

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – March 22, 2022 meeting
Call to order: 6:33 PM Adjourn: 9:30 PM
Virtual Zoom Meeting

Board members present: Helmich, Swanson, Sanders, Smith (joined @ 6:57pm left @ 8:30pm.), Royal, Lindahl, Clark and McLeod

Board members absent: McCann and Flores

Community members present: Ralph Teyssier, Chuck Kaminsky

Agenda: Agenda unanimously adopted without amendment.

February 2022 Minutes: Unanimously approved with corrections.

Treasurer's Report/Finance: Bank balance \$3,119.00 compared to \$611.90 year ago (March 2021). Three incoming checks for \$250 each brought in \$750 of revenue for month. Helmich interjected that San Diego County Credit Union allows low checking account balances if \$1 is kept in a savings account. Royal to investigate to save on monthly service fees.

Reviewed expenses to date. Utility expenses to date trending higher than what was budgeted. Reported on tree trimming and tree planting to date. Wants tree planting line item more visible. Can tree planting be broken out separately like tree trimming?

Non Agenda Public Comment: Street light at 4569 Norma Dr. has been broken twice by trash truck. Need to educate new owner and workers on site that trash can cannot be placed near light. Discussion ensued about course of action – how to best communicate to community.

A couple of installed decorative sign posts are peeling paint. (one is located on Lorraine Dr., West side before traffic circle. 1st sign of two as you approach Traffic Circle). Helmich to check with City to see if they are still within warranty period. Lindahl questioned what is manufacturer's warranty?

Community Forum/Open Discussion/ (Non Agenda): None

City of San Diego Representative's Report:

Elvis Martinez Parks & Rec: Hoover trees continue to look nice. Aztec continues to water them weekly. Aztec applied 3rd anti-graffiti coat at no cost last Friday, March 18th. Aztec quote \$1,703.52 (includes labor) for 10 reflective strips at Adams & Madison Ave bulb outs by Giraffe Gates. Aztec replaced reflective strips on Adams Ave/49th Street bulb outs today March 22nd. 2 Reflective strips left over. Martinez suggests replacing reflective strips at Madison & 49th Street. Budget Analyst confirmed the ability to transfer funds from different budget line item to cover repairs for Estrella/Monroe gate that was damaged during a wind storm January 22nd. Gibson Lighting quoted \$3,900 to fix gate. Martinez suggests

transferring \$1K to line item just in case expenses turn out higher than what was quoted. Unable to do street light inspection this week. Nothing unusual last week. Will conduct street light inspection next Thursday. Stanford Sign & Awning proposed \$28K to clean, paint & seal 10 street lights. Light at 4617 Natalie is still out. Broken street light @ Norma & Madison that was broken by trash truck has been fully repaired. Met with Talmadge Beautification & Trees Committee to review which trees need trimming. West Coast arborist cancelled meeting with Martinez to go over which trees need pruning. Martinez to follow up arborist. Martinez will reschedule next Thursday. Martinez to research whether trees on Euclid on easement of front yards are city trees. Lindahl questioned whether Gibson & Gibson's quote included everything. Lindahl concerned that the quote was insufficient to cover the re connection of the electrical on the gate's topper. Martinez to follow up with Gibson & city electrical. Need specifics as to what is covered in Gibson quote and who is responsible for which specific tasks such as electrical hookup. Lindahl concerned \$1K financial cushion is insufficient. Lindahl doesn't want Perry Electrical back. Clark questioned the maintenance scheduled for pruning iceberg roses at Traffic Circle. Martinez to follow up regarding front yard easements in reference to tree trimming. Trees on private property cannot be trimmed.

Council President Sean Elo Rivera Rep: Francisco Peralta Vargas: Francisco Peralta Vargas has stepped into Julio Garcia's role. His contact info: FranciscoP@sandiego.gov (619)207-7268. Not many updates since last meeting when SER was present. City held annual Homeless count. Reiterated partnership with homeless advocacy group PATH. Some miscommunication with Environmental Services. They were unable to locate the Aldine Drive gulley encampment. Consequently it is still there. Vargas took pictures this morning and sent specific, detailed directions to the encampment location to Environmental Services. Need to coordinate Police with Environmental Services to clear encampment. Sometimes this can be challenging. This week compliance officers only available Thursday through Sunday. Homeless intervention team is short staff; they are hiring. Swanson asked if there are additional penalties and/or escalation for encampments in high risk fire zones. Swanson mentioned Palm Springs and surrounding area has No Trespassing signage due to high fire. He will research as a potential strategy. McLeod questioned citation process. Exactly what are homeless trespassers cited for? Current strategy/process doesn't seem to be working. Vargas wasn't sure exactly what the homeless are cited for.

Mayor Gloria's Representative Director of Community Engagement Michaela Volk: Not present due to staffing shortage, but Helmich read her e-mail. (Volk filling in on interim basis since Stephanie Estrada has moved into a new position.) Volk looped into e-mail from Talmadge residents Robin Baker and Paul Krueger regarding the Homeless Encampment on the Aldine Drive gulley. Mayor asked that Volk lead a meeting with City's Homeless Strategies and Solutions Department and Environmental Services to develop a strategy for people living in canyons and terrain similar to the Aldine gulley. Brett Weise from SER's office connected with Environmental Services Dept regarding Get It Done Rpt 03697871. The Aldine encampment is schedule for abatement this week. Francisco Peralta Vargas is on top of this.

