

MONTHLY MEETING
SIXTH TAXING DISTRICT, City of Norwalk
July 9, 2008
Rowayton Community Center
33 Highland Avenue
8:00 p.m.

ATTENDEES: Commissioners Ed Kweskin, Mike Barbis, Tammy Langalis, Treasurer Andy Conroy, District Administrator Jack Robson, Property Manager and Fire Marshal Ed Carlson and District Clerk Andrea Woodworth.

Commissioner Ed Kweskin called the meeting to order at 8:10 p.m. He welcomed all members of the community present. Mr. Kweskin said that we would start with the treasurer's report as Mr. Conroy will not be able to stay the whole evening. We are happy that he is here and able to give his report in spite of some recent health issues.

TREASURER'S REPORT – Andy Conroy
(see attached report)

We ended the 2007-2008 Fiscal Year on June 30, 2008, pretty much right on target. Our bank accounts are at a level pretty much as we predicted they would be. Extra copies of the reports can be made available to anyone wishing to see them. We ended up with balances of a little over \$1,365,500. Of that amount, only roughly \$270,000 is available for operating expenses. Almost of the rest is either railroad funds, which are dedicated and not released to us directly, or is in the capital fund. Some of those monies in the capital fund will be returned to the operating fund so that we might pay down debt. Mr. Kweskin asked Mr. Conroy if he were satisfied that we were in good financial shape. Mr. Conroy responded that he is satisfied that we are where we said we would be. However, all the fat has been wrung out of the budget which was not the case in some previous years. We don't have the reserve that we used to have because we are using it for capital expenditures. We don't bring in any extra tax that we weren't expecting. We are lean but healthy.

Mr. Kweskin thanked Mr. Conroy for his report and asked if there were any questions.

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APPROVAL OF THE MINUTES

Mr. Kweskin called for a motion to approve the minutes from the June 11, 2008 Commissioners' meeting. Mike Barbis moved that the minutes be approved as submitted, which motion was seconded by Tammy Langalis. The minutes of the June 11, 2008 meeting were unanimously approved as submitted.

Mr. Kweskin asked Mrs. Woodworth for the report of the District Clerk after a report on her apparent disability. Mrs. Woodworth reported that she had had rotator cuff surgery two weeks previously, but was able to type and take the minutes.

REPORT OF THE DISTRICT CLERK – Andrea Woodworth

1. Some time ago the Commissioners received a letter from the RCA thanking them for the \$10,000 donation towards the Fireworks.
2. I sent a letter to the Rowayton Parents' Exchange thanking them for their generosity in paying for the repairs to the playground equipment at Bayley Beach.
3. I called Pacific Telemanagement Services to inquire about leaving the pay phone in the Community Center. I was told that the deadline for a decision from us about maintaining the phone was October 6, 2008. If we decide to keep the phone in, PTS will provide the service for \$75 per month, which includes any needed maintenance.
4. I am still receiving a few calls regarding beach permits. All issues to date have been resolved.
5. All the previously arranged beach parties approved by the Commissioners were successfully completed and the deposits returned.
6. I contacted Laura Chasen again about her potential proposal for children's cooking classes. If she still wished to address this issue, she would present a proposal at this meeting.
7. Laurie Jones notified me that the Labor Day Swim Races would be held on September 14, 2008 at 10 a.m. because of the favorable tides at that time.
8. Georgie Farrar called about the possibility of the Rowayton PTA holding a rather large fund-raising party at the Community Center in the fall. Mike Barbis has received a letter from Georgie asking if we might waive the rental fee for this event. **The Commissioners agreed to waive the rental fee for the Rowayton PTA fundraiser to be held in the fall.**
9. I have had a request from a person at Priceline.com to have a party at the beach pavilion on August 13 (weekday) for 30 – 40 people. She had previously spoken with Don Wilson and he had told her it wouldn't be possible since she wasn't a District resident, nor were any of the party goers. When I called to relay this message to her again, she questioned me about whether there had been other "company" parties at the beach. I said that there had, but that the sponsor was always a District resident. She called back and said that one of the persons who would be attending is a District resident and would qualify as a sponsor. She asked me to send her a list of the beach "rules" outlining the policy of only 5

