

**MINUTES
COMMISSIONERS' MEETING
SIXTH TAXING DISTRICT, City of Norwalk, CT
February 17, 2021**

**7:00 p.m.
Viz Zoom**

The February 17, 2021 Commissioners' Meeting of the Sixth Taxing District was called to order by Commission Chair Tammy Langalis. She welcomed all of those in attendance via Zoom.

On a motion by Commissioner John Igneri and a second by Commissioner Mike Barbis, the Minutes of the January 20, 2021 meeting were approved as submitted.

NEW BUSINESS

Commission Chair Tammy Langalis said that before the presentation from the Gardeners, she said that Pamela Proctor had asked about the possibility of the Gardeners' creating a meadow type garden between the dog park and the stone wall. Since the Commissioners haven't had a chance to discuss this, we will take that up later.

Following is the presentation made by the Rowayton Gardeners' Co-President Kathy Leeds:

**Rowayton Gardeners
6th Taxing District FY 2021-22 Grant Proposal
February 17, 2021**

Commissioners, Members of the District Staff and fellow community members:

The Rowayton Gardeners recently submitted a grant application in the amount of \$2,000 for repairs and refinishing needed at the Potting Shed Greenhouse.

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This work will include sanding and painting the Greenhouse roof's metal structure, refinishing the original woodwork on the garden door (along with its portico and edging) and a full inspection and repair of all seams between the roof and the walls of the Greenhouse and "Café," installing flashing and caulking as appropriate and necessary to ensure watertight joints.

All of this work will be completed both

- (1) to prevent further deterioration of this historic gem of a building and
- (2) (hopefully) in preparation for the District's replacement of the Greenhouse roof in July or August of this coming fiscal year. We have worked with District Staff to security several proposals for the roof replacement and stand ready to collaborate on this project as we have on the electric upgrade and Greenhouse overhead door in past years. (The existing green corrugated fiberglass is neither sound nor attractive – not in any way historic)

Thank you for your consideration of our application and for allowing us to continue to maintain and improve the Potting Shed and its grounds. It continues to be a beloved and unique asset to our entire community, thanks to our collaborative efforts.

Betsy Bain, Co-President of Rowayton Gardeners said the Gardeners have spoken to Rob Frazier and John Igneri to assure that there is no historic value of the roof. We need to be aware of that since the State of Connecticut has given two grants to the 6TD for Historic Preservation. Betsy said that the Greenhouse and the Potting Shed are unique assets to our community. We love being partners with the 6TD. There was a discussion about how long the green roof had been on the Greenhouse. It was generally thought the Rand Corporation may have put it on and Ed Carlson thought it was in pretty bad shape when the Sixth Taxing District bought the property.

Mrs. Langalis asked if they wanted to get the job done in July 2021. It was suggested that the Gardeners' could do it earlier than the grant would be disbursed by using Gardeners funds that would be reimbursed later.

Mrs. Bain said that contractors and the Gardeners have a down time in July and August and that would be best for the Gardeners to have it replaced then.

Mike Barbis said that the 6TD is in agreement with the Greenhouse project. Betsy Bain said that there is a leak that could probably wait until the roof is being replaced. Mr. Barbis asked if there was an estimate on replacing the roof and was told it would probably be about \$14,000. Commissioner Igneri asked what would be used as a replacement. It was noted that if it were clear, it would be very hot in the Greenhouse. They think it would be a plastic form that looked like bronze. Tammy asked if the roof would look very shiny. That was not answered at this time. Mrs. Langalis thanked the Gardeners' for their presentation.

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Commissioner Mike Barbis gave an update of the status of the Bayley Beach sidewalk project. He said that the city's planning commission reviewed the capital budgets last night. The Finance Department will make a recommendation that then goes back to the Common Council and then to the Mayor. The two sidewalk projects that we are most interested in are 1) Rowayton Avenue from Cudlipp Street to Pinkney Park. This was originally supposed to have \$150,000 of funding. The Finance Department put it in as having \$60,000. Now the amount is up to \$100,000. We won't know what will happen until the budget is passed. They want to focus on that as they think that is the more important of the two projects. This work would be along State Highway Rte. 136. The question is whether or not the state will allow it. The City has kept asking the state and they seem to be in apparent agreement now.

The other project (2) is a proposed sidewalk from Highland Avenue down Witch Lane and Hunt Street to Rowayton Avenue. The estimated cost for this project is \$500,000 \$50,000 of that would be for the design. This will probably be in the 2023/2024 capital budget for the city.

