

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – June 28, 2022 meeting
Call to order: 6:33 PM Adjourn: 8:36 PM
Virtual Zoom Meeting

Board members present: Helmich, Swanson, Sanders, Royal, Lindahl, Clark, Smith (left @ 7:45pm), McLeod (left @ 8pm) and Flores (arrived @ 8pm)

Board members absent: McGann

Community members present:

Agenda: Amended agenda unanimously adopted. Add one potential action item: additional FY23 funding to repair gate on Estrella Ave that was damaged during windstorm. There are 2 potential action items. The other potential action item being landscaping at the 51st/Madison/Contour project.

April 2022 Minutes: Unanimously approved with clarification and corrections (typos).
Note: There was no May 2022 meeting.

Treasurer’s Report/Finance: Bank account balance projected to be \$3,421.90. Expect to receive statement next week. Received \$100 donation from law firm. Expect BOD insurance and PO Box bills within the next few months.

Non Agenda Public Comment: None

Community Forum/Open Discussion/ (Non Agenda): 2 information items:

City of San Diego Transportation Department: Helmich read portions of letter dated April 29th 2022 from City Horticulturalist John Ide. The letter addresses the camphor trees on Euclid Ave between Monroe and Madison. “The public right-of-way on the 4500 block of Euclid Avenue extends 14 feet towards the property from the edge of the curb. Trees within the City’s Right-of-Way are considered City Trees and in most cases are maintained by the City’s Transportation Department.”

Park & Recs: District Manager Loren Boerboom. Helmich presented letter from Mr. Boerboom from Park & Rec. Board members were e-mailed a copy of the letter. Loren spoke with a representative from the City attorney’s office. The City does not give legal guidance to outside community groups. The letter refers to various sections of the municipal code. This letter was in response regarding attachments to TMAD fixtures. (Signs and banners attached to gates and candlestick streetlights). Discussion ensued of municipal code, signage, banners and time limits for posting items etc.

City of San Diego Representative’s Report:

Elvis Martinez Parks & Rec: Working on fiscal Year End paperwork. Working to get POs released: Repair for Estrella gate and candlestick street light painting. Aztec Landscaping removed dead roses from Traffic Circle. Some graffiti on Traffic Circle bench needs to be removed. (Aztec to do this.) Hoover trees continue to do well. Gibson Lighting has

completed restoration of lantern atop Estrella gate. Lantern cost \$3,800 to repair. Pictures of restored/fixed lantern were provided. Estimate to straighten metal scroll atop Estrella gate \$9,150. (Vendor is Express Ironworks). Budget line item to repair gate is only \$5K. Consequently, funds must be moved from another budget line item. Lindahl thought cost to straighten out scroll atop gate was excessive. Royal mentioned that the metal scroll should be re-galvanized (to prevent rusting). Swanson motioned to move \$10K from Alley Lights budget line item to Gate Repair/Maintenance. Clark seconded motion. Helmich, Swanson, Clark, Sanders, Royal, McLeod & Lindahl voted yes. Smith & Flores were absent for vote.

Checked streetlights for outages. Only 4592 Altadena Ave was out. Martinez reported outage over 1 month ago. Stafford Awning completed painting the 10 candlestick streetlights identified for work. Pictures of work in process and final results were provided. Vendor had to strip paint down before repainting. West Coast Arborist is backlogged and is unable to plant any trees this close to the end of fiscal year. Awaiting list from arborist of City trees West Coast Arborist is responsible for trimming. West Coast is supposed to be done by the end of July 2022.

Council President Sean Elo Rivera Rep: Francisco Peralta Vargas: Mentioned highlights of FY23 City Budget. Among proposed city capital projects are storm drain pipe replacement along Highland and Monroe Avenues. Pedestrian beacons along ECB @ Altadena and 50th St. \$1.6M allocated to fund City energy independence fund. New staffing for Climate Action and Equity (Social Justice etc.). Additional \$400K for weed abatement. Additional \$300K for graffiti abatement. More funding for street sweeping. Increase (homeless) shelter capacity. More code enforcement. Funding for Aldine Drive storm water study. Once study is completed hopefully recommendations may be made to remedy flooding.

Give Francisco a Heads Up for situations like SDGE digging up newly paved roadway. This fiasco will get escalated to Mayor Office. Disagreement as to whether several gas leak repairs in Talmadge were emergencies. Clark reported major SDGE gas work (digging etc.) being done on Miracle Dr. during this TMAD meeting. 4600 block of Estrella (@ Adams) and 4700 block of Lucille Dr. (between the entrance and exit of Caroline Dr.) are marked for digging. Helmich left voicemails with Bill Harris of Transportation. He asked Francisco to follow up with him. Sanders reported that SDGE rep stated gas leaks common in older neighbors after major work like road repaving. New pavement not adhering. Trash trucks seem to dig up newly laid asphalt. Will this cause premature wear? Was the asphalt properly applied?

Mayor Gloria's Representative: Ms. Lucero Maganda has been named as the new representative from Mayor Todd Gloria's office. She replaces Stephanie Estrada who has transitioned to new position.

Two Potential Action Items: (1) Estrella Gate repair covered under Park & Rec's Representative Report. (2) Discussion of landscaping area in 51st/Madison/Contour intersection. Most of ground area will be filled in with rock blanket. However, there are two small areas of dirt that could contain landscaping. After a lengthy discussion Flores motioned, and Clark seconded to have Project Manager Nazie Mansury pursue a rock blanket bid cost for the small areas. \$14,250 was a preliminary bid that Board members thought was quite excessive. Flores, Clark, Helmich and Swanson voted to pursue a rock blanket. Royal,

Lindhahl and Sanders voted no. The motion to pursue a rock blanket without committing to a cost carried. Next step is for PM Mansury to seek more bids.

TMAD Sub- Committee Reports: None.

Agenda Item Topics for Next Meeting: Follow up on Estrella gate repair and 51st/Madison/Contour projects, FY23 Capital Projects, Review TMAD master plan, Signage @ Traffic Circle.

Helmich adjourned the meeting at 8:36 pm.