

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – October 25, 2016 meeting
Call to order: 6:43 PM Adjourn: 7:54 PM
Copley-Price Family YMCA – Community Room

Board members present: Kelly Waggonner, Martin Flores, Fred Lindahl, Erik Judson, Rudy Heilig, John Royal, Howard Smith, Gustav Swanson, Robin Baker, Rich Rechif & Steve Cast.

Board members absent: Patrick Bingham.

A quorum was present

Agenda: Waggonner asked if there were any objections or modifications to the agenda. Hearing none, the agenda was approved.

Minutes: September meeting minutes will be presented at November 29, 2016 meeting.

Treasurer's Report/Finance: Baker, Treasurer, submitted the TMAD Operating Fund report provided by the City and the Talmadge Community Association Bank of America statement (attached).

Waggonner wanted to thank the Talmadge Block Party for their \$1,100 donation to the Talmadge Community Association. Waggonner reported that the permanent printed insert signs were purchased in October from the TBP funds and monthly meetings noticing can now be displayed.

San Diego Mayor's Representative's Report:

No representative present for Mayor's report.

District 9 City Representatives/Business: Julio Rivera

City of San Diego Park and Recreation Department Report:

Tully read his October 25, 2016 Staff Report (attached).

Community Forum/Non-Agenda Public Comment:

Mr. Mark Daddario, requested if his property could be evaluated for parkway trees. Mr. Daddario also reported that the cameras installed at his property are working and recording traffic at 47th and Monroe.

Action Items:

Board Elections:

The following people were elected to the six (6) open board seats:

Mr. Erik Judson, Mr. Joseph Mizzi, Ms. Norma Clark, Mr. Martin Flores,

Mr. Ryan McCabe, and Mr. Fred Lindahl (received 2/3rds votes necessary due to term limits). Board interest statements attached.

Waggonner thanked outgoing board members Mr. Rudy Heilig and Ms. Robin Baker for their services to the board.

Roads & Walks/Master Plan:

Flores presented a summary of the subcommittee's recommended designs for the following three (3) intersections - Euclid/Adams/Miracle, 49th & Lucille, and 51st & Contour. (Attached).Public Comment for Euclid/Adams/Miracle:

Ms. Susan Medak: Will designs discourage loitering.

Mr. Ralph Teyssier: Why do we need to move forward.

Ms. Susan Medak: What exactly is the Board voting on.

Royal: Can the lanes at the Euclid/Adams/Miracle intersection be narrowed even more.

Ms. Susan Medak: Do these designs take into account the proposed design enhancements of El Cajon Blvd.

Judson: This design is a compilation of several meetings held with the property owners at this intersection

Public comment for 49th and Lucille:

Mr. Joseph Mizzi: The installation of bulb-outs would remove the bike lanes

Baker: Any feedback from the property owners.

Judson: The 4-5 adjacent property owners that attended the subcommittee meetings were very pleased with the designs.

Waggonner: Very positive comments from property owners that attended the subcommittee meetings

Mr. Steve Medak: Are these designs to improve safety concerns. Aesthetics.

Royal: People on Lila have respond to this design positive.

Mr. Joseph Mizzi: Residents drive very fast at through/around the curves at this intersection.

Public comment for 51st and Contour:

Waggonner: Every household we contacted at this intersection are in favor and Mr. Gary Pence, Senior Traffic Engineer with the City has reviewed this intersection and is supportive of this design.

Ms. Susan Medak: There is a storm ditch/dip at this intersection, will this be addressed.

Judson moved to submit to the City for review the preferred designs presented by the Roads and Walks Subcommittee for three (3) intersections - Euclid/Adams/Miracle, 49th & Lucille, and 51st & Contour with the following amendments:

- 1) Request that the City design the street lanes as narrow as possible to reduce speed as much as possible.
- 2) Designed to discourage loitering.
- 3) Landscaping that minimizes maintenance and/or is drought-tolerant.
- 4) City to receive the comment sheet submitted by the Roads and Walks Subcommittee Talmadge Traffic Calming Recommendations (attached).

