

TALMADGE MAINTENANCE ASSESSMENT DISTRICT NEWSLETTER

October, 2016

Updates on Historic Gate Restoration

Restoration to the decorative wrought iron gates that have graced the entryway into the Talmadge neighborhood for almost 90 years, recently began. The goal is to turn back the clock and repair the gates to their original condition. Funding for the project was provided from TMAD assessment dollars and the City of San Diego. The contract was awarded to Ramona Paving, Inc.

In 2000, the Historic Resources Board conferred an historic designation on the Talmadge Gates. Due to the historic designation, the project involves the following steps: remove the gates, inspect for structural integrity, remove/replace deteriorating elements, upgrade electrical components, galvanize, paint, install new elements/ fixtures, prepare original site with new footings, install refurbished gates, and replace surrounding sidewalks. Additionally, the three gates at the traffic circle were removed for repairs and repainting.



The project requires monitoring by a Historical Resources Board staff person as well as a preservation architect. Completion of the project is expected in early 2017.

Talmadge Gates at Adams and 49th looking west c.1925



How Does TMAD Work?



The citizen advisory committee working with the City for the Talmadge Maintenance Assessment District (TMAD) is an elected Board of Directors and subcommittee volunteers from within the Talmadge Maintenance Assessment District and operating under the TMAD By-Laws.

If you are the owner of property located within the district boundary, then a TMAD assessment appears on your parcel's property tax bill. Since 1999, TMAD's efforts have been funded by the tax assessments as well as city and county grants. The money collected in the district

is required to be spent in Talmadge under the guidelines of a [Master Plan](#) developed with input from the community.

To date, projects have included the creation and maintenance of the traffic circle at 49th & Adams, installation of 250 new street lights, rehabilitation of all Talmadge historic street lights, and now the restoration of the historic gates. Every year, funds are accrued for future Capital Improvement projects currently being considered.

Fiscal Year 2016 – Operational Budget

Preliminary figures for the year-end Fiscal Year 2016 budget (July 1, 2015 through June 30, 2016):

TMAD Income (Assessments; gas tax contributions; interest): \$163,004.76

Annual Operational Expenses: \$71,860.74

Net Balance for Fiscal Year 2016: \$91,144.02

The Fiscal Year 2017 budget submitted in December 2015 is on track to generate similar net revenues through fiscal year 2017.

Upcoming TMAD Meetings:

October 25, 2016—Elections
November 29, 2016—Budget Mtg
January 24, 2017
February 28, 2017
March 28, 2017
April 25, 2017
May 23, 2017
June 27, 2017
July 25, 2017
September 26, 2017

Stay Connected!

Agendas for upcoming TMAD meetings, meeting minutes, by-laws, annual budget and the current Talmadge Master Plan can all be found at www.Talmadge.org. We also recommend that you join the Talmadge Google Group for additional communications. www.talmadge.org/connect/subscribe-to-talmadge-google-group-email/

2016 TMAD Meetings and Elections

The TMAD Board meets monthly on the 4th Tuesday of each month (except August and December). Meetings are held at the Copley–Price YMCA at 4300 El Cajon Blvd, at 6:30pm in the first floor community room. Agendas and Minutes are posted to Talmadge.org and we would love to have you join us!

Six board positions will be up for election this fall at the October meeting. Please support these volunteers by attending the meeting and voting. To vote, you must own property within the TMAD boundaries and bring proof of ownership (i.e.: property tax bill). Only one vote may be cast per property.

TMAD Board Candidates—Election on October 25th, 2016

Below is a list of your neighbors who seek election for a position on the TMAD Board. To read their short information statements, click on this link [Candidate Information](#)

Erik Judson*

Fred Lindahl*

Joseph Mizzi

Norma Clark

Martin Flores*

Ryan McCabe



**Incumbents*

To be eligible, a candidate must be present for 2 meetings in the prior 12 months.

***Indicates incumbent up for re-election**

Current TMAD Board of Directors:

Chair—Kelly Waggoner
tmadchair@talmadge.org

Vice Chair—Martin Flores
tmadvicechair@talmadge.org

Secretary—Fred Lindahl
tmadsecretary@talmadge.org

Treasurer—Robin Baker
tmadtreasurer@talmadge.org

Erik Judson
Gustav Swanson
Howard Smith
John Royal
Patrick Bingham
Rich Rechif
Rudy Heilig
Steve Cast

We are unable to use TMAD funds to print and mail newsletters. If you, or one of your neighbors, would like a printed copy of the newsletter, please contact Fred Lindahl at tmadsecretary@talmadge.org

Roads and Walks Feasibility Study

In an effort to address ongoing traffic safety and walkability issues identified by the community and addressed in the TMAD Master Plan, the Roads and Walks Committee and KTU+A, a planning and design firm, presented results of a [feasibility study](#) for improvements to the following intersections:

- (1) Miracle/Euclid/Adams
- (2) 49th/Lucille
- (3) Madison/51st /Contour.

More than 60 people attended the May meeting where there was a detailed Q&A session and an opportunity for neighbors to provide feedback. While this was a very early step in the approval process, some significant concerns were raised regarding the design concepts for the intersections at Miracle/Adams and 49th/Lucille. Following the Board Meeting the committee spent the next several months meeting with neighbors to address their design concerns and explore alternate

concepts. In collaboration with the adjacent neighbors, the below alternative plan was developed for the Miracle/Adams intersection.

Although no design alternative has been developed for the 49th/Lucille intersection due to the general support of the current design by the adjacent neighbors, we will include specific constructive comments, made by neighbors who do not support the current design, along with our recommendation to the City.

The Roads and Walks Subcommittee will make recommendations to the TMAD Board at the October 25, 2016 meeting, to move forward design concepts for each site, for future review, analysis and cost estimating by the City of San Diego. Ultimately it is the city's decision on how the project is implemented. The public is encouraged to attend the October meeting where this will be an action item on the board agenda.

Talmadge Traffic Calming- Miracle Dr and Adams Ave Alternative



For more information, visit our page on www.talmadge.org

Roads and Walks Feasibility Study

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Preferred Plan for 49th & Lucille Drive



Preferred Plan for Madison & 51st