

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – February 22, 2022 meeting
Call to order: 6:36 PM Adjourn: 8:34 PM
Virtual Zoom Meeting

Board members present: Helmich, Swanson, Sanders, Smith (left early after 1 hour 25 minutes), Flores, Royal and McLeod

Board members absent: McGann, Clark and Lindahl,

Community members present: none

Agenda: Amended to insert 20 minute presentation before agenda from D9 Council Member Sean Elo Rivera (SER). Agenda adopted unanimously with amendment.

January 2022 Minutes: Pending. Waiting for January 2022 draft from Secretary for review.

Treasurer’s Report/Finance: Bank balance \$2,385.90. Check for \$250 incoming. Have sufficient funds to meet our yearly financial obligations. Not yet time for tax filings. TCA will provide \$250 advertising spot on website to Jayna McLeod as a thank you for all her artistic support and assistance with various TMAD projects and initiatives.

Presentation by Council Member SER: Gave introduction of how he values community input even though he might not always agree with it. He hopes to maintain open communication and continue to collaborate with Talmadge community. Gave updates focusing on Homeless/Housing and City Budget.

City conducted homeless pilot program, incorporating best practices from other cities. Re-examined previous strategies. Able to connect with 10 individuals and put another 20 people into case management which puts them on the path to permanent housing. Sometimes there is resistance to services. Better phrased as resistance to particular types of services. Consequently must understand particular reason for resistance and address those issue(s). Often multiple outreaches are necessary to enroll homeless in case management. Evictions are a huge driver of homelessness. Consequently, city continues emergency rental assistance (\$\$\$) and a “variety of other measures”. Royal followed up with various comments about homelessness based upon his Talmadge Patrol encounters. Royal stressed the importance of flexibility in dealing with the variety of homeless situations.

Received input from over 500 people regarding City’s budget. Each council member submitted a priority memo to the Mayor’s office outlining their financial priorities. City trying to expedite hiring process in light of vacancies. Some departments have a 30% to 40% vacancy rate. (Electricians amongst largest unfilled job openings.) Consequently city working to contract out some work/projects to private sector to deal with backlog. City working on weed abatement and removal of non-native plants from public spaces and canyons. SER addressed Swanson’s question regarding City’s new way to distribute infrastructure funding throughout City in an equitable manner. Previously \$\$\$ were tied to

geographic areas which didn't necessarily have the greatest infrastructure needs. Sanders attended virtual D9 meeting regarding infrastructure needs meeting and encouraged everyone to fill out survey.

Julio Garcia stepping into new role in Government Affairs. City currently misses many grant opportunities. So Garcia will scour funding opportunities. Francisco Peralta Vargas will be stepping into Julio's role. His contact info: FranciscoP@sandiego.gov (619)207-7268.

Community Forum/Open Discussion/ (Non Agenda): Sanders repeated information regarding the City's infrastructure survey. Survey deadline February 28th.

City of San Diego Representative's Report:

Elvis Martinez Parks & Rec: As reported last month, anti-graffiti coating for Traffic Circle applied January 17th. Aztec still waiting for materials so it can apply 3rd coat at no cost. Hoover trees continue to look nice. Received Aztec quote \$1,703.52 (includes labor) for 10 reflective strips at Adams & Madison Ave bulb outs by Giraffe Gates. Each bulb out requires 4 strips. There are 2 bulb outs on each gate. There are 2 gates per location (each side of street).

Gibson & Gibson submitted proposal to fix broken gate at Estrella & Monroe that Vortex declined to bid on. The \$3,800 proposal includes installation. Budgeted \$5K for FY22 Historic Gate Maintenance. Already spent \$5,540.81 year-to-date (for 2 previous Vortex conducted repairs). Currently short budget for line item. Martinez contacted supervisor to see if budget can be moved from a different line item to cover \$\$ shortfall that needs to be addressed before repairs can begin.