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persons per resident, etc. I'm wondering if she is trying to test the "public" nature of the beach. She said that they were all Norwalk residents and had beach stickers for Calf Pasture. I told her that all parties over 20 persons had to be approved by the Commissioners and that I would bring up the subject at this meeting. Don Wilson has told me he is not in favor of allowing her to have this party at the beach. The party would be on a weekday at the pavilion and would be catered. **After considerable discussion regarding the timing of the party, if it's on a Wednesday night when the concessionaire is cooking special meals, it was decided that a catered party should not conflict with these times. We agreed not to reserve the pavilion on Wednesday evenings between 5 and 8 p.m. If the party is moved to another time or is otherwise meeting all of the requirements, the District Clerk was instructed to use her own discretion in allowing this or other parties. Also, the out-of-district attendees would pay the per vehicle fee.**

Mrs. Woodworth stated that she had received an e-mail from Anne Cagnina who has asked that the following be read into the record:

Re: Bayley Beach Wetland

At the time of the pool proposal the wetland at the western side of Bayley Beach was staked out by a soil scientist and viewed by Alexis Cherichetti, Inland Wetland Agent for the City of Norwalk. At that time she suggested that she and Frank Stauch of Zoning, the agent for properties falling within CCMA (Connecticut Coastal Management Act), meet with district representatives to discuss the best ways of handling the deposition of material including shells and stone in the area of the wetland.

Recently I have been contacted by two district residents expressing negative views of the condition of the west end of the parking lot because of what appears to them as dumping of debris. There is a small amount that should be removed. More important, is the encouragement of the spartina and the grading of the stones and shells which may be placed to greater advantage both to the Little League field and the parking lot.

I ask that the Commissioners of the District arrange a meeting as soon as possible with Ms. Cherichetti and Mr. Stauch to learn their recommendations, before more material is deposited in or adjacent to this wetland area.

Mr. Barbis, in response to the above, said that he had a long discussion with Alexis Cherichetti about that area. He said that she basically said that she didn't consider the area an inland wetland. In the past we had put money aside to address the issue of the poor drainage in that area. In the past,

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when the beach was raked, shells and other debris were dumped in that area. That is no longer the case as the results of the rakings have gone into a dumpster. Mr. Barbis is willing to call Ms. Cherichetti again. Mr. Kweskin suggested that Mr. Robson be in touch with Ms. Cherichetti to help iron out some of these issues.

REPORT OF THE BEACH DIRECTOR – Don Wilson (read by the Clerk)

Memorandum to: Sixth Taxing District Commission
From: Don Wilson
Date: July 7, 2008
Re: Mid-Summer Beach Report

This is my mid-summer report pertaining to all aspects of Bayley Beach which, as Director, I have given for fifteen years.

The beach opened on May 19 for preparation prior to the Memorial Day week-end. Six lifeguards were hired for the 2008 summer season, some part time and some full time. Four lifeguards are returning from last year. Five gate guards were hired to work from 10:00 a.m. to 9:00 p.m.

As Beach Director, my responsibilities remain the same as previous years. I oversee the maintenance of the beach and deal with the duties of the lifeguards and gate guards.

The beach was sifted and raked in late May and late June. Other rakings are scheduled in July and August. Four new picnic tables were bought and placed on the newly painted pavilion. All of the other 24 picnic tables were painted by our lifeguards and myself, following being sanded by Jose and Luis. Also, equipment in the playground was repaired.

The fireworks celebration on July 4 was a huge success. The vehicles were parked orderly by Sue and Melissa, our two valuable gate guards. A total of 2300 people entered Bayley Beach to see the fireworks this year, a display that lasted 30 minutes. No problems were encountered that evening.

Joe Gallo is enjoying his tenth summer running the concession. He began recently to serve meals on Wednesday evenings again this year.

The RCA has sponsored six bands at the beach, four more of which are scheduled to appear on Sundays at 5:00 p.m. through Labor Day weekend.

I wish to thank Mike Barbis for overseeing the responsibilities of my position,

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Ed Carlson for performing so many tasks on a daily basis, Andrea Woodworth for her keen awareness of details and procedures and Andy Conroy for his payroll responsibilities.

Don Wilson, Beach Director

REPORTS

COMMISSIONER – Tammy Langalis

Tammy Langalis reported that the District had increased its umbrella coverage with our insurance carrier from \$2M to \$10M.

