

**MINUTES**  
**Commissioners' Meeting**  
**SIXTH TAXING DISTRICT, City of Norwalk**  
**July 12, 2023**  
**6:30 p.m., Community Center and via Zoom**

Commission Chair Mrs. Langalis called the meeting to order at 6:35pm

Attendees – Commission Chair, Mrs. Langalis, Commissioner Mr. Meyerson, Commissioner Mrs. Sattler, Treasurer, Gil Kernan, Assistant to the Treasurer, Doug Hillman, Assistant Property Manager, Eric Holter, Beach director and Rental Coordinator, Bill Nollman.

Minutes from the June 14, 2023 meeting were approved by Mrs. Langalis, Mr. Meyerson, and Mrs. Sattler.

**Resolution**

Chair Commissioner Langalis presented the resolution for The City of Norwalk to have an easement at Pinkney Park, 177 Rowayton Avenue for the purpose of rebuilding the sidewalk (expansion of the right-of-way). Motion approved by the Commissioners.

**New Business**

Train Station Update – Mrs. Langalis spoke about the amount of cars in the parking lot as 340 Active Permits, 60 Pending payment, and 100 on the wait list. Before COVID 450 active permits were sold. Mrs. Langalis said the renovated station is not open yet and that when it does open, the state will manage the opening and locking of the doors via an automated system. Most likely it will be open 5am-10am and some in the evening.

Bayley Beach Update – Bill Nollman talked about how the pavilion railing was dangerous and Gene Salvatore's company did a nice job repairing it so that it would be safe.

Bill said how the beach maintenance employee, Garth Griffiths is doing a great job and measured how much mulch would be needed to put over the ground where weeding was done.

Mrs. Langalis mentioned to contact Brown and Company to ask if they have any wood chips they are looking to get rid of. Bill discussed that Ty Haynes mentioned heavy chairs for \$150 each to replace the Adirondack chairs. Bill said that for now NO MOVING of the Adirondack chairs should be a rule. **AGREED.**

**AGREED** – buy some heavy chairs for \$150 each to test out and to see how putting them together is.

**AGREED** – Remove tether ball pole.

Bill said the bottle ban has been working well with not much push back, and that since outside security has been hired that the recent issues of late night troubles are non-existent.

## **Old Business**

RPE Playground Update – 3 parents were present to show the final proposed plan to the commissioners and say that the Friends of Bayley Beach is officially established as a 501c3.

That will be the entity that does the fundraising and an announcement will be made at the July 30 concert at Bayley Beach about the project and fundraising efforts.

SOS Update – Mrs. Langalis said that the total attendance during the 2 weeks was about 2,5000 and was interfered with 2 nights of rain and 1 because of smoke. She also explained that the carry in/ carry out policy worked well except for remnants of ice cream sold in a local restaurant. The police presence was helpful for the parking and Mrs. Langalis said SOS is responsible for paying for the dumpster, not the 6TD.

Ambler Tree Planting – The district has engaged Amstead to plant the trees and a plan was determined that some trees would be planted now and some in September as the best time to plant trees is the late summer when it is not too hot and dry. Mrs. Langalis mentioned that it is possible that enough trees are planted at Ambler Lot where the Community Center and Bayley Beach are not required to have trees planted to meet the city ordinance of replanting what you cut down.

## **Commissioner's Report**

Mr. Meyerson –

1. Mentioned there is a local organization interested in having a basketball clinic at the beach. Bill to think about crowd at the beach on weeknights. Mr. Meyerson said it cannot be scheduled for Friday night, Saturday, Sunday, etc.
2. Mr. Meyerson mentioned that the Ambler Lights timing of being off and on needs to be addressed. Eric Holter, Property Manager is to work with the electrician to have a timer put on them which can be adjusted as needed.

Eric also said the signs have been installed at Ambler including the no overnight parking signs. He asked that if anyone sees or hears anything about overnight parking to let him know. He also has stickers to place on cars parked overnight to warn about being towed.

3. Mr. Meyerson said that there has been talk in town that the dock needs work regarding ADA compliance. He says this is for The City of Norwalk to address as it is their property.

Mrs. Sattler –

1. Asked what the number for the RPE playground renovation is. RPW says roughly \$300k.
2. Suggested cleaning Bayley Beach bathrooms every night.
3. Asked about Hand Dryers being installed. Eric Holter explained they are looking to put 1 in Pinkney Park, 2 at Bayley Beach and 1 at the Community Center. The cost is about \$1,200 for the dryer and labor to install.



4. Mrs. Sattler explained that the charter revision by The City of Norwalk will not have much of an effect on the 6TD now, but that will re-look at in 2 years. Mr. Kernan mentioned that the Stamford mayor had a last minute law passed in Hartford where charters cannot be revised.

5. Mrs. Sattler talked about the district's Microsoft OneDrive setup and said it would be worth exploring the best option between One Drive and Google drive for 6TD processes and storage.

Mrs. Langalis

1. Mrs. Langalis said that the Pickleball association has renewed insurance for the coming year.

Drew Seath said the Rowayton Elementary School Tennis courts have the funds from the City of Norwalk to make what is there now into 1 tennis court and 4 pickleball courts.

