

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – July 27, 2021 meeting

Call to order: 6:33 PM

Adjourn: 8:23 PM

Virtual Zoom Meeting

Board members present: Helmich, Swanson, Royal, McLeod, Flores, Waggoner, Smith, Lindahl and Sanders

Board members absent: McGann

Community members present: Ralph Teyssier, Norma Clark, Paul [*surname unavailable*]

Agenda: Pull action item: Additional purchase of decorative signposts since (cost/quote) numbers have not come in yet. Will discuss as information item. Amended agenda is adopted.

Minutes: Adopted unanimously with corrections/typos after discussion regarding Lindahl's comments. (That the plurality of the Board, if not the entire Board, fervently agreed with his statements.)

Treasurer's Report/Finance: TCA bank account balance stands "a little over \$1,047". Submitted all 5 necessary documents to the State required for registration as a 501(c)(3) organization. Two items must be mailed via certified mail. (done today). TCA is in complete compliance. Discussion about open PO from previous fiscal year and how it impacts encumbrances and pre-encumbrances and our balances.

Community Forum/Open Discussion/ (Non Agenda): Teyssier: Proposed the possibility of Talmadge signage similar to University Heights – North Park Historic Neighborhood sign on Texas St at Camino Del Rio South. Mentioned Burlingame placards as another possibility. Clark pointed out Talmadge formed in 1925 – approaching its 100-year anniversary. Discussion of appropriate signage/identification in neighborhood ensued.

City of San Diego Representative's Report:

John Crago Parks & Rec: Aztec dead heading rose bushes and fertilizing. They need to do better job clearing debris from gutter around Traffic Circle & medians. Met with two different contractors (Acacia and Aztec) regarding rock blanket in Traffic Circle splitter islands. Neither wanted to take on rock blanket project given current condition of them (substandard work). Wait and see what happens with Miramar General Engineering. Gate on West side of Euclid damaged at top. Looks as if a truck hit it. Gate on West side of 48th St. is also damaged. The two curls on the bottom are bent outward. Crago reluctant to bend the curls back into place, as they might break in the process. Consequently, opening PO with Vortex to repair gates. No new street light outages detected. Traffic Engineer still insistent on painting bulb out curbs on Adams red. Traffic Engineer did not like reflectors or reflective paint. Senior Traffic Engineer is Joseph Jimenez; Helmich may reach out to him to discuss.

Lindhahl reported Historic Gate on South side of Monroe between 49th Street and Winona has graffiti on top right-hand side. Questioned whether parking space by Euclid & Monroe west-side Gate (by the Roger Utt red house) could be eliminated. In addition, paint curb red and draw line to guide traffic away from gate. Concerned gate could become damaged like gate on other side of Euclid.

Julio Garcia Council member Sean Elo-Rivera's Rep: This Thursday a virtual forum on ADUs will be held. There will be two presentations on ADUs from: Neighbors for A Better San Diego and the ADU Coalition. Councilmembers Elo-Rivera and Joe LaCava as well as representative from Toni Atkins' office expected to attend. Q&A follows. Community Office hours are expected to return this fall. Expect to rotate amongst neighborhoods. Mayor's Office reviewing how MADs, BIDs, etc. may apportion assessments for ADUs. Mayor's Office now owns ADU "project". They will research and vet various issues/concerns such as: tree canopy, restricting number of ADUs a developer could acquire in a neighborhood, parking permits per parcel.

Lindhahl asked Garcia if Councilmember Elo-Rivera had read *Voice of San Diego's* recent article about neighborhood character. Garcia didn't know if Councilmember Elo-Rivera saw article. Garcia asked for link so he could read and present to the councilmember. Lindahl felt *Voice of San Diego* story was misleading and that Toni Atkins' Facebook post (depicting cute little bungalow versus 2 story monstrosities with no setbacks) was misrepresentative. Sanders agreed with Lindahl's comments. Suggested Garcia and Councilmember Elo-Rivera review the *Voice of San Diego* article and Toni Atkins' Facebook post. Royal mentioned how houses in neighborhood can be shaded by tall-story structures built next door. Once tall neighboring structures are built, sunshine in yards and on adjoining properties is forever lost.

Teyssier had questions/suggestions regarding the particulars for community office hours. Community needs access to its councilmember and councilmember's staff, especially in light in all of what is going on in Talmadge. Minimum of monthly direct access of constituents to their councilmember is required. Teyssier followed up regarding Garcia's prior promise to provide the District 9 Councilmember's Office "core values" statement/dossier. Teyssier had requested documentation. Garcia said "Housing as a Human Right" resolution for City Council was forthcoming shortly. That would be part of Councilmember Elo-Rivera's "core values" document.