Martinez performed street light inspection this morning. No *new* issues to report regarding street lights. Light at 4617 Natalie Drive still out. Still waiting for glass globe for light post at corner of Norma (#4569) & Madison; the light works. (The one broken by trash truck January 5th.) Martinez will reach out to ESD again.

Martinez to follow up with former Parks & Rec Manager regarding front yard easements in reference to tree trimming. Trees on private property cannot be trimmed.

Council member Sean Elo Rivera Rep: Julio Garcia/Francisco Peralta Vargas : Garcia thanked Board for their commitment and dedication. Will work closely with Francisco during transition - run down priorities, meet and greet, walkthrough of neighborhood etc. Garcia will move into a more policy orientated role - federal and state grant tracking.

Mayor Gloria's Representative Stephanie Estrada: Absent.

Information Items: Update on **51st/Madison Ave/Contour St Project:** Phase II of Water Main Replacement Project has just begun (which includes our TMAD project). Phase I is complete. Demolition in bulb out areas just begun. Helmich outlined upcoming steps in project: demo curb & gutter, apron work, sidewalks, install decorative posts, prepare rock blanket mock up for Board review and approval, install rock blanket, road surface construction, install signs and stripping. Substantial completion of project (water main replacement work as well) currently expected by May 27th. While doing bulb out demo

work, Palm Engineering discovered soil underneath bulb out area is not suitable for upcoming work. Consequently they needed to dig further. Cost for Palm to remedy situation coming out of financial cushion (for unforeseen items) TMAD approved November 2020. In addition, the ADA compliancy of rock blanket should not be an issue. Helmich investigated issue after concerns were raised about the ADA compliancy of the rock blanket at the Adams Ave/Traffic Circle splitter islands. Revisit possibility of plantings in project area. Discussion ensued regarding options for the area that presently is proposed to be left as dirt. Helmich to follow up with PM Nazie Mansury regarding options and their respective costs.

3 Action Items: (1) Sub Committee assignments, (2) Ken-Tal Earth Day Event @ Kensington Park and (3) Reflector strips for Adams & Madison Ave Giraffe Gate bulb outs.

(1) Sub Committee Assignments:

Capital Projects: Chair Lindahl, Helmich

Roads & Walkways: Chair Flores, Clark, Sanders

Beautification & Trees: Interim Chair Royal, McLeod, Sanders, Lindahl

By-Laws & Membership: Chair Helmich, Royal, Smith

Communications: Chair McLeod, Swanson

Finance & Budget: Chair David Moty, Helmich, Royal

Helmich motioned, Swanson seconded. Unanimous approval (Smith absent here).

(2) Trees Ken-Tal event during Ken-Tal Earth Day Event (Saturday, April 23rd) @ Kensington Park: Purpose: promote trees and urban canopy in Ken-Tal. Facilitate City street tree requests. Due to multi-years long delay in obtaining street trees from City, TMAD to consider requests from Talmadge eligible residents. Eligible candidates must be property owner in TMAD district to take advantage of program. Must also adhere to City's tree sign up policy. Tree selection based upon City's pre-approved list of trees. Candidates must meet responsibility requirements (water, maintain tree etc.) Helmich motioned, McLeod seconded. Unanimous approval (Smith absent here.)

(3) Reflector rubber strips at Adams & Madison Ave bulb outs by Giraffe Gates:

\$1,703.52 for 10 reflector strips. (This includes installation.). 16 strips required if both sides of all bulb outs were restriped - cost \$3,407.04. (4 bulb outs per giraffe gate). However cost/price reduced for the more strips done. Discussion ensued regarding condition of current strips and options. Royal motioned to only restripe both sides of Adams Ave Giraffe Gate bulb outs. Helmich seconded motion. Unanimous approval. (Smith absent here.)

TMAD Sub- Committee Reports: None.

Agenda Items for March 2022 Meeting: Helmich to obtain ground covering options for 51st/Madison Ave/Contour St Project as previously discussed during meeting.

Helmich adjourned the meeting at 8:34 pm.