

SIXTH TAXING DISTRICT COMMISSIONERS' MEETING
APPROVED ACTIONS

7-18-13

I. ATTENDANCE: PRESENT: Commissioners Tammy Langalis and John Igneri, District Fire Marshal and District Property Manager Ed Carlson, District Assistant Property Manager Jason O'Donnell, District Clerk Andrea Woodworth

II. DISCUSSION ITEMS:

Under Old Business, Commission Chair Tammy Langalis introduced and welcomed the new Assistant Property Manager Jason O'Donnell.

Commissioner John Igneri gave a recap of the SOS season this summer. He said that they were plagued with thunderstorms on many of the nights of performance. They had about 9,000 people attend the play performances which is about 2,000 - 3,000 less than in the past. They had two rain outs and one performance was stopped early because of a thunderstorm. The commissioners said that they had received a number of compliments about the new, toned down performances this year.

Rob Frazier, 158 Highland Avenue, gave a report of recent meetings of the Long Range Planning Committee for the Community Center. The committee members had a couple of recommendations for the Commissioners. One was that the apartment be considered, in the long term, for office space. For the short term, they hope the apartment can be let for short term leases for people who might need a place for just a few months. The Committee would like to continue with the restoration work of Phase III. Michael Stein, a committee member who is an architect, has a plan. They would like to begin the process of interviewing engineers. Mike Greene of Norwalk's P & Z is supportive of the conceptual plan and has encouraged the Committee to consider implementation in stages. At a later date, once future uses are better designed, they intend to file a plan to allow and define uses for improvements. The basic tenor of the discussion with Mr. Greene was positive. This included the idea of possibly locating a cell tower on the property.

Mr. Frazier said that they would like to consider a potential grant application for historic preservation be submitted to the state. They don't have a budget or a dollar figure yet. They are initially proposing restoration of the Greenhouse and the Potting Shed to include a bathroom which would be accessible from both the inside and the outside. They would also like to look into the restoration of the courtyard but are unsure how the state would view such a planned restoration. Between now and October, they need to nail those things down. They're asking for a go ahead so that they can come back with a budget.

Mrs. Langalis noted that Cynthia Johnson, the current apartment tenant and Librarian, was leaving to move to California. She thanked Cynthia for being a lovely tenant over the years. It is now the intention to use that space for non-residential use. Cynthia told the Commissioners that her insurance on the

apartment would end as of tomorrow. Mrs. Langalis wished Cynthia all the best

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in the future and thanked her for her tenure at the library. She mentioned that there was a lovely reception for Cynthia last evening.

Tammy asked Rob Frazier if the planned restoration would essentially follow Erin Combs plans presented last year for the Greenhouse and the Potting Shed. Mr. Frazier responded that that would mostly be the basis for their plans.

Mr. Frazier said that the scope of the work would add structural work under the stairs to Cynthia's apartment. The entrance way needs to be repointed. There was some private money given for the entry gates and they would want to include them. Mrs. Langalis asked the Property Manager to please try to not use RoundUp on the Bittersweet that is in the gate and stone on the north side of the property.

Mr. Frazier said that there was \$14,000 previously budgeted for tank removal and not spent which could be used for the apartment rehab. The architects' fees would probably be \$16,000. The proposal would be written as a la carte projects with prices attached to each project separately.

Property Manager Ed Carlson asked what was the plan for the equipment and other items now stored in the Greenhouse. Mrs. Langalis asked Mr. Frazier to be sure that Mr. Carlson were included in any discussions on this topic.

Commissioner John Igneri asked when they might be prepared to start with the apartment projects. Mr. Frazier said that the work should take about four weeks and they could probably have it ready for rental by September 1. Cynthia Johnson, the departing Librarian, asked that the noisier work either be done during non-library hours or that notice be given to the library since they may need to close on days that that work would be done. Mrs. Langalis said that they would try to be as considerate as possible to the library.

The possibility or advisability of having another charrette about proposed plans for Phase III was discussed. Everyone thought that might be helpful.

Mr. Frazier said that a resolution regarding the grant proposal would need to be passed at the September 11 meeting of the Commissioners.

Under New Business, it was noted that Heather Schneider has been running a for profit Boot Camp starting at Bayley Beach. The Commissioners asked Ed to please find out who she is and have her contact the Commissioners. The three commissioners need to agree for any organized program to start at Bayley Beach. They would like to see a written proposal from anyone who plans any sort of organized event. It was also stated that anyone who uses the beach or any other property would need to have Liability Insurance naming the Sixth Taxing District as "Additional Insured".

Mrs. Langalis noted that she had not received any negative comments about the RCA Concerts at Bayley Beach. She noted, however, that the bands can be heard loud and clear quite a distance away from the beach. Let's remind

the RCA that the music should be over by 8:00 p.m.

Tammy said that she had sent a letter to the state DOT about the

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possibility of having one or more electric car recharging stations at the RR Station.

The Treasurer's Report was approved as submitted, noting that the audit has already started so we hope to have the result earlier this year.

The Fire Marshal's report was submitted, as well as that of the Property Manager. Mr. Carlson said that he had been in touch with CL&P to get the poles removed from the Community Center property. They need to have a light removed from the pole before they are removed. At Bayley Beach, the drains at the tennis building were cleaned and snaked. Mr. Carlson recommended an investigation of a new drainage system.

SOS cleared the park in two days after their performances. All issues remaining were resolved.

Jack Robson has been working on getting the final estimates on the seawall and the Pavilion in to FEMA.

The Clerk reported that a previously scheduled Life Line event for July 26 will probably be cancelled as we don't have the required space for them.

It was reported that the police have been more visible in the village lately.

III. ACTION ITEMS:

The minutes for the May and June Commissioners' meetings were approved as submitted.

The Commissioners agreed that the Long Range Planning Committee should move on their proposed plan to finish Phase II and to embark on Phase III. This will probably include the filing of another grant proposal to the state for restoration and preservation work to the Community Center.

The Commissioners gave their permission for a Rowayton resident to plan and execute a fund raising walk on behalf of an organization that has given her family help since her father suffered a spinal cord injury and was paralyzed. The walk will probably begin from the Community Center and will be scheduled for September 22, a Sunday.

A couple from Rowayton who would like to offer free Boot Camp sessions on four Sundays at Bayley Beach starting on July 27 will be asked to submit a proposal to the Commissioners even though they were given the go ahead by Don Wilson.

A resident who planned a 1st birthday party for her son on Saturday, July 20 is asking to move the party to Sunday, July 21, due to the expectation of bad weather on Saturday. The Commissioners agreed that this would be approved.

John Igneri made a motion to adjourn the meeting, which motion was seconded by Jason O'Donnell. The meeting was adjourned at 9:15 pm.