Motion to approve by Judson and seconded by Swanson.
9/1/0 Motion was approved.

Mr. George Palermo wanted to thank Judson and Flores for all the time and effort they spent working on these alternative designs.

TMAD Sub Committee Reports:

Capital Projects:

Waggoner reported that she will confirm the amount (\$69,101.81) of the quote for the six planned pop-outs from Ramona Paving & Construction with Labib Qasem, City of San Diego. Lindahl reported that Iron Express and Gibson & Gibson have started the restoration process of gates and fixtures. Lindahl has been to both contractor's buildings and documented work.

Motion was made by Royal to adjourn the meeting – seconded by Heilig. Motion was approved unanimously. Meeting adjourned at approximately 7:54 p.m.

DR (CR)

DR (CR)

Operating expenses are directly initiated by MAD staff. All CIP transactions are initiated by the Engineering and Capital Projects Department.

Fund 200076									
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2017	FY 2017	FY 2017	FY 2017	FY 2018
				PRE-ENCUMBRANCE	ENCUMBRANCE	ENCUMBRANCE	BUDGET	AVAILABLE BUDGET	BUDGET
	ACTUAL	ACTUAL	ACTUAL	UNAUDITED	UNAUDITED	UNAUDITED	July 1 2016 to June 30 2017	July 1 2016 to June 30 2017	July 1 2017 to June 30 2018
District Expenditures									
Supplies									
Office Supplies									
Postage/Freight									
Chemicals									
Unclassified Materials & Supplies									
Lighting Fixtures									
Misc. Supplies - Spray Paint for Gates, Wall Repair Material, Postage etc.	(10.00)	932.87	2,155.00						
	(10.00)	932.87	2,155.00						
Subtotal									
Contract Services									
Construction/Contract Account GL 5120263-00678 Street Light Restoration									
Landscaping Services - Landcare Shop & Madison St.		75,000.00							
Landscaping Services - Landcare Shop & Madison St.		353.30							
Tree Trimming	8,412.82	7,600.20	21,007.83						
Electrical Services - Repair electrical outlets in Traffic Circle	2,458.00	4,960.00							
Feasibility Study for Traffic Calming District KTU-A (GL 512059)	1,000.00								
Miscellaneous Professional Services									
Hoover Tree Installation/Maintenance Project (concrete cut-outs, water, etc.)		2,678.00	21,912.00						
Other Unidentified Future CIP/Other Non-Personnel Expense (GL 512142)									
Signage									
Undistributed Budget GL 512117 - Fees, Permits									
Traffic Circle Graffiti Coating (Nature's Element), Priv Yr Costs (GL 512187)		1,500.00							
Subtotal	11,810.62	92,315.50	43,909.83						
Maintenance Assessment Charges									
Grounds Maintenance Manager/Contract Inspector	8,589.00	17,365.00	17,049.00						
Vehicle Assignment and Usage	585.00	1,166.00	1,220.00						
Special Districts Administration	4,493.00	2,269.00	2,969.00						
Subtotal	13,667.00	20,800.00	20,542.00						
Utilities									
Unallocated reserve - Utility cost exceeds pre-calculated budget amount									
Electrical Services, Special Street Lighting, Water, and Storm Drain	4,431.22	4,520.81	4,280.31						
	4,431.22	4,520.81	4,280.31						
Subtotal									
Confingency Reserve									
TOTAL DISTRICT EXPENDITURES	29,998.84	118,577.98	71,860.74						
District Revenues									
Property Taxes									
Special Assessments									
City Contribution (Real Estate Taxes)	(159,394.40)	(157,399.88)	(155,433.21)						
Charges for Current Services		(1,759.24)	(1,359.14)						
Interest on Pooled Investments									
Gas Tax Fund	(774.00)	(2,991.78)	(850.00)						
General Benefit Offset (2.4%)			(3,565.48)						
Transfers Between Dpts	(4,990.00)	(3,542.33)	(1,740.93)						
TOTAL DISTRICT REVENUES	(165,167.40)	(162,703.01)	(163,004.76)						
	(135,168.64)	(44,725.03)	(91,144.02)						

[1] Per J. Tully, the current Landscape maintenance contractor opted not to renew the final option period of their contract with the City. Our unit did a quote for landscape services with another landscape contractor. When the current landscape contractor completes the contract period, which is October 31, 2016, the contractor will receive the final payment. Essentially, we have two POs right now, so there would not be a lapse in service. Again we are tracking just fine with the landscaping budget.