Royal mentioned some areas, such as Allied Gardens and Tierrasanta, do not physically lend themselves to ADUs, and due to Talmadge's land lot layouts this community and others like it take brunt of San Diego's allowed ADU development. Several Board Members voiced their concerns that Councilmember Elo-Rivera's expressed views do not reflect the feelings and beliefs of his District 9 constituents. Several Board members shared their frustration with Councilmember Elo-Rivera's positions and performance to date.

Helmich read Mayor Gloria's Representative Stephanie Estrada prepared written statement.

Abundant praise, gratitude, thanks and well wishes were shared for Kelly Waggonner in recognition of her many years of service on the TMAD Board and her community activism, as

she and family move outside the District and into Kensington. This was Kelly's last meeting as a TMAD Board Member. Kelly gave an inspiring talk – "onward and upward. Stay the course. Leave a place better than you found it." 20 years of working with people equally passionate about their homes and community. Her support, leadership, Patrol work, TCC involvement, hard work and advocacy will be missed.

Information Items:

(1) Adams Ave/Splitter Islands: Helmich met virtually with City Engineer and Director of Engineering and Capital Projects James Nagelvoort June 25th to discuss rock blanket situation with Miramar. Brainstorming to find a way to move forward. Low key, friendly conversation. MacLeod voiced frustration with process. Seems City decisions are made regardless of community input/comment. Flores suggested perhaps escalating to Councilmember to end stalemate. It was requested to Council District 9 representative Julio Garcia that Councilmember Elo-Rivera advocate on our behalf.

On July 9th received letter from design engineer Dan Nutter (signed by different City engineer) stating video analysis of traffic at Circle has been completed and that the City has decided to install additional traffic signs at the traffic circle splitter island project. Helmich had issues with flawed methodology of data collection, and that any conclusions made from flawed data are necessarily flawed also. Nutter was resistant to any discussion on that point. The City reported the data collected showed motorists didn't do a good job of yielding to pedestrians. Pedestrians didn't do a good job of looking both ways before walking into street. City based its decision for additional signs based upon this data. It was reported there is presently internal disagreement at the City as to the number additional signs. Could be as many as 18. Could be more; project Resident Engineer Michael Miller was not at liberty to comment further. More information should be forthcoming.

Royal commented that in private practice engineers must sign off on any reports with his/her license number and stamp. Otherwise, it is not an official document; it is merely a "pamphlet." Perhaps City does things differently. Helmich to inquire.

Lindahl commented that splitter island project had specifications including signage. This was like a contract – a legally binding contract. Now that Dan Nutter's employment by the City of San Diego has ended, signage is being re-evaluated. It's like changing the rules of the game midway through playing the game.

Teyssier voiced his disapproval. Questioned specific code being applied to Traffic Circle conditions. A highway document is being used by City engineers to determine signage at Traffic Circle. Code quoted by City pertains to higher traffic volume. City couldn't explain to Teyssier's satisfaction. TMAD and the community don't seem to be included ("enrolled") in this process. What document/study states that more signage means more safety? Will City pay for more decorative signposts if additional signage is required?

(2) Madison/Contour/51st St. Project Manager Nazie Mansury said project is on schedule. On July 16th City sent intended contractor Limited Notice to Proceed. This "warm up" proceeds the official Notice to Proceed. At that point, an on-site construction meeting will be held.

Construction expected to begin at end of August. Project expected to take 191 working days – That puts completion at the beginning of June 2022. City will notify residents of construction via US Mail within the next few days. This will be followed later with the contractor placing door hanger notices at each residence in the planned project area. Currently, do not know specifically where contractor will begin water main project. If the project starts near Madison/Contour/51st St, our project will get completed sooner rather than later.

Action Items: Authorize anti-graffiti coating at Traffic Circle: Coating on flat/horizon surfaces has worn off. Currently very difficult (if not impossible) to remove graffiti. Waggoner confirmed that item is budgeted. Helmich moved to update anti-graffiti coating at Traffic Circle. Flores seconded motion. Unanimously passed.

TMAD Sub- Committee Reports:

Beautification & Trees (including art components): Lindahl: subcommittee (Jayna McLeod, Norma Clark, Debbie Sanders, Martin Flores, Fred Lindahl) developed a map to mark off where decorative street signs and posts would be placed. Subcommittee is using this map to aid in rollout of future projects. Subcommittee may make a presentation and recommendation to Board to authorize a budget. The District's recognized Historic Corridor is expected to be a first installation phase.

Helmich adjourned the meeting at 8:23 pm.