

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – October 26, 2021 meeting
Call to order: 6:32 PM Adjourn: 8:52 PM
Virtual Zoom Meeting

Board members present: Helmich, Swanson, Sanders, McLeod, McGann, Royal, Flores, (Smith 6:40pm) and Lindahl (6:45pm)

Board members absent: None.

Community members present: Norma Clark, David Moty

Agenda: Amended to include potential action item regarding Miramar’s proposal to seal rock blanket at 49th St and Traffic Circle splitter islands. Amended Agenda unanimously approved.

Minutes: No minutes for approval. To be approved at a later date.

Treasurer’s Report/Finance: Bank account “flush” with approximately \$1,500. Have received most revenue (for advertising on website) from FY21. Laura Pool invoicing and following up regarding laggard FY21 payments. Royale paid BOD insurance and PO Box out of pocket. Will seek reimbursement. He believes FY23 MAD will need a larger budget for tree trimming.

Board Election results: 16 ballots cast. Norma Clark, Katie McGann, Jayna McLeod, John Royal, Debbie Sanders, Howard Smith and Gustav Swanson were elected.

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

City of San Diego Representative’s Report:

SDPD Community Relations Officer Terry Hoskins: Thanks community for its involvement. City taking different approach to the Homeless. People Assisting the Homeless (PATH) rather than Alpha Project now to do outreach and build relationships with Homeless. There is still a shortage of bed space. Reports of homeless encampment go to PATH first. They 48 hours and up to 5 days to remediate. Afterwards, “Progressive enforcement action” will be taken “which could be a lot of things.” Explained difference between “Check the welfare” versus 911. The area of 50th St & El Cajon Blvd will be steam cleaned due to shigella outbreak.

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, sought another proposal from different vendor. Received bid from Stanford Sign & Awning for \$7,400. Waiting for date for West Coast Arborist to trim Palm trees, Crepe Myrtles. Hoover trees look ok. Received quote for 10 reflective strips at 49th St/Adams Ave bulb outs: \$454.56. Still must have a contractor install them. Historic gates SW sides of 48th St & Monroe and Euclid & Monroe were repaired October 19th. Have not received any update from City traffic engineer regarding painting curb red by historic gates on Euclid (by Roger Utt’s house). Gave update regarding street light outages.

Part needed to fix 4526 Euclid Ave streetlight. Cost to replace one streetlight bulb and ballast is \$622. One bid to repaint street lamppost and coat with anti-graffiti is \$2,500 (includes prevailing wage). Lindahl inquired about streetlight at 47th & Monroe. It is a 13ft lamppost which should be a 10ft post. The original 10ft post was struck by a vehicle several years ago. Incorrect lamppost (13ft tall) was installed in its place. This needs to be corrected, as the lamppost is a defined part of a recognized historical district. Access panels on non-original lampposts throughout the District are aluminum. Some are lying on the ground. The original historic streetlight lampposts are painted black. This includes the electrical access panels at the foot of the posts. Non-original streetlight lampposts have black dye within the marblite. They are not painted, and their coating has a dull sheen. The electrical access panels to these are not painted and must remain unpainted per the historic society. This is to distinguish original historic streetlights readily and obviously from non-original streetlights. \$20K has been budget this fiscal year to paint/touch up streetlight lampposts.

Councilmember Sean Elo-Rivera Rep Julio Garcia: Elo-Rivera's office coordinated with Afton Miller for Talmadge Dumpster Day which occurred on October 16. Neighbors disposed of four dumpsters' worth of large, bulky items. Event was a great success. Unfortunately, some people had to be turned away because all the dumpsters had been filled by approximately 11am. Hope is to make this an annual event. Update on councilmember office hours. Elo-Rivera has already had two Friday community office hours. Looking to schedule November office hours. Anyone looking to schedule a fifteen-minute one-on-one with the councilmember can reach out to Garcia to fill out the appropriate constituent online forms. Lindahl commented on adverse impacts projects like 49th Street and Euclid & Madison are having on the neighborhood. In addition, he was troubled by errors and misquotes in Elo-Rivera's letter stating developer fees and maintenance assessments are similar. They are fundamentally not similar. Developer fees are a one-time fee charged at the discretion of the City whereas maintenance assessments are voter-approved and paid in perpetuity. Swanson to provide pictures of 49th Street project.