OLD BUSINESS

Commissioner Barbis brought up the proposed Pickle Ball court project. He asked resident Drew to report on how the project is coming along. Mr. Seath said that they had made good progress. They have identified a group of people to be the first members of the association and to be a governing board. They are going to generally follow how the Rowayton Tennis Association is organized. They would like to start with three courts at the end of the westbound side of the RR parking lot. The courts will be the same size as paddle tennis courts. They will use easily removed tape to mark the lines of the courts. They would be temporarily taping over parking lines which might be confusing. They will try to reserve some funds to erase those lines when the time comes. They will also rent temporary construction fences for the courts which won't be anchored in the ground. They have gotten quite a lot of community interest in this project. They will have a low cost dues structure and will be asking for donations from area businesses and others. They plan on having discreet banners to identify large donors. They would like to be able to start playing on the courts in early April. **Commission Chair Tammy Langalis** asked how they will be lining up the three courts. They are aware of the need to allow access to the staging area at the end of the lot and will set up the courts so that there will be easy access to that area used by Metro North and the CTDOT. District Property Manager Ed Carlson reminded Drew that sometimes large equipment comes through that space. The founding members of this association have taken that into consideration and say that there will be no problems with that. Each court would take up about 7 parking spaces. If you have 4 people playing on each court, 12 parking places for players may be needed at one time. If there comes a time when the District needs more space in the lot for commuters, the courts could come down. Mr. Carlson wondered if Metro North might have a worry about vandalism of the temporary

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fences if they could be easily taken down. Mr. Seath said that they are trying to be very careful to think of all potential problems and solve the issues before they happen. Since the Station bathroom is not being maintained now, they will probably have to provide port-a-potties. Mr. Seath also said that if they are not able to raise the money for this project, then they won't be able to proceed. Property Manager Ed Carlson would like to meet Mr. Seath and the other principals at the train station lot sometime to think about possible problems so they can, hopefully, be solved in advance.

Mrs. Langalis thanked Mr. Seath for his presentation.

Commissioner Barbis reported on the proposed Ambler Parking Lot expansion. He said that they are making slow but steady progress on the planning for this. We are planning in conjunction with the City Conservation Commission, the Department of Public Works and the Planning and Zoning Commission. We will meet all of the requirements of these entities. We hope to get to a plan that will give us 19 more spaces. Right now we're at 18. We will have to take down a few trees to construct and expand the entrance and exit onto Wilson Avenue. We will replace the trees with some very desirable trees after the construction is finished. We're making progress on a needed easement but it's taking longer than we thought.

The Bayley Beach Drainage Project is ongoing. We are consulting with our engineers about taking out the existing drainage ditch. These pipes are not functioning and we hope to replace them. We need the OK from an environmental standpoint.

Mr. Barbis also said that we are in a dialog with the RCA about summer events and how they will be handled. We're probably going to cap outside events at 500 people. We don't think this will change and we/they are going to need to plan accordingly. We will probably have to limit access to the beach when it becomes crowded. The RCA has not made any decision about the concerts as of yet.

Mr. Barbis also said that 2021 is the 100th anniversary of the existence of the Sixth Taxing District. The Commissioners are planning a birthday party at Bayley Beach on September 18 to commemorate that event.

REPORTS

Commissioner John Ignéri reported that in our budgeting for FY 2021/22, we are going to have some funds to improve Pinkney Park. There are some planned improvements at Pinkney House and they are anticipating some additional landscaping when the weather allows plantings to occur.

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Commissioner Igneri also said that he is in talks with the company which bought out Segur, our current insurance carrier, about continuing our insurance at favorable rates.

District Treasurer Gil Kernan asked that the Commissioners please review the bills paid out in January. Our project balances are in line with seasonal expectations. The beach receipts were very much impacted by the COVID necessitated closing of the beach to non-district residents this last year.

**Sixth Taxing District
Treasurer's Narrative Report
Commissioners' Meeting
February 17, 2021**

Handouts to Commissioners*:

- Budget vs. Actual report as of January 31, 2021 for FY20/21
- Capital Funds Project Balances report as of January 31, 2021
- Report of Bills Paid for the following month:
 - ✓ January 2021

Comments on Reports:

- **Budget vs. Actual Report for FY20-21**
 - ✓ Our income is at 57% of the budgeted income.
 - ✓ Our expenses are currently at 61% of the budgeted expenses.
- **Capital Budget**
 - ✓ Including reserves, the Capital account has a balance of \$454,150

Events:

- The Final Annual Audit Report for FY19-20 will be filed with the state of CT by the end of this month.
- I am waiting for a list of any further changes to be made on the FY 21-22 Budget Draft so it can be ready for the March 3, 2021 Annual Meeting Presentation.

