

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT  
TALMADGE COMMUNITY ASSOCIATION**



**BOARD MEETING MINUTES** – September 28, 2021 meeting

Call to order: 6:32 PM

Adjourn: 8:30 PM

Virtual Zoom Meeting

**Board members present:** Helmich, Swanson, Royal, McLeod, McGann and Lindahl.

**Board members absent:** Flores, Smith and Sanders.

**Community members present:** Ralph Teyssier, Norma Clark

**Agenda:** Agenda adopted as is after various attempts. 5 in favor, 0 opposed, 1 no vote

**Minutes:** No changes. July 2021 Minutes approved 5 in favor, 0 opposed. Swanson abstains.

**Treasurer's Report/Finance:** Talmadge Community Association bank account balance is \$1,265.90. Just paid board of directors' insurance. Revenue collections doing well. Two more payments remain due.

**Community Forum/Open Discussion/ (Non-Agenda):** None.

**City of San Diego Representative's Report:**

**Elvis Martinez Parks & Rec:** New Ground Maintenance Manger introduced himself – summarized his background. Martinez request replanting of shrubs that didn't make it through the summer. Aztec proposal to apply anti-graffiti coat to Traffic Circle \$4,791. Martinez thought proposal was high; consequently, will seek another proposal from different vendor. Teyssier agreed and thought we should get a detailed breakdown (by line item) from Aztec. Crepe myrtles and palm trees expected to be trimmed in the next month or two. Requested proposal to replace/repair reflective strips on bulb outs by Traffic Circle. Hoover are doing trees ok. Vortex Industries to repair historic gates. Gates on 48<sup>th</sup> St & Monroe – SW corner and gates on Euclid & Monroe SW side are scheduled to be repaired Monday, October 4<sup>th</sup>. Traffic & Engineering to evaluate red curb before Euclid & Monroe SW gate. Martinez to report back when evaluation complete. Lights at 4526 & 4580 Euclid are still out. Light at Traffic Circle is out too. Helmich commented on the safety aspects of light outages and the lengthy response time for repair. Lengthy discussion regarding lights and City services ensued. Teyssier, Royal, Lindahl and McLeod commented on lighting issue. Garcia commented that there are not enough electricians. Some parts of city now take 6 to 9 months to fix. Sean Elo-Rivera commented that City is understaffed and has high turnover. Elo-Rivera remarked that in his view, City depends too heavily on MADs and special districts for revenue. People should not have to pay extra for core city services. Finial at 51<sup>st</sup> & Collier is still incorrect. Pole at 47<sup>th</sup> & Monroe is still incorrect. Martinez reached out to lighting supervisor for update. Escalate.

Royal had questions regarding landscaping and tree trimming services expenses and encumbrances. Royal also had questions about water usage. Martinez had reached out to City Budget Analyst regarding landscape charges. He is awaiting response. Martinez to inquire about water usage. Lindahl briefed Martinez that previous landscapers had filled up their

water trucks using TMAD water meter. Martinez to investigate if present landscaper is doing this as well.

**Council member Sean Elo-Rivera Rep Julio Garcia:** Committees and calendars getting posted to City website. Get It Done App connected to nonprofit People Assisting the Homeless (PATH; a partnership that brings various services focused to support the homeless under one roof). Homeless related items logged into Get It Done will include routing to PATH. This is more efficient and beneficial to all.

**Council member Sean Elo-Rivera:** Close to announcing in person meetings with Councilmember Elo-Rivera. Scheduling conflicts have been challenging. Trying to have a consistent meeting time and place etc. Awaiting response from Mayor's office and various city departments regarding ADU code. Eventually hope to update Land Development Code. Helmich voiced his appreciation that Garcia promptly brought ADUs current exemption from MAD assessments to attention of Elo-Rivera and Mayor's office. Helmich frustrated that Get It Done takes 45 to 60 days to respond to 72-hour parking violation. McLeod acknowledged and thanked Elo-Rivera for addressing ADU issues. Elo-Rivera stated he is sifting through various ADU information and trying to sort it all out.

**Mayor Gloria's Representative Stephanie Estrada:** No report.

Board Elections. 7 seats open for October election. Nominees are: Jayna McLeod, Gustav Swanson, Norma Clark, John Royal, Katie McGann, Debbie Sanders and Howard Smith.

**Information Items: (1) Adams Ave/Splitter Islands/Traffic Circle:** Review aesthetics items installed in area to make sure that the aesthetics at the 51<sup>st</sup> & Contour project are comparable Traffic Circle area. Talked about mortar in rock blanket. City Engineer appalled at quality of work for rock blanket. Construction start date at 51<sup>st</sup> delayed. 69 ships queued at Long Beach. Clark mentioned rock blanket too high – over 1/8<sup>th</sup> not ADA compliant. Need to follow up on this. Discussion ensued. Miramar Engineering communicating with City again. Michael Miller – possibly sealing rock blanket. Orange dots painted where decorative posts are going in rock blanket splitter islands. Miramar has all material on hand. 10 additional signs for pedestrian crossing.

Different professional opinions from different engineers regarding what color to paint footing at giraffe gates. One engineer suggested red paint. Another engineer suggested yellow paint and the use reflective strip on guide islands “curb”? Pops out are not connected to curb (due to cut out for storm water-drainage). So officially not curb – so cannot apply those rules. Considering it a “roadway obstacle”. Rubber reflective seems likely candidate. City will check site out at night... TBD... No guarantees on outcome.

**(2) Madison/Contour/51<sup>st</sup> St.** Project Manager Nazie Mansury said project on schedule. On July 16<sup>th</sup> City sent intended contractor limited letter with a 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 snail mail) within the next few days. This will be followed later with the contractor placing notification via door hangers on residents' front door. Currently, do not

know specifically where contractor will begin water main project. If the project starts near Madison/Contour/51<sup>st</sup> St, our project will get completed sooner rather than later.

**TMAD Sub- Committee Reports:**

**Beautification & Trees subcommittee (including Art components):** Lindahl presented map showing where “heritage posts” would be located along historic corridor (49<sup>th</sup> Street South of Traffic Circle to Monroe Ave. Then traverse west along Monroe Ave to 44<sup>th</sup> St). Approximately 52 lights. \$125,840 just for fixtures. \$2,420 for each post. Subcommittee seeking \$200K to start CIP to replace existing posts along historic corridor. Other fees such as installation and fees will raise the final cost of the project. Discussion ensued regarding assumptions that led to cost estimates. Estimate based Traffic Circle and Adams Ave Splitter Island project as well as 51<sup>st</sup> & Contour project (which has 3 decorative posts) data. Also questions regarding coating/finish of posts. How would they hold up against pet urine and the weather? Lindahl to follow up with project manager Nazie Mansury. Subcommittee moved to create CIP \$200K; Helmich seconded motion. Unanimous approval.

**Agenda Items for October 2021 Meeting:** Board Elections, Annual summary of TMAD activities as required by By-laws, FY23 Budget and assessment discussions, Reimburse Treasurer for payment of TCA liability insurance.

Helmich adjourned the meeting at 8:30 pm.