Mayor Gloria's Representative Stephanie Estrada: Mayor released FY22 grant report; \$140M was awarded – including water reliability, economic development, emergency response preparedness, homeless services, roadway repair and public safety response. Awarded ten more grants over last year that translated into \$56M additional funding over FY21. Mayor proposed \$5M legal aid fund for San Diegan struggling to pay rent. Mayor signed legislation to ban ghost guns in San Diego, made effective October 23rd, which will prohibit possession, sale, purchase, and transportation of non-serial-numbered guns. Mayor traveled to Washington, DC for housing and homeless advocacy. Also discussed infrastructure resulting from President Biden's Build Back Legislation. Mayor's team looking into some ADU questions posed by Talmadge residents. Some of the questions and issues are quite complex. They hope to respond shortly.

Lindahl commented on adverse impacts projects like 49th Street and Euclid & Madison are having on the neighborhood to Estrada. Mentioned Mayor Gloria's historical ties to Talmadge (city council member) and how he had voiced his opposition to Huffman Six-Packs (at the time). Gloria's position now seems contrary to his previous position. Talmadge feels betrayed. Swanson and Smith echoed Lindahl's comments. Clark commented on misrepresentation of City's rosy depiction of an ADU with the reality – the entire aesthetic loss of tree canopy, lack of

privacy, minimal to no setbacks. Very poorly thought out considering how we are told to cut back on everything – water usage, electricity usage etc. yet these ADU projects tax the existing infrastructure. Moty showed 2008 Gloria campaign flyer. He echoed fellow Talmadge residents' disappointment in Gloria's policy change. Sanders echoed sentiment that ADU issues must be resolved. Neighbors are upset and frustrated. They have voiced their concerns/objections many times and will not go away quietly.

Helmich suggested January 18th as a date for Mayor Gloria to meet the community.

Information Items: Report of TMAD activities for the past year as are required by TMAD by-laws. 49th St and Adams Ave splitter islands project including the installation rock blanket and decorative signposts. Design finalization work for 51st & Contour project to be piggy backed off water main replacement project. Preliminary work on community related art project. Replaced/repairs damaged streetlight lamp posts or historic gates. Allocated funds for future decorative signposts. Smith suggested distributing one page flyer containing a summarization. Lindahl suggested adding TMAD responsible for ongoing maintenance of Traffic Circle. Point out it is not the City of San Diego maintaining the landscaped Traffic Circle, but Talmadge homeowners. Sanders echoed her support for the one-page flyer. McLeod volunteered to assist Helmich. Due to the inability of TMAD to use TMAD funds for mailers, Afton Miller has been helpful to distribute flyers in the past on the back of SoldOnAfton real estate materials. Flores suggested distributing a flyer during a food truck event.

(1) Adams Ave/Splitter Islands/Traffic Circle: Miramar has contractor that will start installing the ten additional decorative signposts November 2nd. Helmich reported Miramar proposal to seal rock blankets at 49th St. splitter islands. Crystal shine sealer (semi-gloss) \$9,959.22 Natural look sealer (satin or flat) \$8,238.22. Clark mentioned neighbor complained on Nextdoor that kids were taking rocks out of rock blanket and throwing the rocks into her backyard. Smith stated rocks should be securely in place before any sealer is applied. Helmich mentioned that there is a one-year warranty. Miramar would be responsible for replacing any missing rocks. Flores mentioned that some decorative signposts will be going in the splitter islands. McLeod pointed out that she had previously mentioned several rocks were loose. Helmich to follow up with Michael Miller and the City. Miramar's responsibility to ensure rocks are secure. At the time McLeod volunteered to flag the loose rocks. Signs must be put in first before any rocks are re-cemented or sealer is applied. Swanson suggested that installation of decorative signs be and re-securing of any loose rocks precede application of sealer. Consensus to go with natural (flat/satin finish) sheen. Overall appearance of coming rock blanket as part of the Madison/Contour/51st project should be consistent with what appears at the circle.

Helmich spoke with traffic engineer Joe Jimenez. Jimenez drove out at night to assess situation of bulb outs underneath the giraffe gates. Jimenez recommends not painting the curb and only changing the reflective strip. Martinez gave bid of \$454.56 for ten rubber strips with reflective material. This does not include installation. Helmich asked Martinez if this was covered under a budgeted item. Martinez to research.

(2) Madison/Contour/51st St. – Construction start date was previously delayed. Now there is no set start date. Helmich to investigate.

TMAD Sub- Committee Reports:

Beautification & Trees subcommittee (including Art components): Lindahl waiting for information from Helmich. Lindahl reached out to Nazie Mansury. She has not responded.

Budget Forecast Committee: Moty will update budget forecast worksheet once he gets actuals and financials from Martinez.

Agenda Items for November 2021 Meeting: Board Officer Appointments, Rock blanket proposal. Annual summary of TMAD activities as required by By-laws, FY23 Budget and assessment discussions, Reimburse Treasurer Royal for payment of TCA liability insurance and PO Box rental.

Helmich adjourned the meeting at 8:52 pm.