

MINUTES
Commissioners' Meeting
SIXTH TAXING DISTRICT, City of Norwalk
October 11, 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, Assistant to the Treasurer, Doug Hillman, Beach Director and Rental Coordinator, Bill Nollman

Minutes from the September 6, 2023 meeting were approved by Mrs. Langalis, Mr. Meyerson, and Mrs. Sattler.

Mrs. Langalis introduced Jim Frayer, Common Council member for the City of Norwalk for District E.

New Business

Sewer Lines at the Community Center – The sewer line disconnected during a large gathering and with a lot of use of the underground bathroom, the sewer line backed up and caused a large mess in the underground and Moose Room level of the Community Center. The sewer line that dislocated and the line that goes down and around the building need to be replaced/upgraded. The fix needs to address the issue for the long run rather than just a band -aid.

MOTION – Chair Commissioner Mrs. Langalis proposed a motion to re-allocate \$50,000 from the Art Center Seawall project that is close to finished to the new Community Center Sewer Line project. Commissioners Meyerson and Sattler approved the re-allocation with no objections from the attendees.

Rental Policy– There have been several large events – 4 weddings at Pinkney Park, 1 at the Community Center, and other events. The rental policy should be re-visited with considerations such as: How many weddings per month or year, representation by the District at large events, cost, clean up, for residents only? Rental Coordinator Bill Nollman asked that something be decided in December as there are outstanding requests that need answers.

Old Business

RPE Playground Update – Mrs. Sattler said they are working on fundraising. Garth Griffiths said the RCA will contribute \$20-25k after \$200k is raised. Beach Director Bill Nollman was

curious about the timing in order to be able to plan for repair and maintenance items at the beach. Such as what needs to be done with the Kayak racks.

Dog Park Registration – Big question is who will maintain the registration database and process once it is up and running. The Sixth Taxing District operates with a slim staff and this added responsibility would be tough to absorb. It was decided to table the discussion for now.

Pinkney Park Exterior Painting – The painters are on site and Mrs. Langalis asked that the painters paint the post at the front of the driveway.

New Pickup - The current Blue Pickup Truck used for leaf collection, sanding, and snowplowing is in need of repair. Property Manager, Eric Holter, is getting estimates on repairing the truck to have it last until a new one can be purchased. The purchase of a new truck is difficult as there is not much of a market for used trucks and going through the state vendor to purchase a new one will take six to nine months. It was agreed to get an estimate to fix the current truck and if reasonable, to fix it and order a new truck through the state vendor.

Commissioner's Report

Mrs. Sattler – Talked about the items in the Pinkney Park Barn, and that she is trying to identify whose it is so it can be removed. There was also discussion about a new shed at the Community Center to replace the container from Supreme Corp that is being used and is rented monthly. More discussion around using the icehouse for storage and that the RCA has items in there that could be cleaned out.

Mrs. Sattler recommended the District have a dumpster day to address cleaning out the Pinkney Park Barn and storage areas at the Community Center.

Mrs. Sattler mentioned she will be meeting with Rob Haskell to determine what needs to be done at the back of the Art Center related to runoff.

Mrs. Sattler said the WIFI was studied at Pinkey Park, Bayley Beach, and the Community Center. Some thoughts are Bayley beach should have priority due to emergency calls, but that Bayley Beach will be the most difficult of the 3 properties to increase the WIFI strength.

Assistant to the Treasurer, Doug Hillman

Doug Hillman mentioned the 2022-2023 audit is going well. Doug also stated the 2023-2024 Operating fund is in good shape and that even though only 3 months into the fiscal year, that the budget versus actual will most likely end the year with a beneficial variance.

The Capital fund is fully funded. The Railroad fund is off to the same start as last year.

Fire Marshal

Mr. Carlson stated that a lot of new experienced members joined.

Beach Director, Bill Nollman

The Following is the report Beach Director Bill Nollman reviewed in the meeting:

BAYLEY BEACH 2023 WRAP UP AND PROJECT TO-DO LIST FOR 2024

As is often the case, this past season was all about the weather. July was awful, we lost the Fireworks, three concerts, the Swim Races.

Not much we can do about that but in general, attendance was spotty. Hard to say if that continuing trend is part of the new post-COVID world of Rowayton demographics.

Non-rez visitors came from a wide range of places- Queens, New Jersey, Manhattan, etc.

Another tough year for Di particularly with no fireworks or swim races and less concerts. She established and posted regular hours and kept to them pretty consistently. It is the textbook "damned if you do..." scenario.

The improvements to the kitchen exhaust were a resounding game changer.

LIFE GUARDS

A great team this past year. A nice mix of hard-working and fun. An overall positive attitude and good leadership. Did a great job in the volleyball tournament.

SAND

Would it make sense to bring some sand in to bolster up the areas near the volleyball court where water collects (sometimes after just normal rainfall)? The water table in those areas is really high and it takes a long time for those areas to "dry."