Information Items: Update on **51st/Madison Ave/Contour St Project**:. Helmich to follow up with Project Manager Nazie Mansurly regarding options and their respective costs.

Concrete pop outs on East and South side have been constructed. Northwest bulb out not completed. The concrete water main must be replaced first before the bulb out can be constructed. (This is expected within the next couple of weeks.) The water pipe that services residents in that area is located in that bulb out construction zone. Change order was processed. While digging for the bulb outs the soil was deemed unacceptable. Consequently the soil had to be switched. Our construction contingency covered this. Inspector decided curb heights must now be 6 inches, not 4 inches. Consequently 2 inches of asphalt must be grinded down. (Believe cost to be borne by water main replacement project not TMAD.) The project won't be declared substantially done until the water main project is completed. (And that is presently schedule for September 2022.) Warranty period starts once substantial work is completed. Very good feedback regarding Palm Engineering.

2 Action Items: (1) Amend Sub Committee assignments, (2) Damaged Historic Gate on Estrella @ Monroe (East side of Estrella)

(1) Sub Committee Assignments:

Capital Projects: Co-Chair Lindahl, Co-Chair Helmich (Changed to Co-chairs)

Roads & Walkways: Chair Flores, Clark, Sanders

Beautification & Trees: Interim Chair Royal, McLeod, Sanders, Lindahl, Add Clark.

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

Communications: Chair McLeod, Swanson

Finance & Budget: Chair David Moty, Helmich, Royal

Helmich motioned changes, Swanson seconded motion. Unanimous approval

(2) Damaged Historic Gate on Estrella @ Monroe:

Discussion continued from Martinez' Park & Rec report whether Gibson's \$3,900 quote covered everything including electrical hookup. Lindahl outlined the various steps required to activate the gate (hook up electrical) after it had been initially installed after restoration. Helmich reviewed the various line items where budget dollars could be taken to cover the \$440 shortfall to fund the repairs. Some discussion as to what amount would be appropriate to transfer as well as the particular line item to take funds. Until total cost is known/guaranteed won't know exact amount to transfer. Swanson suggested transferring sufficient funds to get a PO for Gibson started. Presently, at least \$3,900 needed to start repairs. In the meantime Martinez to follow up to see if Gibson quote covered everything. If more work (to connect electrical for example) is needed another requisition/PO can be generated to cover the additional amount and respective work. Lindahl motioned to move Martinez' suggested amount of \$1K from alley lights budget line item to cover the shortage. Helmich seconded. Unanimous approval.

TMAD Sub- Committee Reports: Beautification & Trees from Royal. Presented third draft of tree work priority plan. Broke work down into various levels/categories: (A) Most urgent items including dead trees & wood, dangerous wood (B) obstructions/encroachments of signage, sight lines, street light (C) Pruning & New Tree Placement (D) Tree removal & replacement of dead trees. Discussed various budget line items and expenses related to trees and potential directions in the future. Helmich motioned, McLeod seconded, to spend remaining FY22 tree service funds (minus \$1K to be kept for emergency/storm damaged trees) to trim/clear deadwood. This excludes the camphor trees on Euclid between Monroe &

Madison Aves. Motion passed unanimously. Martinez to get clarification from Legal regarding camphor trees on front yards of homes between Monroe & Madison.

Attachments/Signage to TMAD fixtures:

Lengthy discussion regarding signage, flags, banners and decorations etc affixed to TMAD structures including, but not limited to historic gates, traffic circle gates and candlestick street lights. This discussion resulted from the removal of the Ukrainian flag from one of the Traffic Circle gates. Some of the comments are highlighted below:

Helmich stated several times that TMAD cannot regulate the content of speech. TMAD, however, can regulate items attached to things that it maintains. He referenced General Sign Regulations of the City Code Division 12 Section 142.1210 that pertains to banners, pennants, flags, streamers and holiday decorations.

Clark questioned whether these regulations/codes were applicable since it applies to private property that extends into the public right of way or is visible from the public right of way. Regulation does not apply to public right of way itself. The Traffic Circle is within the public right of way. Clark questioned whether TMAD has the legal right to enforce certain rules like removing signs from candlestick street lights.

Lindahl suggested referring to the Historic Resources Board for guidance. HRB states nothing can be attached to or within a 10 foot radius of a historic fixture. This could be applied to all the historic gates and all of the original candlestick street lights. (Note the gates in the traffic circle are not historically designated, but are in a historic corridor.) He suggested reaching out to the District Attorney's office. Swanson agreed to get legal guidance.

McLeod originally supported restricting items attached to the Traffic Circle Gates. However, she changed her position when she realized that holiday decorations would no longer be allowed. She really enjoys (as do many Talmadge residents and fellow TMAD Board Members) the holiday decorations. Helmich retorted that if you allow one thing, you must allow all things. Mc Leod stated she was fine with that.

Sanders and other Board members voiced concern about neighborhood response/push back if items such as flags and banners are excluded from the gates.

Martinez to take Helmich's proposed language (below) to the City for guidance. Martinez not sure whether TMAD Board or City has jurisdiction over what can be placed on TMAD fixtures. He cited some examples where items were removed from parks because they did not follow city guidelines.

With the exception of any community message board or other amenity(ies) of similar purpose Talmadge Maintenance Assessment District (TMAD) may provide in the future, TMAD prohibits the unauthorized attachment of or contact by any object or material to or with any structure or finish maintained using TMAD funds and authorizes the immediate removal and disposal of any such object or material by City of San Diego Staff.

Helmich adjourned the meeting at 9:30 pm.