

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – April 27, 2021 meeting

Call to order: 6:37 PM

Adjourn: 8:48 PM

Virtual Zoom Meeting

Board members present: Helmrich, McLeod, Lindahl, Flores, Swanson, Smith, Waggoner,

Board members absent: Royale, McGann, Sanders

Community members present: Clark, Teyssier, Hueter

Agenda: Agenda adopted unanimously with typo corrections to Information Items.

- a. Madison/Contour/51st St Traffic Calming Project is Project Bid and review update, NOT Project update as initially published.
- b. Adams Ave & 49th St. Splitter Island Project is Project Update, NOT Project and bid review as initially published.

Minutes: Smith moved to accept March 2021 minutes. Seconded by Lindahl. Unanimous approval.

Treasurer's Report/Finance: Forthcoming since Treasurer is absent.

Community Forum/Open Discussion: Swanson asked about painting and graffiti coating schedule for traffic circle and street lights. Lindahl pointed out only original/historic street lights need to be painted. New street lights have dye mixed into the aggregate. Waggoner mentioned it has been about 5 years since street light project was completed. Most paint/coating fails due to tape yanked from street lights. Suggest small maintenance schedule to circumvent cumbersome and lengthy bidding process. Helmich to reach out to Crago to get cost estimates and work out logistics.

McLeod – Questioned when in-person TMAD meetings would resume. Discussion ensued. City Rep Estrada to research City policy/position on resumption of in-person, in-door meetings/events. Smith noted in person meetings is an opportunity to educate new residents to TMAD's purpose etc.

City of San Diego Representative's Report:

Mayor Gloria's Community Rep Stephanie Estrada: Introduced herself. Also has Council Districts 5 & 8 as well as 9. Discussed Mayor Gloria's proposed budget released 4/15/21. 6 Key areas including Back to Work, Homelessness, Police Reorganization, Maintaining core city services, Climate Action Plan. Covid update as it pertains to vaccinations and the reopening of the City and eviction moratorium. Helmich interjected regarding problems with homeless encampment along Aldine Dr. Reoccurring problem. Lindahl wanted to know Mayor Gloria's stance on ADU's in mid-City. Reminded Estrada that Gloria once represented Talmadge and opposed Huffman Six Packs. New ADU zoning is a repacking of Huffman Six Packs that is having an adverse effect on the neighborhood. Invited rep and Mayor to walkthrough to see 2 current ADU projects in Talmadge. Elaborated on how Talmadge has burdened its fair share of low income/senior/medical fragile housing. City

needs community support to expedite housing development. Clark questioned whether some ADU's were really boarding houses in disguise. Zoning clarification needed. Helmich points out Developer Fees now exempt in heart of neighborhood, but not along ECB which is the transit corridor. ECB is ripe for redevelopment. Waggoner expressed concerns over potential violation of property owners' rights. Estrada will relay feedback to Mayor.

Council member Sean Elo Rivera's Rep Julio Garcia : Elo Rivera office agrees with some of neighborhood concerns. Will take "deeper dive" into infrastructure impacts (roads, water, garbage, traffic, parking, electricity) to these older historic/legacy neighborhoods. Understands developers and flipper impacts. Reviewing/researching ADU's assessment fees. Elo Rivera Will NOT pursue any construction moratorium or bans. Will NOT pursue repeal of Code 302 (updated muni code that allows for recent ADU development expansion). Furthermore will not look to amend any part of muni Code 302 including unlimited number of ADU's in TPA. (Basically apartment buildings in backyards.) Investigate mitigation efforts. Elo Rivera believes "Core value" includes "providing housing". Julio Looking at transit along transit corridors like ELB and University Ave and MTS owned property. Lindahl – Developers need to be given same incentives to build along ELB as in the heart of historic neighborhoods. Developers will be able to build more housing units along vacant lots along ECB. ADU in Talmadge won't be affordable and won't be able to accommodate families. Board rebuttal not against development, but wants smart planning. Elo Rivera not only supports development along major transit corridor, but within the historic neighborhoods.

Park & Recs John Crago – Irrigation back on. New plants and ground cover added. Aztec provided some new plantings since their pesticide killed some established plantings. Found (Keep out) signage, needs something to mount it upon. Hoover trees watered weekly, weeding area, Crape myrtle trees are pushing new growth. Checked street lights, no new outages. Got gate quote. Release work order and told vendor importance of having work completed by end of fiscal year. Tree trimmed on some right of way since growth blocking light from street lanterns. Ray Garcia retired second week of April. Lindahl gave Crago some leads regarding paint specification for street lights. Finials on street lights at 44th & Monroe and 51st and Collier are incorrect.

Information Items:

Adams/49th Street Splitter Island – Helmich talked with Michael Miller regarding Miramar's latest rock blanket cleanup. Miller's boss thought rock blanket "clean enough" despite Board's and Miller's sentiment that rock blanket clean-up has improved, but still is not acceptable. Conclusion: rock blanket is as good as it is going to get. Miramar won't be using prevailing wage to seal rocket blanket. Outstanding non TMAD related issues between Miramar and City. TMAD may need to seek alternative method /vendor for work. Not sure what course of action City will take. Stay tuned. Miller will Include TMAD on future punch list meetings. He apologized for previous meeting invitation omissions/oversights. City has formed a position regarding additional signage around the traffic circle. City is documenting its decision. TMAD awaiting report. It is expected shortly (1 week). Potentially relocate mailbox to just north of "continental crosswalk" on 49th St. (painted bulb out area). Or if mailbox does not move repaint current red curb to white so residents may legally stop to mail letters. City to investigate/research.

Madison/Contour/51st St: Helmich and Flores met with City PM Nazie Mansury via Zoom. City has received bids and issues “notice of intent to award”. 3 closest /lowest bids (including water main project) were vetted more closely. Palm Engineering to be awarded bid at \$1.46M. TMAD portion for traffic calming is \$167,100. Takes about 3 months to finalize bid and paperwork etc before formalizing the award. Expect to award contract in July. Residents should get letter from City in August. Pre-construction meeting in August and construction commences in September for 191 working days.

Action Items: None

TMAD Sub- Committee Reports:

- a. **Roads and Walks/Master Plan:** None
- b. **Capital Projects:** None
- c. **Communications:** McLeod proposes graphic to post on Nextdoor to encourage people to attend TMAD meeting.
- d. **Beautification & Trees:** (Lindahl, Flores & Clark) Group plans to spearhead several task to enrich identity of Talmadge community, starting with historic corridor including traffic circle, and gates. Plaques, street sign blades/toppers, story boards, identifiers/iconic profiles that incorporate/tell history of Talmadge. 3 areas to focus on regarding trees: tree canopy for Monroe (East end), trees around Madison/Contour/51st St, and trees that need replacement because they are dying or not thriving. Will ask Board for budget \$ once details are known.
- e. **ByLaws and Membership:** None
- f. **Budget Forecast:** None

Meeting adjourned by Helmich at 8:48 PM.