### **Motion**

Mrs. Langalis made a motion to re-allocate Capital funds in order to zero out 4 completed projects – Art Center Interior Wall, Bayley Beach Hood System for Concession, Fire Department Hydraulic Ram, and Pinkney Park Porches. That left \$47,017 to be re-allocated as follows: \$25,000 new pickup truck, \$11,000 Community Center Lower lot, \$11,000 Bayley Beach Pavilion Repairs.

Mr. Meyerson and Mrs. Sattler approved the motion.

### **Assistant to the Treasurer, Doug Hillman**

Doug Hillman reviewed the Operating Fund results for fiscal year ending June 30, 2023 as favorable versus budget by about \$75,000. Property tax revenue was right on, rental income was much higher than budgeted. Overall, expenses are projected to be \$25,000 less than budgeted.

The Capital Fund was already covered by the re-allocations in the motion, and all projects are fully funded.

The Railroad Fund has a net income of \$96,000 because of increased sales of annual permits, as well as daily sales via pay by phone and the paystation. Revenue for the year totaled \$216,000 versus a pre-COVID high of \$275,000.

### **Assistant Property Manager, Eric Holter**

Ambler Lot – new signs were installed to help the flow of traffic.

Eric Holter stated that The Exterior Painting of the Pinkney Park House is targeted to be done in September when the weather is favorable for doing so. Gil Kernan, Treasurer, mentioned to check on paint requirement for a historical building.

A new bike rack was installed at Pinkney Park that was a gift from the City of Norwalk.

**Beach Director, Bill Nollman**

Bayley beach update was previously given.

**Rental Coordinator, Bill Nollman**

Rental activity is picking up and it was mentioned to think whether or not a District representative should be at larger events. Mr. Kernan mentioned maybe using our outside security vendor for parties over 100.

**Other**

James Bildahl, resident, reviewed topics for discussion regarding Bayley Beach. He furnished a 2 page print-out (attached at the end) which was gone through point by point.

The Commissioners, Treasurer, District employees, and other residents in attendance discussed each point and will take them into consideration.

**Next meeting**

September 13, 2023

The meeting was adjourned at 8:45pm.

# Bayley Beach Comments ,Observations and Capital Suggestions

Our Beach is a huge wonderful asset for our community. A place to swim, picnic, unwind, socialize. To relax and enjoy the view of the water. All important for our mental health. These are the reason I come to you today to address the following items, and improvements.

1. Sand quality #1 feed back
2. Umbrellas at the tables no one knows about them, could they be bought out and returned by the life guards. ?
3. Blue mat to from the showers to high tide line, give it a try if it doesn't work roll it up
4. Wall is not safe, women fell off and hurt herself , People with baby strollers find the wall height very dangerous, dangerous for everyone. Liability. Bring it up to ADA compliant.
5. Life guards need an umbrella and they said it did not fit the holder.
6. The walk ways from the parking lot to the beach both flood after a rain, western one is worst.
7. Swimmers would like the "no boating buoys" 5 on the perimeter of the float line the length of the whole beach, across in front of Wee Burn ( like Calf Pasture).
8. Wooden floats, install a hose covered chain to help get up the ladder, they used to be there.
9. Continue white paint on Shower poles and rails on pavilion. (thank you for painting the life guard chair.
10. A little closer watch on keeping the bathrooms cleaned and stocked.
11. Snack bar hours? Posted and staying open, (is there anything in their contract about opening time?).
12. If private donations made for nicer beach chairs, could we accept them, People were not happy on the disappearance of them.
13. Can we have the "lost and found" area and table look a bit tidier?

## Capital Improvements



1. SAND, at the beginning of the season, screen the sand, cost \$5,500. a week and half time before Memorial day. Purchased sand, Roton PT. In past has purchased up to 100 yrds. 5 truck loads. I will get a cost on sand and to labor to spread.
2. Budget every year to replace or upgrade 10 Adirondack chairs or a new style, also replace 4 picnic tables every year. (table and chairs are looking very tired)
3. Sail Shades, purchase, rig and install. We need shade. They can be easily unrigged pending a storm and removed at the end of the season.
4. Bathrooms, put in the budget for 2024 to redo the bathrooms (I have a tile guy to give us a quote).
5. Upgrade the outdoor showers with 4 way shower post with push button automatic shut offs.
6. Closing time at 8:45 was another comment many people brought up. On the weekends could it be moved to a later time?
7. How can we get funding for Bayley beach capital improvements, set a side everyyear to help pay for the above projects, and not be taken away to put fires out for other 6<sup>th</sup> TD projects.

## FUN IDEAS

1. Food Truck Fridays, 5:30-7:30 Talk to Di about this, she had no problem and she would post a Friday night dinner special, example Lobster Rolls.
2. Family Movie Night, later in Aug. when the sunsets later a Family related movie on a large Blow – Screen, like they had at the community center.
3. Teen “Lifeguard Ball” with DJ for Rowayton Teens, maybe the “underground” and the \$\$ goes to the lifeguard choice.