subject which he will send to Edwina. Hopefully, the District may be in a position to get better deals from some of the providers.

**REPORT OF THE BEACH DIRECTOR** Don Wilson                      September 15, 2010

The summer of 2010 was a crazy mixture of weather patterns: May and June were cool and rainy; July was hazy, hot and humid, including five heat waves (90 degrees for 3 or more consecutive days), and most of August was just plain beautiful, with no jellyfish problems. The swimming was closed by the Department of Health for seven days because of high bacteria count. No lives had to be saved and we had no serious injuries.

We had five gate guards who worked three shifts per day, from Memorial Day weekend through Labor Day weekend. The hours this summer were from 10:00 a.m. - 9:00 p.m. The guards received \$13.00 per hour. A total of \$10,000.00 was collected by the gate guards as of early September.

We had numerous parties, outings, wedding and social gatherings throughout the summer. A function sheet was available for the listing of names of both residents and guests for gatherings of 20 or more people. The pavilion was reserved on numerous occasions. A first come, first served basis plan was continued for those times when the Pavilion was not reserved.

I handled the maintenance duties by myself this summer. My responsibilities included collecting and disposing of the garbage, grooming the beach, blowing the walkways and playground area, tending to the flower beds, cutting the grass and trimming the hedges, cleaning the bathrooms and maintaining them - basically caring for the cleanliness of the entire park including the ballpark, playground and beach area. The area near the entrance of the parking lot was cleared and wood chips placed over the area.

The beach was raked twice during the summer: mid-May and mid-August at \$1,750.00 each. For the most part, the water was clean and free of seaweed all summer.

The pavilion and all picnic tables were painted and all of the Adirondack chairs and benches were power washed again this year.

## MINUTES - September 15, 2010

### Page Nine

#### Beach Stickers:

As always, most of the residents had their beach stickers and passes well before the May 31<sup>st</sup> deadline. A cost of \$10.00 per family was continued with a late fee of \$25.00 for all residents who did not meet the deadline.

#### Snack Bar:

The Concession was operated successfully again for the 12<sup>th</sup> consecutive year by Joe Gallo. It was opened from Memorial Day weekend until Labor Day. The hours of operation were 10:30 a.m. - 5:00 p.m. daily.

#### Bayley Beach Staff, 2010

##### Lifeguards:

Eliza Lepetich	College Student	6 <sup>th</sup> year
Terry Lepetich	College Student	5 <sup>th</sup> year
Kate Avery	College Student	3 <sup>rd</sup> year
Colette Blish	College Student	3 <sup>rd</sup> year
Michelle Avery	College Student	2 <sup>nd</sup> year
Mady Everett	College Student	1 <sup>st</sup> year
Ryan Moffit	College Student	1 <sup>st</sup> year

##### Years worked at beach:

##### Gate Guards:

Sue Bucciarelli	Teacher	14 <sup>th</sup> year
Melissa Bucciarelli	Adult	6 <sup>th</sup> year
Lauren Jorgensen	College Student	4 <sup>th</sup> year
Matt Ruhnke	College Student	3 <sup>rd</sup> year
Doug Ruhnke	College Student	1 <sup>st</sup> year

##### Maintenance:

Don Wilson	Beach Director	17 <sup>th</sup> year
------------	----------------	-----------------------

##### In conclusion:

Seven lifeguards and I were on duty this summer. I worked from May 15 - September 29 and put in 985 hours over 130 days at a salary of \$11.00/hr. I took off 4 days for vacation. Colette worked 430 hours, Michele 369 hours, Eliza 381 hours, Terry 365 hours, Mady 424 hours, Kate 378 hours, Ryan 348 hours and other part-time guards 30 hours.

I would be happy to be Beach Director again next year, with a recommended raise in salary to whatever the Commissioners think is suitable.