*Please note, these are preliminary drafts and not final audited reports.

\$Statistical reports will appear at the end of the Minutes

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Report of the Fire Marshal	February 17, 2021	Ed Carlson
<u>Type of Activity</u>	<u>#</u>	<u>#Man Hours</u>
Blasting Permits	***	***
Blasting Site Inspections	***	***
Building Inspections	2	3
Clerical (office) work		15
Fire Marshal Conferences	***	***
Career Development Training	2	6
Investigation(s)	1	1
Meetings:		
District Monthly	1	1
FNHCFMA	1	1
Plan Review	3	3
Total Man Hours:		30

Remarks: The Fairfield County OSAL detectors were give to Bridgeport FD.

There was a small outside fire on a porch as a result of leaving fireplace debris in a bag. Note: Always place fireplace debris in a metal can with a lid for 2-3 days.

Report of the District Property Manager February 17, 2021 Ed Carlson

Community Center:

1. The split logs have been well received by residents. More logs will be split after snow melts.
2. The case for the ship's model will be completed soon after Covid orders are done, The new name plaque is finished.
3. Fire extinguishers have been inspected.
4. The curtain heater in the ceiling of the entry foyer is in need of repair.

Bayley Beach:

1. A tailgate party was held in the parking lot on Superbowl Sunday.
2. Fire extinguishers have been inspected.
3. The motor on the grease removal system will need replacement before a new season starts. (6TD staff can replace the motor on the grease removal system).

Pinkney Park:

1. The fire extinguishers have been inspected.

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2. I have been checking the house for any heat issues during the cold snaps. (We do have an alarm system that will alert us if the temperature in the house drops too low).

Art Center:

1. G. Gray will be replacing the stairs as soon as the weather improves.

Mr. Carlson went on to say that they had replaced batteries in the ADD units. There is one now placed in the handicapped restroom in the UG, and in the outside restroom at Pinkney Park. Joanne in Seaside Delights has the key for the one at Pinkney. The one that is normally outside the firehouse is inside the firehouse and there is also one on Engine 2.

Mr. Carlson also said that he had been in communication with Pastor Michael Cobb of the Rowayton United Methodist Church. He is interested in having an Easter Sunrise Service in conjunction with the United Church of Rowayton at Bayley Beach. There are never too many people there and they could easily socially distance. The Commissioners gave the go ahead for the Easter Sunrise Service at Bayley Beach.

Report of the District Clerk

February 17, 2021

Andrea Woodworth

1. A confirmation letter was sent to Dick Packer giving him permission to operate his Packer Soccer Camps from the Community Center from June 21 – 25 and from June 28 – July 2, 2021. The only difference in the operation this year is that he may not use the interior of the Community Center as a shelter in the case of inclement weather. The parents of the campers will need to be readily available for pick up of campers in those conditions.
2. A confirmation letter of permission was sent to Shakespeare on the Sound for their planned scaled down version of “A Midsummer Night’s Dream” in Pinkney Park from June 15 – July 3 and from July 6 – 8. They will use the Grace Room for rehearsals from May 25 – June 6 except for Mondays. Rehearsals will be in Pinkney Park (and the Grace Room in inclement weather) from June 8 – 13.
3. The Norwalk Land Trust asked me to put on the calendar their Solstice gathering at the Farm Creek Preserve from 6 – 9 p.m. on September 24.
4. We have a couple of Pavilion events scheduled. One is in May before the season starts and one is in August for a family reunion.

Ed Carlson asked about the necessity of having COVID cleaning after each SOS use of the building in preparation for their presentation in Pinkney Park. Mrs. Langalis said that they are working on a very tight budget and she would be in favor of not charging them for the extra cleaning.

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Mrs. Langalis asked that the Clerk make a list of all the specific holidays when AFK Karting slides their pick up a day to compensate for a Monday holiday. This list should go on the web site.

The Commissioners will stay on Zoom for a few minutes after the adjournment of the meeting to discuss some budget issues.

On a motion by **Commissioner John Igneri**, the February 17, 2021 meeting of the Sixth Taxing District Commissioners was adjourned at 8:12 p.m.

Respectfully submitted,
Andrea Woodworth
Clerk, 6th Taxing District