She also said that she has some substantial concerns about the speed of traffic on Roton Avenue as it approaches the beaches. She has spoken to Officer Jensen about this matter and has been assured that there will be increased enforcement efforts regarding the speed limit in that area. She would like letters sent to the managers of Roton, Weeburn and, perhaps to Scott Whiteman, asking that they alert their membership of the concerns of the Commissioners and of the increased enforcement actions in the area. **The Clerk and Mrs. Langalis will draft letters and see that they are sent to the appropriate parties.**

Jack Robson and a few others will be installing bike racks on the Eastbound side of the train station. The DOT has decided that they should be installed in this place, near the guard stations. They would also like to be in attendance at a photo op when the installation takes place. An issue of some tree branches falling onto the tracks is being addressed.

Mrs. Langalis stated that Barbara Dutton has worked through almost all of the wait list for parking permits at the station. Mrs. Langalis thinks that it was a good thing to increase the number of permits allowed since it has enabled almost everyone on the wait list to receive a permit. There are now only two or three people on the wait list.

COMMISSIONER – Mike Barbis

Mr. Barbis announced that the River Ramble sponsored by the RCA is scheduled for this coming Saturday. Also, a memorial service for Mimi Wilson, Don Wilson's wife, is scheduled on that day at 5 p.m. at the United Church of Rowayton. Mike said that his count for attendance at the fireworks was around 2200 people. Out of district vehicles entering the park were charged the weekend/holiday rate. Walk ins were not charged.

Mr. Barbis would like to go ahead with forming a committee to look at the long-term plans for the Community Center. He would like to involve some of the architects

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in town who might be willing to give their input. Mike is anxious to get the Underground in operation once again. Now that the drainage issues have been dealt with, the floor issues need to be resolved. Some people suggested by Mike for this committee were Mike Stein, Joe Carter, Fred Leone, Andy Glazer and Rob Frasier. Mr. Kweskin suggested including Bob Pettus.

Mr. Barbis has been working with Jack Robson and the Historical Society toward painting the buildings at Pinkney. They have decided to go with a stain and are trying to decide on a color that would be period appropriate to the historical era of those buildings.

DISTRICT ADMINISTRATOR – Jack Robson

**Monthly Meeting
Sixth Taxing District
City of Norwalk
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Jack Robson
District Administrator

Community Center

I have contacted 3 companies regarding the resurfacing of the Underground Basement floor.

Jason Robert's Inc.

JRI will remove existing paint from floor
Install JRI PVA 5000 Floor System
Install two (2) coats of JRI Aqua 300 sealer
JRI recommends a moisture mitigation test to be done prior to installation of the PVA 5000

Fee: \$14,680.00

North Industrial Floorings, Inc.

NIF will install approximately 1,800 square feet of Dur-A-Flex 30 mil Koester VAP 1200 high wear industrial coating with a moisture mitigation system.

Fee: \$13,500.00

Poly Pro Coating

They measured 1,467 square feet. They would remove old coating of paint, put down a vapor barrier product to prevent delamination. Then the new coating is applied. Their product is not an epoxy.

Fee: \$6,563.00

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Alternate:

Fashion Floor Covering & Tile, Inc.

Apply Vinyl Loose Lay over existing painted concrete floor.

Material: Armstrong Cushion Step Series.

Fee: \$6,563.00

(Mr. Kweskin asked if there was any urgency to this. Mr. Barbis answered in the affirmative since we are helping to pay for storage for the UG furniture, etc. Mr. Barbis said that the Underground will share in the cost of this project. Mrs. Langalis pointed out that we may be able to get some people interested in renting the space once it is completed. That makes it more urgent to have the work accomplished. Mr. Kweskin commented that if the lower bidder were a responsible bidder and his product and his work is up to specs, we should go with the lowest bidder. Mr. Kweskin asked if everyone was in agreement with the concept that “all things being equal, we should go with the lower bidder”. There was agreement on that appraisal of the project).

New Conduit for Community Center

AT&T has finally installed the new telephone line and fax line for Ed Carlson.

Community Center Roof over rear stairs to Apartment

There is a fairly bad leak in the roof and wall next to the library wall where there is a mural. The danger is that this moisture, could in time, leak through the wall and damage the mural.

Repairs involve either a new slate roof over stairwell or asphalt tile (which is what's there now)

Slate roofing repair with new copper flashing: \$2,350.00

Asphalt roof repair with new copper flashing: \$1,550.00

This results in a difference of \$800.00

Interior repairs: New sheetrock & labor. \$ 450.00

Painting: \$ 400.00

Total possible cost: \$3,200.00

Other costs might enter into this. It's unknown what will be uncovered until work begins.