Company Name: Talmadge Community Association
Period End: 9/30/2016

Bank Name: Bank of America
Bank Account: 0001 6602 2323

Adjust cash account in check register (Section 1)	
Balance per check register	3,322.89
<i>Adjustments to cash account (based on bank statement):</i>	
Add:	Bank interest
Subtract:	Bank charges
Adjusted cash account in check register	3,322.89
Adjust balance on bank statement (Section 2)	
Balance per bank statement	3,322.89
<i>Adjustments to bank statement balance (based on accounting records):</i>	
Add:	Deposits in transit
Subtract:	Checks issued, but have not cleared bank
Adjusted balance per bank statement	3,322.89
Compare adjusted balances (Section 3)	
Adjusted cash account in check register	3,322.89
Adjusted balance per bank statement	3,322.89
Difference	-
Reconciling items	
Item c - short description	
...	
...	
...	
Total reconciling items (= Difference)	-

Beginning Balance	3,329.89	
7/18/2016 Waggoner	500.00	Donor Letter Sent- Deposit to General Fund
7/26/2016 CK# 1053 CA Secretary of State	20.00	FY 16 Annual S1-100 Information Statement
8/8/2016 Johnathan Pool, CPA	250.00	Donor Letter Sent- Deposit to TalCom
8/8/2016 Afton Group, Inc.	250.00	Donor Letter Sent- Deposit to TalCom
8/29/2016 Cash	170.00	NO Donor Letter Sent- Deposit to General Fund
8/29/2016 CK #1054 AMS	1,407.00	Annual insurance premium: 9/5/16 to 9/5/17
9/12/2016 MBREC, Inc.	250.00	Donor Letter Sent- Deposit to TalCom

Ending Balance 3,322.89

<u>Restricted Fund Detail</u>	
TCA General	Balance at Sep 2016
TalCom	Balance at Sep 2016
	359.28
	2,963.61
	3,322.89

As per Robin Behm

ESTIMATED Annual TCA Expense 1,533.00 Includes annual insurance & PO box rent



**THE CITY OF SAN DIEGO
PARK AND RECREATION DEPARTMENT
TALMADGE MAINTENANCE ASSESSMENT DISTRICT
OCTOBER 25, 2016 STAFF REPORT**

Traffic Circle:

- The irrigation has been programmed to meet the mandatory drought restrictions. The Park and Recreation Department has been directed to cut eight percent (8.0 %) of its irrigation water use based on 2013 irrigation water use figures. The plant material is healthy and doing fine with the water reduction.
- On October 13, 2016, the landscaped areas were weeded and the general area was cleaned.

"Hoover" Trees:

- The Landscape Contractor is watering the twenty-seven newly planted trees behind Hoover High School once a week. If any additional watering is required, the City is performing that service. The trees appear to be doing fine and the crape myrtle trees, which are deciduous, are starting to lose their leaves.

CIP Historical Gate Restoration:

- The Historical Gate Restoration project has started. The Contractor, Iron Express, has started the restoration process, which will require metal repair, metal fabrication, sandblasting, galvanizing, and painting. Mr. Jerry Love, the owner of Iron Express, stated the work is proceeding smoothly and on schedule.