Could we place some sand along the seawall to make the step down a little less severe? It's possible it would just settle elsewhere with wind and rain so may not be a great idea.

THE PAVILION

Clean/flush Pavilion ground drains every six months (Highland Sewer and Drain). Put fine screening over ground drains to help slow down sand getting in the pipes.

Schedule annual cleaning of the gutters.

Trim back the pine tree hanging over the gutters.

Need one more down spout on the middles drain.

Contact Gene re: repair/replacement of the ramp railing. Seriously rotten.

Hire painters to do the railings that were repaired at the beginning of this past season and any of the additional work Gene does.

FRONT GATE SHACK

Could we possibly install solar panels on the guard gate shack roof? It would allow us to charge the square and phones there, run a fan if necessary and possibly a light if needed.

I think we need a new square for the gate. The old one seemed to be not working last year.

KAYAKS AND SUPS

Pretty uneventful year which is good. I fielded no complaints and wasn't aware of any squatting. Will reach out to the renters this week to start the process of getting equipment off the racks by Nov. 1.

BATHROOMS

Per Rob the plumber, the flushing mechanism of the men's toilet needs replacement. Flushing requires a considerable amount of jiggling which many users do not seem willing to do (leaving their "business" to us) and the handle has a slow but pretty consistent drip.

Rob and I checked out the layout of the Pavilion electrical in the context of hand dryers and both agreed it is not easy or conducive. We both agree it is not good idea from a cost perspective and is possibly just something else to replace when storms hit the Pavilion. Flushing paper towels is less of an issue at the Beach.

We need to fill the gap at the bottom of the men's room east-facing wall where water seeps in when it rains. The floor drains, like virtually all drainage at Bayley, do not really work well.

TABLES AND CHAIRS

There are a couple of picnic tables that could be replaced. I can come up with an exact count. Some could be repaired but some have rot.

Replace some Adirondack chairs. Ty Haynes seems to be winding down a little in his role as lord of the chairs and suggested the poly chairs which are durable, heavy enough to withstand wind but VERY heavy. They cost somewhere from \$130-150@piece.

YARD WORK

Garth Griffiths was a great addition to our maintenance team. Mature, hard-working and productively independent..

The new lawn mower was a long-overdue upgrade.

Would like to get real mulch next year for the bed bordering Roton Point. The tree chips we got were free but a very mixed bag of material and not as effective as in previous years when we got real mulch.

Given the plans for the playground, I'm not sure what the appropriate timing is for this but we need to put more mulch in the playground area. We didn't do it last season and there are huge depressions under some of the equipment.

BEACH

When weather permitted, we did a really good job of sifting the upper portion of Beach particularly in late August into September.

Wee Burn did their usual much-appreciated runs along our shared shoreline with their large tractor.

Replace the smaller swim line floats with large ones for consistency and better visibility.

Replace and discard current blue matting. It's getting a little old and we have a lot of it in the garage.

The wheelchair area was repaired and we painted it and it looks great.

GENERAL PROCESSES

Make public and enforce that the Adirondack chairs **cannot** be "reserved" (taken out of general public circulation) at 7am and left covered with blankets' etc. and unused for six or seven hours until the people come back for concert, fireworks, etc. The Adirondacks are for the general use of ALL Beach attendees.

Last season before the Fireworks got cancelled, it was ridiculous and I actually got crap from a few people when I suggested they were being a bit selfish.

People should bring their own chairs if they want to set up "camps."

Consider opening up the Beach to dogs on Oct. 1st. Nov. 1 is arbitrary and seems late as people start bringing their dogs in mid-September.

NO GLASS POLICY

In general, this was pretty successful.

We need to keep the mantra going in social media for all of our events at the Beach.

Based on my observations doing the trash, it has fallen off a bit since the staff is no longer at the Beach particularly in the evening. The greatest offenders are more the mature wine drinkers than the beer swillers. They like their pinot noir with a bit of entitlement.

LITTLE LEAGUE FIELD

The first base dugout is in really bad shape. Is that our responsibility to repair?

We spread the shells from sand sifting on the little road that goes to the container behind home plate. It looks nice.

GARBAGE AND RECYCLING BINS

We could use four more large gray garbage bins with tops and at least six replacement tops for our current bins.

Many of the small blue recycling bins are in really bad shape. We could use at least eight new ones.

ROTON POINT FENCE

Earlier this summer I caught a kid climbing over the Roton Point fence to retrieve a basketball that had gotten kicked over (rather than walking around) and he bent the fence pretty badly. It is difficult to unbend the main poles once they're compromised but we will take a shot at it. It will take two or three people.

If need be, I will talk to Louisa at Roton Point to get the name of the fence guys. This repair is really on us.

Next meeting

November 8, 2023

The meeting was adjourned at 9:00pm.