(Mr. Robson stated that he thought another option might be a metal roof. He hasn't priced out that option. This project has the potential of turning into something bigger once it is started. Sometimes other problems crop up when walls are opened, for instance. Mr. Kweskin said that he would like to go with the slate roof for aesthetic reasons. Mr. Robson agreed with that. All the Commissioners agreed with that, especially since the prices are not that far apart).

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Tree removal on Highland Avenue

We still have a lot of cut wood remaining on the property facing Highland Avenue. The company that cut down the trees has left us with wood to dispose of and stumps to grind. Perhaps the public will want the extra wood when fall approaches, but if not it's just going to sit there. Do we hire another contractor to dispose of the wood and grind down the stumps, or just leave it as is?

(Ed Carlson said that he will bring in a splitter next week. After the large logs are split, he feels that the wood will be taken by residents. Tammy Langalis said she had had an offer from someone who would be willing to split the cost of the splitter with the District if we were interested in his offer).

Public Parking Lot

We have an on-going problem with weeds this year. Our property manager, Ed Carlson, is doing a terrific job of looking after all of our properties, but I think it's hard for him to keep ahead of the additional maintenance. I think that an extra body for a short period in the summer would be helpful to him.

(Mr. Kweskin said that many landscapers use Round-Up. Jack said that he would recommend waiting until the fall and then put landscapers' cloth down and top it with a layer of mulch. He would use Round-Up for now. Tammy said we might talk with the Gardener's to see if they might help out).

RR Parking Lot

We have two new bike racks that are ready for installation at the RR parking lot. DOT has indicated where they wish us to install them. Ed Carlson has assembled the bike racks and will install them shortly. DOT wants to be at the parking lot with the commissioners and the press for this unveiling.

Pinkney Park Buildings

The Barn

The barn is getting a new cedar shake roof along with repairs to the siding. Work on the barn is due to be completed by the end of the week. Following that I hope to start with the staining of the barn.

The barn is being attacked by carpenter bees. Once the new wood is up it's important to get a fresh new coat of paint or stain on the exterior as soon as possible. (Jack has talked with exterminators and they have said the stain should be put on as soon as possible. If the bees can smell the new wood, they are more likely to attack it. The smell of the stain should deter them in that)

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I have proposed a color scheme for the Pinkney Buildings and would like to begin once all of the repairs have been made.

(Mr. Robson is talking with members of the Rowayton Historical Society in trying to agree on a color scheme. Mr. Kweskin asked that the Commissioners be notified of the color decided upon before the staining is under way. Jack said that there is another issue related to the recommended removal of the large pine tree which is to the right (north) of the Pinkney House. Its proximity to the house is causing a lot of mildew. Ed Carlson agrees and said that it is getting to be too big for its space. Some people are emotionally torn about whether or not to take it down. Jack recommends having it removed sooner rather than later. He will contact a few tree people for estimates. Mr. Kweskin asked that the Commissioners be informed via e-mail regarding the estimates. On the left side of Pinkney House, there is a lot of wild growth and pine trees that are encroaching and probably should be removed. Ed Carlson agreed that it would be time to put some new plants in there after the staining is accomplished).

The Pinkney Seawall

I have done considerable research on this problem that we have been facing for the last year.

A number of contractors have been considered and then rejected.

We did vote on one contractor, but I was uncomfortable with the decision, so I dug deeper into other sources, and put him on hold.

What I have come up with is a company that has satisfied all of my concerns.

To illustrate this I approached both companies and asked for another detailed estimate. I also asked them to show me the work they have done in the past.

I went to those sites and photographed their work.

I have references from my preferred contractor of work done on Five Mile River and Bluff Avenue.

I have called the owners and have received nothing but praise for the work executed by this contractor.

When I compare the work of the contractor that was last awarded the job, to the work done by the new contractor, there is no comparison.

The cost, however, is different. I believe that awarding this very important job to the wrong contractor would be a complete waste of our money.

I have a series of photos that illustrate the difference.

The contractor last awarded the assignment has not gotten back to me with his revised figures.

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The other contractor has presented me with a new detailed estimate along with references of clients. This contractor is also a landscaper, so we will benefit even more from his knowledge and experience in reshaping the grounds.

With that said, it's possible that a special meeting will need to take place before we can pass judgment on my recommendations.

(Mr. Kweskin agrees that this decision would require a special meeting. Since we have a lengthy presentation scheduled, we will take some time after that to discuss this issue).

PROPERTY MANAGER – Ed Carlson

Report of July 2008

Community Center:

1. The air handler will be installed by Encon on July 21, 2008.
2. A shipment of doggie bags has been received and is being distributed.
3. AT&T has not completed the installation of the new cable.