##### Recommendations:

1. Joe Gallo should be given first choice for manning the concession stand for his 13<sup>th</sup> consecutive year.

## **MINUTES - September 15, 2010**

### **Page Ten**

2. A monthly plan of sifting and raking the beach, beginning May 15<sup>th</sup> and continuing in July (2 times total) should be continued for next summer.
3. The gate guards worked a total of 1095 hours as of September 15<sup>th</sup>. A schedule of 10:00 a.m. - 9:00 p.m. is suggested at an increase to \$13.00 per hour per guard for next year.
4. The daily fees charged this year for non-residents were fine. However, a season pass bought by May 1<sup>st</sup> should be offered for \$300.00.
5. More shrubs and trees should be planted by the Rowayton Gardeners near the flagpole area. The Rowayton Gardeners should be commended for planting and weeding the lower bed and shrubs. They were then watered daily by us.
6. A kayak rack or two should be placed at the Weeburn end of the beach for the convenience of the residents of the 6<sup>th</sup> Taxing District.
7. A memorial plaque of some sort should be placed at the beach with the names of any deceased residents who frequented the beach often, or had some ties to the beach.
8. An electric water cooler should be re-installed either in the pavilion area by the entrance to the guard room, or by the new showers.
9. Because of increased popularity of band concerts which are held at the beach, the need for volunteers to help park cars and clean up, and the presence of a police officer are suggested again for next year.
10. The wooden boardwalk pieces have seen their better days. New plastic models are recommended again for next year. This should be a priority, as was stated for the last five years.
11. A bocce court similar to Calf Pasture Beach put in by the Norwalk Recreation and Parks would be a great addition.
12. The district should not charge \$100 for rental of the Pavilion for in-district residents; however, they should charge \$100 for out-of-district residents.
13. The RCA should be notified of repairing Adirondack chairs and umbrellas periodically on an annual basis. New chairs and umbrellas should be bought each season.
14. Rules for swimmers in the Art Ladrigan Lighthouse Race on Labor Day should be written, published ahead of time and distributed to all participants.

I would like to thank Ed Carlson, Mike Barbis, Andrea Woodworth, Andy Conroy and John Verel for their valuable contributions this summer to make this a wonderful place to enjoy.

### **REPORT OF THE DISTRICT CLERK**

Andrea Woodworth

1. There are 13 people on the railroad parking permit wait list.
2. The Walk, Bike, Run fundraising event for Stepping Stones museum previously

**MINUTES - September 15, 2010**  
**Page Eleven**

scheduled to begin at Bayley Beach on September 19 has been moved to another location. The event had changed into a completely different - longer lasting, more participants, entertainment package - event from the one the Commissioners had previously granted permission. The event in its current form would have been much too big and much too disruptive for the Bayley Beach venue.

3. The Rowayton School PTA has asked permission for use of the Community Center parking lot for overflow parking for the annual Spring Carnival. The dates in question are the evening of Friday, May 13, 2011 and the late morning and afternoon of Saturday, May 14, 2011. (letter attached) **APPROVED**

4. There is a company clam bake scheduled at Bayley Beach for next Thursday, September 23 from 3 - 6 p.m.

5. There is a Roton PTC picnic scheduled at the beach on September 30. I believe that this is the last event scheduled at the beach for this year.

6. Anne Cagnina has submitted a letter to the Commissioners regarding the swimming area at Bayley Beach which she feels should be expanded by greater attention to the placing of the buoys for next year. (letter attached) **The clerk will give a copy of the letter to Don Wilson for his planning for next year and will ask Don to be in touch with Mike Barbis.**

**REPORT OF THE FIRE MARSHAL**      Ed Carlson      July 2010

<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		21
Fire Marshal Conferences	1	1
Career Development Training	***	***
Investigation(s)	3	4
Meetings:		
District Monthly	1	2
Summer Arts	1	1
(Other) July 4 <sup>th</sup> Fireworks		
inspection & standby	1	7
(Other)		
<hr/>		Total Man Hrs. 39

Expenses:

Remarks to the Commissioners:

## **MINUTES - September 15, 2010**

### **Page Twelve**

Ed Carlson reported that he had gone to a residential sprinkler seminar. There is a bill being proposed that would require all new residential buildings to install sprinklers. They would not be the extensive systems used in commercial buildings, but would provide a clear path for people to get out of a residential building in the case of a fire.

Fire Marshal Carlson also reported that there is a new timetable in effect that would not require inspections of certain businesses every year. Ed is current on all the required inspections.

### **REPORT OF THE PROPERTY MANAGER Ed Carlson Aug. - Sept. 2010**

#### Community Center:

1. The check was received to replace the table that was lost by the rental company.
2. There are areas of the driveway that will need replacement. Funds should be allocated in the 2011-2012 budget.
3. Some of the catch basin structures are in poor condition. There will need to be funds allotted for their repair.

#### Bayley Beach:

1. The major pot holes in the parking lot have been repaired. Approx. 25 bags of material were used.
2. Safety plates were installed on the swing set as an advisory from the manufacturer. These were supplied at no cost to the District.
3. The breaks in the drainage system were repaired and it now pumps water to the parking lot. (with help from Bob Pettus)
4. The Carry-All vehicle was repaired. It required a new axle.

#### Pinkney Park:

1. The lawn is in need of renovation where SOS and the Farmers' Market set up.

### **REPORT OF OFFICER JENSEN**

Officer Joe said that this had been a pretty good summer from his point of view. He tried to get the speed trailer whenever possible. He has contacted Darien about trucks which are in violation of the "No Thru Trucks" ban. Darien PD did show up to monitor this for a few days. A detective from the CT state police has given some ideas for the RR station. They have some future plans that will include recommendations from the Department of Homeland Security. These ideas include more lights, video, and parking restrictions.

