

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – June 20, 2021 meeting

Call to order: 6:35 PM

Adjourn: 8:24 PM

Virtual Zoom Meeting

Board members present: Helmich, Swanson, Royale, McLeod, Flores, Waggonner, Smith, Lindahl, and McGann

Board members absent: Sanders

Community members present: Geoff Hueter

Agenda: Adopted unanimously without amendments.

Minutes: Adopted unanimously with corrections/typos. Website up to date with minutes, and City's Engineer's Annual Report from 2014.

Treasurer's Report/Finance: Bank account stands at \$1,079. Will reach out to advertisers on Talmadge.org website for donations.

Community Forum/Open Discussion (Non Agenda): Lindahl: Reached out Mayor's office to speak with Mayoral Rep Stephanie Estrada's supervisor a month ago. No response. Very disappointed in lack of recognition/support of/to Kensington Talmadge Neighborhoods.

City of San Diego Representative's Report:

John Crago Parks & Rec: Seeking quotes/bids for next (fiscal) years' services. Added monthly cleaning (leaf blowing) of rock blankets at splitter islands, and weekly cleaning of gutters around Talmadge Traffic Circle. Aztec sprayed for weeds along Hoover trees and their cut outs. Crepe Myrtles look good. Magnolia tree continues to struggle. FY22 bid/quote for right of way trees includes option for potential trees at 51st/Contour project. Allow approximately 2 ½ hours per week to water trees in right of way (for FY22 bids). No new street light outages detected. Crago dropped off correct finials 2 – Highland & Monroe and 51st & Collier. Historic gate vendor approved. Had kickoff meeting with Vortex Industries. Repair scheduled for Friday, May 28th. Aztec scheduled to spray for weeds along alleys and sweep up debris within the next 2 weeks. Lindahl asked for follow up regarding street light at 47th & Monroe (Mark D's house). Historic fixture was hit by car several years ago. The temporary replacement pole is 13ft high. It needs to be swapped out for historic 10ft pole. Crago to follow up. This is the first time he has heard of the situation.

Julio Garcia Council member Sean Elo Rivera's Rep: Two announcements: (1) still working on city budget adoption. Budget survey link in chat. Budget scheduled for approval/adoption June 14th. (2) District 9 community forum has been rescheduled from June 2nd to Wednesday, June 30th due to scheduling conflicts. City attorney's office trying to figure out if ADUs can be assessed MAD fees. (Lindahl stressed the importance that it is not just TMAD, but all MADs and BIAs that are impacted by recent City ADU legislation. Waggonner followed up that there are nuances to the City legislation that is not addressed in state legislation.) Presently there is not much legal language pertaining to ADUs since they

are relatively new. SB13 does not have an ADU classification, so it is difficult to determine the legality of fees etc. Technically not a Developer Fee. District 9 requested reduction in police overtime (only line item) by \$10M. (No reduction to number of positions, nor pension costs). Several Board Members expressed their concern over reduced police presence. The economically and socio disadvantaged residents of District 9 will be the most severely impacted.

Information Items: Sign Post Census (in right of way): Potential addition of decorative sign posts. Helmich reported inventory of existing signage: street name only (34), street names plus Stop or Yield (33), Stop or Yield only (54), street names plus Warning/Notice (5), Warning/Notice Only (59). So, total posts 185. Helmich used data from the Contour/51st project to project the potential cost of various decorative street light scenarios. One major caveat is that the 51st/Contour project is part of a multimillion dollar project. So the \$2,172 estimate per sign post might not be achievable if done on a small scale. Preliminary estimates are \$156K to replace street name signs only. Estimated cost to replace all posts top \$401K. Discussion about what to prioritize. Lindahl and Waggoner pointed out that with every project there are admin fees and permit fees etc. Need to strategize to maximize dollars and having a consistent, unified, quality and cohesive look. By breaking projects into smaller pieces/parts it costs more in the end.

Placement of signs and banners on Traffic Circle. San Diego Muni Code 142.1210 already regulates this. Community, cultural, civic related, general public related events signage is permitted. (For example, Food Truck, 4th of July Parade). Commercial and political advertising is not allowed. Ability to hang banners within the TMAD boundaries was incorporated into Talmadge's request/application to become a MAD. (Contained in Talmadge's master plan.) Waggoner and McLeod felt "disrespectful" to place banners on gate. Helmich to place on future agenda for discussion.

Action Items: Miramar not returning TMAD's phone calls regarding market rate proposal re sealing rock blanket at splitter islands. Under these circumstances Crago reports we can seek bids from City approved vendors. Crago will reach out to Aztec. Any quote under \$25K doesn't require two quotes. Best business practice suggests at least two bids. Swanson moved for Crago to formally seek bid from Aztec and research another City approved vendor from which to solicit a bid. McGann seconded the motion. Unanimous approval. Sealing rock blanket might need to be delayed until Miramar finishes its punch list. Helmich to confirm rock blanket is not on punch list. No word regarding additional signage at Traffic Circle. Helmich to reach out to City Engineer regarding status. Motion approved. McLeod and Waggoner opposed.

TMAD Sub- Committee Reports: None

- a. **Roads and Walks/Master Plan:**
- b. **Capital Projects:**
- c. **Communications:**
- d. **Beautification & Trees:**
- e. **ByLaws and Membership**
- f. **Budget Forecast**

Helmich adjourned the meeting at 8:24 pm.