Bayley Beach

1. The playground structure has been temporarily repaired.
2. 33 yds. of wood fiber has been placed in the playground area.

(Ed has been in touch with the company that has supplied the dumpster for use after the beach rakings. The first time we used the dumpster, the cost was \$175. Ed spoke with a woman from the company and she said the invoice for the second raking is \$175 + a dumping fee. When Ed explained that that was not the arrangement that we had with her company, she said that they no longer had a place to dump for free. The dumping fee is now \$80/ton. The last dumpster was over 12 tons which would make the fee over \$1000. Plus they would charge a \$25 fuel surcharge. The beach cleaning machine provided would cost \$1800. Mr. Barbis suggested that we cut out one of the scheduled cleanings and just do three this year. We will have to look at this again for next year. Tammy was in agreement, so that was what was decided).

Pinkney Park:

1. The area around the circle and other low areas have been filled with topsoil and seeded.

R. R. Lot

1. A Sensor light and telephone has been replaced at the westbound guard shed.

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FIRE MARSHAL REPORT – Ed Carlson – June 2008

<u>Type of Activity</u>	<u>#</u>	<u># Man Hours</u>
Blasting Permit(s)	***	***
Blasting Site Inspections(s)	***	***
Building Inspection(s)	5	7
Clerical (office) work		18
Fire Marshal Conferences	***	***
Career Development Training	1	4
Investigation(s)	***	***
Meetings:		
District	1	2
Fireworks/PD	1	1
(Other)		
Oil tank removal inspection	2	2
(Other)		
Temp. structure inspection	1	2
		<hr/> Total Man Hrs: 35

Expenses: Code update manuals: \$150.00

Respectfully submitted, Ed Carlson

Mr. Carlson remarked that, generally speaking, everything had been pretty quiet. The Fireworks event went well. They had used a different company this year and that worked out well. Some shells went off after the finale. That is because they can't bring back any tubes that have anything in them. So, as they clean up, they found a few tubes with shells still in them, which had to be set off.

JOE JENSEN'S REPORT

Officer Jensen reported only one incident where a resident had been charged with trespassing when he found some people hanging out and drinking in a car at the train station, Otherwise, everything has been OK.

Mr. Kweskin noted that there were a lot of people in attendance who were anxious to hear about the proposed plans for 65 Rowayton Avenue. He asked if there was any other business that should be taken care of before allowing discussion of the proposed plans. John Cagnina said he had a comment to go along with the beach report. He stated that it seems that the beach does not get raked unless Don does it himself. Mr. Cagnina reported finding lots of trash on the beach at various times. He observed that he feels that Don is reluctant to direct the lifeguards to rake the beach. Mr. Cagnina feels that the lifeguards should be doing this. He asked the

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Commissioners to direct Don to have the beach raked every day. Mr. Kweskin said that the Commissioners will take that issue up after the presentation. He then welcomed Andy Glazer and Bruce Beinfeld and turned the floor over to them. They explained in great detail and answered many questions as to their plan for the area that they had been hired to develop. After their presentation had been made, Mr. Kweskin thanked Mr. Glazer and Mr. Beinfeld for a great presentation!

The Commissioners then resumed the regularly scheduled meeting at 10 p.m.

The first order of business consisted of agreeing that there would be no regularly scheduled Commissioners' meeting in August.

A discussion of the beach and raking ensued. Mrs. Langalis is of the opinion that the beach is being raked on a regular basis. She noted that if the raking is done and then the tide comes in and deposits more detritus, it would seem that no raking had been done. A lot depends on the time of day of the observations.

There was a discussion of a point made during the presentation that the Commissioners should somehow be notified whenever anything pertinent to the Village of Rowayton is brought before a Norwalk regulatory commission. The Clerk will write a letter to the Norwalk Zoning Commission asking that the Commissioners of the Sixth Taxing District be notified whenever there is a filing with the Zoning Commission of an amendment or application of any regulation that would affect property in the Rowayton Historic Village District.. There was some discussion among the Commissioners pertaining to the presentation.

It was noted that there has been a new log type fence put up on the Witch Lane side of Witch Field. The Commissioners were not notified of this change. Tammy offered to call someone at the city to determine why this was done, and by whom.

It was also noted that Sunday, July 13, 2008, is Historical Society day at Roton Point.

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,
Andrea Woodworth
Clerk, 6th Taxing District