Joe announced that he would be retiring at the end of the year.

## **MINUTES - September 15, 2010**

### **Page Thirteen**

Commissioner Langalis asked if the district had the funds to hire Officer Joe Jensen for Mischief Night this year. We would also like to ask that the Norwalk PD not neglect Rowayton on Halloween. She asked Joe if he would pass along this message to the police department.

The Clerk was asked to send a letter to the City department responsible for traffic and parking, and to copy the mayor and the chief of police, to ask that the speed limit on Roton Avenue south of McKinley and on Pine Point Road approaching Bayley Beach be changed from 25 mph to 15 mph due to excessive speeding on these streets which are heavily used by pedestrians. It was suggested that we move the speed bump on the roadway into Bayley Beach and Roton Point club so that it is closer to the stop sign.

### **REPORT OF THE RAILROAD GUARDS**

Dick Schock

Dick reported that when he took over as supervisor in November 2009, the morning transactions were being handled too slowly. That has changed. He has also instituted time shifts and pay sheets which must be signed off by the supervisor. The guards now have reflective vests. He maintains a close interface with the Norwalk PD. Guards at the RR station have recovered two laptop computers and may have prevented a suicide. Violations by parkers are down to a bare minimum. Payment of violations is up to 90%. He has instituted a "Car in the Shop" program and has introduced a scooter space with room for several scooters which frees up a couple of extra spaces for daily parkers. He maintains a couple of spaces close to the platform access for people having trouble walking, elderly people or pregnant women. He has learned that Homeland Security will be instituting some new regulations such as not allowing cars to back into spaces directly abutting the platform, requiring more lighting, etc..

Dick thinks the daily parking fees should be raised. Norwalk now charges \$8 per day and a privately owned lot at Darien charges \$7. The Darien lots have minimal lighting, if at all. Westport charges \$13 per day. He feels that the cost of a yearly permit should be raised from the current \$315 to \$350. At the current cost, the permit allows commuters to park for \$1.21/day. He feels the daily rate should be raised to \$7. He feels that the two existing \$5 violations should be raised so that all violations would cost \$10.

He also made a case for raising the per hour pay of the guards from \$11/hr to \$13/hr. Copies of his proposal were given to the Clerk and to the Treasurer. Mrs. Langalis thanked Dick for caring and for doing a good job, saying that the Commissioners would give his proposal their consideration.

**MINUTES - September 15, 2010**

**Page Fourteen**

**REPORT OF THE DISTRICT ADMINISTRATOR**

Jack Robson

**Community Center Trees**

There are two trees (cherry and small dogwood) next to the entrance to the CC that need to be removed. Almstead Tree Service said that they were not worth transplanting. The other issue is that they are both too close to each other and definitely too close to the recently planted sugar maple. **Ed Carlson will have those trees taken down.**

(On Highland Avenue just before McKinley, there is also a tree too close to the mature maple. It's on the left side of this maple. It is very tall and has few branches. We have tried to save it, but the other trees also have to come down if we are to allow the new ones to grow. It would average \$1500 a tree to take them down).

There is some damage to the gutter and a corner of the slate roof facing the inner courtyard. This damage occurred when the last storm brought down a few trees just outside the courtyard. There doesn't seem to be any leaks from this damage, but it might be wise to fix it if possible or to just keep an eye on it after a heavy driving rain.

**Pinkney Park**

The Red Maple tree on the line between Nightingale's property and Pinkney property needs to be removed. The Silver Maple behind the Pinkney House needs to be removed and have the stump ground.

Estimates for both from Almstead Tree Service: \$3,240.00

Stump grinding 6" to 8" below grade: \$275.00

Estimate from Larry Brown Tree Service: \$1,500.00 per day. Two days: \$3,000.00

Stump grinding 6" to 8" below grade: \$275.00

**The Commissioners agreed that the tree on the border of Nightingale's property should come down now and the one in the back of Pinkney House should be wired up for now.**

Pinkney House has developed a new leak in the ceiling of the first floor entrance. Carl Heise has determined this may be coming from a second floor window frame directly above the leak area. Plastic has been secured around the frame to determine if this is the problem area, before actually repairing a section. A hard rain storm will give us a better idea. We will repair the area if water does not find its way in through the covering.

Approximate cost: \$300.00

The face of the wash house clapboard is in need of replacement. The clapboard is decaying in many areas either side of the door. It would then need to be repainted. A rough estimate for this repair and painting is about \$1,725.00

## **MINUTES - September 15, 2010**

### **Page Fifteen**

#### **Security System:**

ADT sent their technician and sales rep to review what might be causing the Pinkney House to have continuous false alarms. Ed Carlson, John Igneri and I were present on August 3, 2010 to go over the entire system with the ADT representative. It was determined that the wireless system in the barn was not the answer. We needed to have a direct connection with the main board from the house, and set the barn up so it could be controlled separately.