Other:

- **Sign Toppers:** The Mayor's Office is currently reviewing the sign topper issue. Mr. Mike Hansen, Director of Land Use and Environmental Policy, is the most knowledgeable person regarding the sign topper issue. He may be reached at (619) 533-3983.
- **House Side Shields For Talmadge:** The five glass globes with house side shields were installed on Wednesday, September 28, 2016 and on Friday September 30, 2016. The glass globes being replaced with globes with shields were used to replace broken globes and inconsistent globes in the District.
- **New Landscape Maintenance Contractor For The Talmadge MAD:** Due to the current landscape maintenance contractor, Landscape Logic, not wanting to renew their last option period on this contract with the City, the Talmadge MAD will have a new landscape maintenance contractor starting November 1, 2016. Aztec Landscaping Inc. will be the new contractor. Aztec Landscaping Inc. was chosen through the City Quote process. Aztec Landscaping has been in business for over thirty years, and they have their own Street Sweeper for servicing the Talmadge alleys. The quote period with Aztec Landscaping Inc. is for eight months, ending

June 30, 2017, and the overall regular maintenance cost to the district is \$60.19 a month lower. This cost savings was achieved by incorporating the Hoover Tree Project into the regular maintenance costs in the quote.

Respectfully submitted,

Johnny Tully
Grounds Maintenance Manager
(619) 685-1374
JTULLY@sandiego.gov

Erik Judson*

Erik has been a resident of Talmadge since 2003. He lives with his wife Erin, daughter Elliana, son Easton and dog Jake on Miracle Dr.

Erik is the co-owner of JMI Sports LLC, a fully integrated management and consulting firm that provides comprehensive services to the sports marketplace. His company has a highly successful track record managing large sports facility developments, including: PETCO Park, on behalf of the San Diego Padres; Goodyear Ballpark, for the Cleveland Indians and Cincinnati Reds; and Matthew Knight Arena, home of the Oregon Ducks. Prior to founding JMI Sports, Erik spent ten years with the San Diego Padres where he was the first hire dedicated solely to managing the design and development of PETCO Park. Erik has a Master of Business Administration from San Diego State University and a Bachelor of Arts in Economics from the University of California, San Diego.

If re-elected to the TMAD Board, Erik would continue to bring extensive development and management expertise with specific public/private partnership experience. He is extremely passionate about the preservation and improvement of our community and hopes to contribute to the advancement of our community's objectives.

Fred Lindahl*

Fred has lived in Talmadge for 20 years and is a San Diego native. He is the Development Director for Mountain Shadows Foundation, a non-profit organization providing services to over 300 individuals with intellectual disabilities throughout San Diego and Riverside counties. Fred has a Bachelor of Arts in Education from San Diego State University.

During his time on the TMAD Board, he has played an integral part in the installation of our new lights, and removal of lead paint from, and restoration of, our old lights. Fred has given his heart to his (admittedly) pet project, the historic designation and rehabilitation of our beautiful gates. He would like to see them put up again with all the care and consideration he can give to them. Fred believes they are truly special and hopes you do too.

In addition, he serves as the Chair of the City Heights Community Development Corporation, and as the Vice-Chair of the Kensington-Talmadge Planning Group. If re-elected to the TMAD Board, Fred will continue to work with enthusiasm and dedication to the enhancement of our neighborhood.

Joseph Mizzi

Joseph has lived on 49th St close to the roundabout since 1999 and saw that structure materialize when TMAD was first formed. He gets involved in issues that are important in our neighborhood and because of this, decided to run to become a member of the Board to be a useful contributor and treat the position with the seriousness and respect it deserves.

Joseph has an engineering background; a career spanning 25 years during which he was responsible for Quality Control or Manufacturing, sometimes both, in the aerospace industry here in San Diego. It was interesting and challenging work which he enjoyed, making mostly parts of engines that flew our military and civil aviation. This trained Joseph to get involved directly and solve problems or look for improvements, a mindset that he believes will be useful on the Board.

He loves living in Talmadge and moved here very deliberately after a thorough search of the various neighborhoods of San Diego. Our neighborhood has so many features that make it such a great area to

come home to and he doesn't intend to move. Joseph cares a lot about Talmadge and is very interested to see the neighborhood continually improve as it can and should, with the many good ideas and involvement of the community, and brought to fruition by the many wonderful, active and clever volunteers in leading roles. Joseph would be very happy to be involved more directly.

Norma Clark

Norma has owned and lived in Talmadge, first in the 1960's and again for the past 15 years in the home of her family who also lived in Talmadge for over 40 years. Recently retired as Associate Executive Director at the San Diego State University Research Foundation, she was responsible for all aspects of their real estate portfolio valued at \$100M. She has vast experience of all aspects of asset management, property development, urban planning, design, construction, landscape, property management, budgeting, permitting and working with local and state government officials.

Closer to home, Norma was the lead on renovating the properties and building the parking structure located at 4275 & 4283 El Cajon Blvd. and is familiar with the day-to-day issues of this area. Other past experience, history and education include: California General Contractor's license, State and National Professional Design Certifications, San Diego business owner, multiple board memberships, graduate of Herbert Hoover High School and SDSU.

Norma is passionate about preserving our unique and beautiful neighborhood and hopes, if selected, to engage in enhanced community outreach and be a value added to this Board.

Martin S. Flores*

Martin is the Director of Urban Design and Planning in all 8 offices at Rick Engineering Company. Rick Engineering Company is multi-disciplinary design firm that has been part of San Diego community for the past 56 years.

Martin designs and manages large and small-scale planning projects, master planning, mixed-used, infrastructure, river and urban park projects. He has extensive experience in public outreach especially with public realm improvements, civic buildings, park and neighborhood development. Martin is a graduate of Landscape Architecture at Cal Poly San Luis Obispo, Master of Urban Design from San Jose State and recognized professionally and nationally as an experienced urban planner and landscape architect. His professional experience in infrastructure, public realm, and neighborhood improvements has helped him as the Roads and Walks Committee Chairman and Vice-Chair of the Board and has provided him with an opportunity to give back to the neighborhood and community.

Ryan McCabe

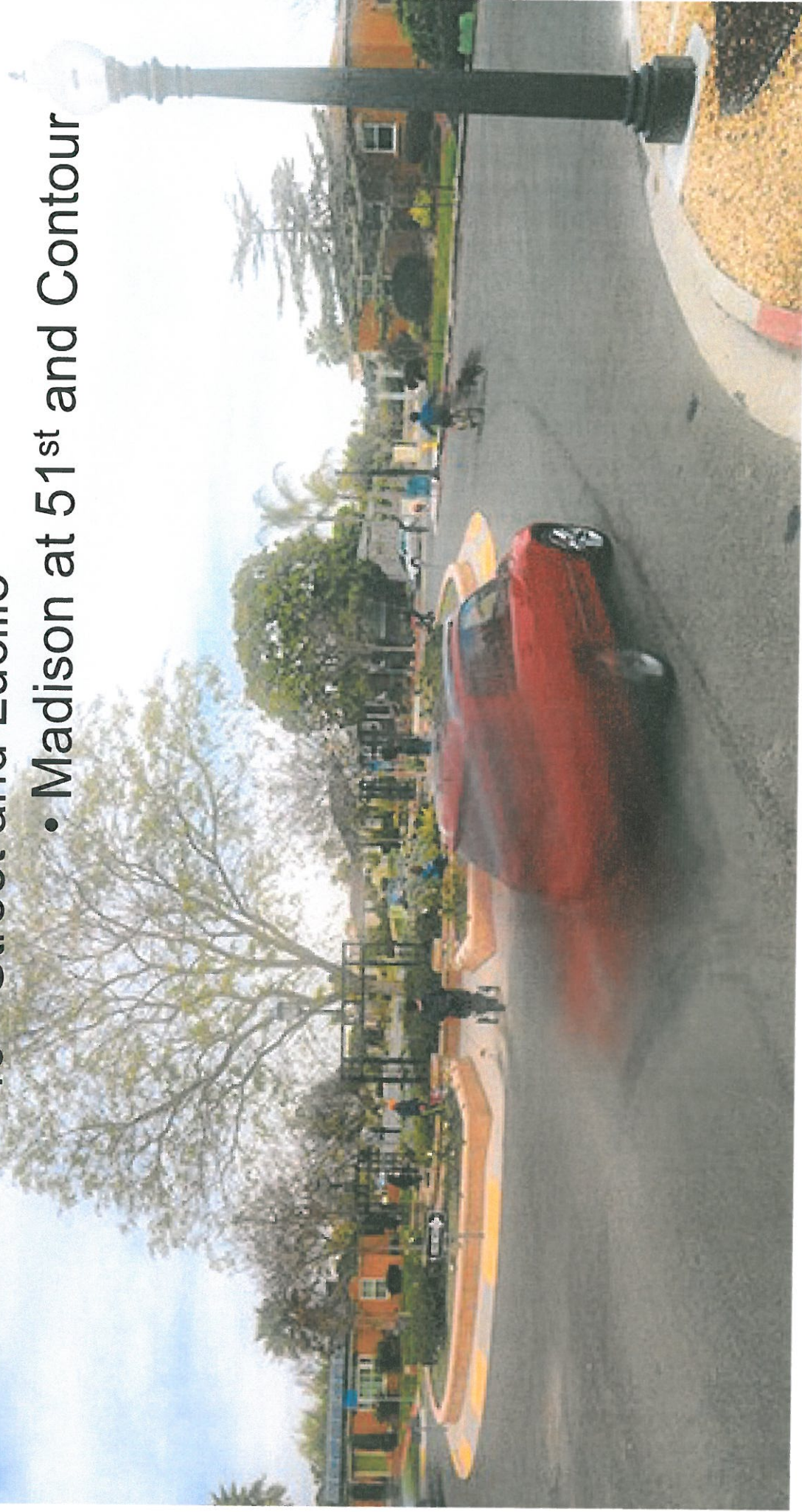
Ryan is 2-year resident of Talmadge, living in West Talmadge, adjacent to Hoover High on Highland and Monroe. He became interested in the TMAD after attending meetings pertinent to the gate restoration project. Ryan is commercial diver by trade currently working in commercial marine construction. Professional work history includes contracting work with DOT departments, the military as well as other private and government organizations. Prior to that, he worked as an IT professional.