The ADT Sales Rep suggested the following in an e-mail dated 8/15/10.

Since we don't have a conduit from the house to the barn, this will need to be done so a wire could be run from both buildings. He suggests separating the barn from the house and creating a new zone. He cannot guarantee the performance of a wireless motion detector in an un-insulated barn, during the winter. It makes more sense to separate the buildings and have a keypad that controls the barn and the marine building separately, vs. running back and forth from the house to the barn to shut off the system in the barn. This could be costly for them to do. If we could do our own trenching, the cost would drop dramatically. The Museum Building does not have a security system. The Pinkney House seemed to be functioning correctly when the ADT people were here. The ADT technician did make some adjustments to the settings so it would function better.

It was decided on August 3, 2010 that we would put the system on test mode. During this test period there was no problem. When the system was taken off test mode, there was an incident where a door was left either unlocked or open. Consequently there was an alarm problem. To my knowledge, there hasn't been another false alarm incident since that time. (In other discussion, the question was asked why we don't bypass the system in the museum building. The problem seems to be animals running around in there. We need to go into this with the people involved)

#### **Pinkney Lawn:**

The repair for the lawn area used by Shakespeare on the Sound is being estimated. John Giglio Landscaping will aerate, seed, fertilize and lime the area. Estimate: \$1,400.00  
Round Meadow Landscape's one time fix included: Dethatch, aerate, seed slicer, roll and fertilize plus labor and hauling. Estimate: \$2,900.00

Almstead Landscaping: They propose a complete Lawn Care Program for the year. A one time estimate for core aeration and over seeding of the entire front left side of Pinkney is: \$2,035.00

The front right side covers fall core aeration and over seeding. Estimate: \$1,036.00  
Teed & Brown (last year) propose a complete treatment for building a stronger, healthier lawn. Treat the damaged area, but continue with monthly service to ensure a stronger, maintenance free lawn for the future, reducing the need to repair as much and establishing an overall well groomed surface that will withstand traffic better. The estimate then is not valid now. They will do the paper work if we would like to hire them

**MINUTES - September 15, 2010**  
**Page Sixteen**

on a yearly contract basis. Their proposal is similar to Almstead. (Our agreement with SOS is that they will pay half. Ed Carlson noted that in the past we've always used John Giglio since he is cheaper. Last year nothing was done. John Igneri suggested pursuing Teed and Brown and to let the Commissioners talk about it).

**Rowayton RR Station Parking Lot**

Tammy Langalis and I met with the heads of departments on the bridge reconstruction and an engineer from DPW last month. Our purpose was to express concern for the way in which the bridge, stairs and walkway were being executed. I left a rough drawing as to how I thought the project should be handled. (Drawing attached) They did not disagree with this solution and would give it some consideration. A date was not given for an answer. I trust that we will hear from them in the near future. It's a matter of available funds on both sides: DOT and DPW

The two guard shacks need repainting. Estimates for this work is approximately:  
\$875.00

A metal frame for a tent sign has been damaged by a car hitting it. It would cost more to repair/weld than to buy new. Cost \$55.00

**Ambler Public Parking Lot**

A dogwood tree, facing the wetlands that was donated by L&L Landscaping when the initial planting took place, has died. We are not sure what caused it but perhaps the heat took its toll on the tree. All other landscaping seems to be doing fine. Weeds have gone wild again on the Wilson Avenue side of the wetlands. If possible, these should be cleared away and pulled at the roots, or sprayed again. (Tammy asked that Jose get rid of the weeds and take out the dead dogwood if he has the time).

Tammy noted that repaving is taking place from Highland Avenue down to Rowayton Avenue on Wilson. She was told that they are not going to line a center line. She will ask Hal Alvord if he would consider putting a center line from Rowayton School to Highland Avenue. She also mentioned that the stop sign at Wilson and Crest seems to be in the wrong place. There also aren't any sidewalks on one side of Wilson in front of the new houses. Mike Barbis asked if they could paint a crosswalk through the intersection of Crest and Bryan to the sidewalk on the other side.

**REPORT OF THE TREASURER** (see attached report) John Verel

John began by thanking Andy Conroy for his great help in the two months that they have spent in transition. All the bank accounts now have John Verel's signature on file. We've received two inputs of tax money, one of which is reflected in the report. The payroll vendor has been switched from ADP to PayChex. We will now offer direct deposit for employees of the district

**MINUTES - September 15, 2010**  
**Page Seventeen**

The District audit will begin on October 4. Audit prep is well under way.

The meeting was adjourned to Executive Session at 10:55 p.m.

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