He would like to contribute to the continued improvement of the neighborhood, and the TMAD looks like a good opportunity to achieve that goal.

**Incumbent*

Talmadge Traffic Calming Feasibility Study

- Euclid at Adams and Miracle
 - 49th Street and Lucille
 - Madison at 51st and Contour



Talmadge Traffic Calming Feasibility Study

Agenda

- Project Background
 - Issues to Resolve
 - Preferred Solutions
 - Approval



Suggested High Priority Intersections

Talmadge Traffic Calming Feasibility Study

SUMMARY OF INITIAL INPUT

Highest*	High**	Moderate	Low	None
IMPROVEMENTS TO CLARIFY MOVEMENTS				
1	3	4		
1	5	2		1
	1	4	2	1
IMPROVEMENTS TO CALM TRAFFIC				
	3	3	1	1
4	5			1
		2	1	5
IMPROVEMENTS FOR SAFETY				
	1	2	1	
1	4		4	4
	5	3		1
	2	6	2	1
SIGNALIZATION OPTIONS				
	1	2	1	7
	2	3		6
	3	3	3	2
LANDSCAPE TREATMENTS				
	4	5		1
1	4	2	2	1
	5	2	2	1
STREET FURNISHINGS				
1	2		2	4
1	2	3	3	1
	6	1	1	2
LIGHTING				
	2		2	2
1	1	4	1	
1	5	3		1
BIKE FACILITY				
	1	2	1	2
1	5	1	1	2
	2		3	2

Survey Results of Meeting Attendees

Talmadge Traffic Calming Feasibility Study

Talmadge Traffic Calming Feasibility Study

SAFETY

- Reduce speeding through traffic calming (get it down to 25mph)
- Distracted drivers, aggressive drivers and faster cars all create bike / ped. issues that can be fatal above 30 miles per hour
- Avoid the need for increasing the speed limit (based on 85% percentile)
- Improve visibility of pedestrians, crosswalks and narrow crossing distances
- Provide yield signs and avoid the need for stop signs

• Clarify yielding and right of way responsibilities

DESIGN

- Reduce the visual width of the road to help traffic calming
- Provide visual interest in the medians and roundabouts
- Create important nodes and places that help define Talmadge

LEGEND:

 Sight line blockage issue

 Pedestrian crossing points

 Fast vehicular movements

 Right of way confusion

Stop bar is very far back up the street.

"Yield" sign needed (at a minimum) for vehicles traveling west to southwest on Adams Ave.

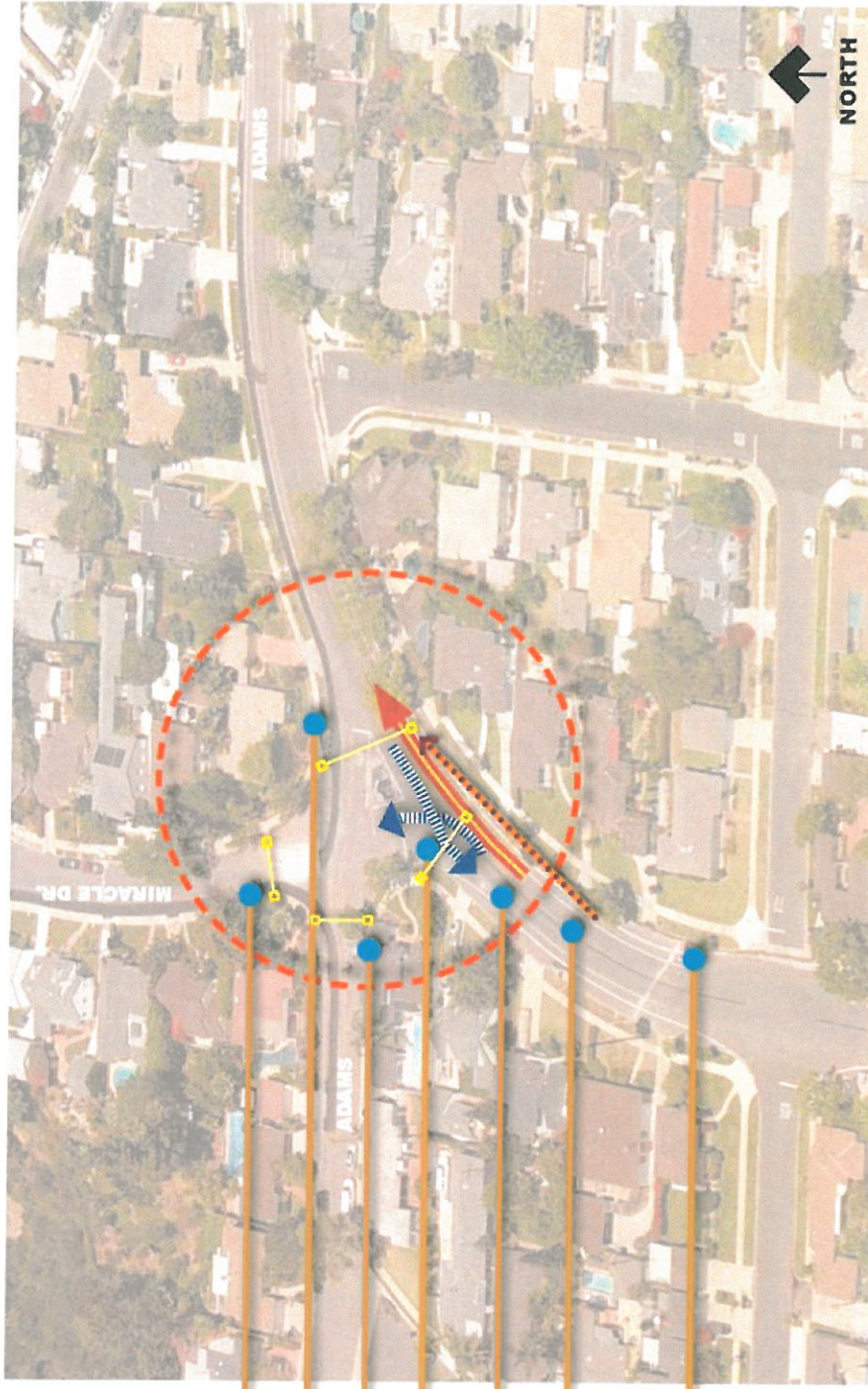
Direct crosswalk connections may not work with traffic circle. An elongated triangle may work better.

Vehicular confusions at the intersection, which driver has the right-of-way to turn?

Stop sign faces oncoming northbound to Adams traffic and can confuse driver?

Striping offsets as well as marked crosswalks could improve clarity of right of ways.

Great parkway strips for pedestrian buffer and increased tree plantings.



Existing Issues at Euclid at Adams and Miracle Talmadge Traffic Calming Feasibility Study









Alternatives for Euclid, Adams and Talmadge Traffic Calming Feasibility Study



LEGEND:

-  Sight line blockage issue
-  Pedestrian crossing points
-  Fast vehicular movements
-  Right of way confusion

Yield sign is needed here.

Crosswalk is behind the stop bar.

Conflict between movements is more of an issue here versus Euclid.

Traffic circle will not provide horizontal deflection to slow north to east bound traffic.

Some sight line issues may exist with crosswalk location.

Striping offsets and directions as well as marked crosswalks could improve clarity of right of ways.



Existing Issues at 49th Street and Lucille

Talmadge Traffic Calming Feasibility Study





Preferred Plan for 49th & Lucille

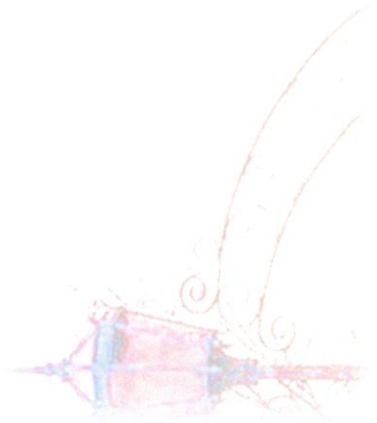
Talmadge Traffic Calming Feasibility Study





Preferred Plan for 49th & Lucille

Talmadge Traffic Calming Feasibility Study



Preferred Plan for 49th & Lucille Drive



Study





Existing Issues at Madison at 51st and Contour

Talmadge Traffic Calming Feasibility Study



Man-hole cover in center may be a challenge.

A left turn pocket may be warranted.

A new stop sign or yield sign may not be warranted here.

Large radius corner may create issues of high speed turns.



Preferred Plan for Madison & 51st

Talmadge Traffic Calming Feasibility

Study





Preferred Plan for Madison & 51st

Talmadge Traffic Calming Feasibility Study





Talmadge Traffic Calming Feasibility Study

Remaining Steps

- **Board Approval w/ conditions**
- **Submit Plans for Review to DSD**

TMAD Roads and Walks Subcommittee
Talmadge Traffic Calming Recommendations
October 25, 2016

Euclid at Miracle Drive & Adams Avenue

- Confirm adequate dimensions for vehicular, truck and pedestrian circulation
- Preserve as much parking on street as possible
- Ensure there are no conflicts with driveways
- Verify vehicular and pedestrian sightlines to assure proper view corridors
- Further study crosswalks to analyze location and design elements, such as lighting, signage and whether they should be raised
- Use drought tolerant planting materials
- Is the stop sign heading east on Adams Ave necessary?
- Design the expanded bulb outs so they do not encourage loitering

49th Street & Lucille

- Confirm adequate dimensions for vehicle, truck and pedestrian circulation
- Preserve as much on street parking as possible
- Ensure there are no conflicts with driveways
- Verify vehicular and pedestrian sightlines to assure proper view corridors
- Further study crosswalks to analyze location and design elements, such as lighting, signage and whether they should be raised
- Use drought tolerant planting materials
- Design landscaped areas so they do not encourage loitering

Madison at 51st & Contour

- Confirm adequate dimensions for vehicle, truck and pedestrian circulation
- Preserve as much on street parking as possible
- Ensure there are no conflicts with driveways
- Verify vehicular and pedestrian sightlines to assure proper view corridors
- Further study crosswalks to analyze location and design elements, such as lighting, signage and whether they should be raised
- Use drought tolerant planting materials