TALMADGE MAINTENANCE ASSESSMENT DISTRICT TALMADGE COMMUNITY ASSOCIATION



BOARD MEETING MINUTES – February 28, 2017 meeting Call to order: 6:33 PM Adjourn: 7:59 PM

Copley-Price Family YMCA - Community Room

Board members present: Martin Flores, Fred Lindahl, Norma Clark, Kelly Waggonner, Ryan McCabe, John Royal, Howard Smith, Steve Cast, Gustav Swanson, Joseph Mizzi, and Rich Rechif

Board members absent: Patrick Bingham and Erik Judson A quorum was present

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

Minutes:

Lindahl reported that he doesn't have the January 24, 2017 minutes ready to present to the Board.

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

Community Forum/Open Discussion:

Ms. Elvia Sandoval.- reported that since the installation of the speed humps and the lights there have been no more accidents in her area of Aldine Dr.

Mr. Mark Daddorio – requests a tree be installed at his property 4496 47th Street.

Waggonner confirmed the item would be an Action item on the March 2017 meeting agenda. Ms. Robin Behm – gave update of the new website. Mr. Mark Daddorio stated that he would like to make a donation to the TCA.

District 9 City Representatives/Business: Matt Yagyagon – reported that CM Gomez's office is now hosting Friday CD 9 office hours at the City Heights Rec. Center located at 4380 Landis Street from 10a-2p.

San Diego Mayor's Representative's Report: None

City of San Diego Representative's Report

Johnny Tully presented the February 28, 2017 report (attached).

Action Items: None

TMAD Sub Committee Reports:

Roads and Walks:

Status of City's review of KTU&A Plan Update:

Talmadge Maintenance Assessment District / Talmadge Community Association P.O. Box 600904, San Diego CA 92160-0055

Board discussion and review of preliminary estimate of Madison Ave, 51st Street and Contour Blvd design and install of curb pop-outs, sidewalk, curb & gutter and signing/striping.

Waggonner and Flores to request a meeting with the City to review different traffic/CIP estimates on intersection design. Flores confirmed he would follow up with SANDAG regarding status of Meade/ Monroe Bike Path.

Capital Projects:

Lindahl reported that Highland Ave, 48th Street and 49th Street gates are scheduled to be installed beginning on March 8, 2017.

Motion was made by Swanson to adjourn the meeting – seconded by Royal. Motion was approved unanimously. Meeting adjourned at approximately 7:39 PM

| OX (CX) | | | Mai | ntenance Assessme | ent Districts Program | | | |
|---|--------------------------------|--|--------------------------------|--|--|---------------------|------------------------|----------------------|
| Operating expenses are directly initiated by MAD staff. All CIP transactions are initiated by the Engineering and Capital Projects Department. | | | Tain | nadge Maintenance Assessi Fund 200076 | Talmadge Maintenance Assessment District Fund 200076 | | | |
| | FY 2014 | FY 2015 | FY 2016 | [a] FY 2017 | [b] FY 2017 | [c] FY 2017 | [c]-[a]-[b] FY 2017 | FY 2018 |
| | ACTUAL | ACTUAL | ACTUAL | ACTIO | PRE- ENCUMBRANCES & | | AVAILABLE | FINAL |
| | July 1,2013 to June 30,2014 | July 1,2014 to June 30,2015 | July 1,2015 to June 30,2016 | July 1,2016 to June 30,2017 | July 1,2016 to June 30 2017 | July 1,2016 to June | | July 1,2017 to |
| | UNAUDITED | UNAUDITED | | UNAUDITED | UNAUDITED | 00,500 | | June 30,2010 |
| District Expenditures | OPERATING | OPERATING ACTUAL | OPERATING ACTUAL | AS OF 01.18.17 | AS OF 01.18.17 | AS OF 01.18.17 | AS OF 01.18.17 | |
| Supplies Office Supplies | | | | | | | | |
| ostace/Mailing | | | 993.60 | | · | | | • |
| Chemicals | | | | | | 700.00 | 700.00 | |
| Inclassified Materials & Supplies | | | | | | 100.00 | 100.00 | 100.00 |
| Lighting Fixtures (King Luminaire) | | | 2,155.00 | 538.75 | 167 50 | 300.00 | (706.25) | 5,000,00 |
| | (10.00) | 932.67 | | | | | | |
| SUBTOTAL | (10.00) | | 3,148.60 | 538.75 | 167.50 | 1,100.00 | 393.75 | 5,400.00 |
| Contract Services Ontract Services | | | | | | | | |
| Talmadge Newsletter - City Print Shop & Mailroom Svcs. | | 357 30 | | | | | | |
| andscaping Services | 8,412.62 | 7. | 21,997.83 | 6,796.00 | 12,541,38 | 9.878.00 | (9.459.38) | 12 794 00 |
| Iree Inmming (Western Arbor) | 2,498.00 | 4,950.00 | - | | 5,000.00 | 5,000.00 | - | 5,000.00 |
| reasibility Study for Traffic Calming Design: KTU+A (GL 512059) | 1,000.00 | | 21 012 00 | | | 500.00 | 500.00 | 500.00 |
| scellaneous Professional/Technical Services | | 2,010.00 | 21,812,00 | 210.00 | 500.00 | c | (710 00) | |
| loover Tree Installation/Maintenance Project (concrete cut-outs, water, etc.) | | | | | | 5,000.00 | 5,000.00 | 5,000.00 |
| istorical Gates Preventative Maintenance | | | | | | 5,000.00 | 5,000.00 | 2,500.00 |
| treet Lights and Poles Preventative Maintenance | | | | | | | | 500.00 |
| iolar Light Installation in Alleys | | | | | | | | 50,000.00 |
| raffic Circle Graffit Coating (Nature's Element) | | 1 500 00 | | 7.50 | | | (7.50) | |
| Subtotal | 11,910.62 | 92,315.50 | 43,909.83 | 7,013.50 | 18,041.38 | 25,978,00 | 923 12 | 81 794 00 |
| Maintenance Assessment Charges | UU DAY & | 17 305 00 | 17000 | | | | | |
| Grounds Maintenance Manager/Contract Inspector (J. Tully) | 585.00 | 1,166.00 | 1,224.00 | | | 17,390.00 | 17,390.00 | 17,390.00 |
| Vehicle Assignment and Usage | 4,493.00 | 2,269.00 | 2,269.00 | | , , | 2,314.00 | 2.314.00 | 1,349.UU 2.314.00 |
| Special Districts Administration | | | | | | 1,684.00 | 1,684.00 | 2,014.00 |
| Subtotal | 13,667.00 | 20,800.00 | 20,542.00 | | | 22,673.00 | 22,673 00 | 21,053.00 |
| 5 | | | | | | | | |
| FY18 Unallocated reserve- GL 512132 Unallocated reserve- Utility cost exceeds pre-calculated hydrot amount | | | | | | | | 300,000.00 |
| al Services, Special Street Lighting, Water, and Storm Drain | 4,431.22 | 4,529.81 | 4.260.31 | 2 629 95 | | 762.00 | 762.00 | F 220 00 |
| Subtotal | 4,431.22 | 4,529.81 | 4,260.31 | 2,629.95 | | 5,750.00 | 3,120.05 | 305,238.00 |
| Contingency Reserve | | | | | | | | |
| TOTAL DISTRICT EXPENDITURES | 29,998.84 | 118,577.98 | 71,860.74 | 10,182.20 | 18,208.88 | 152,120.00 | 123,728.92 | 531.228.00 |
| District Revenues | | | | | | | | |
| Property Taxes | (159,394.40) | (155,309.66) | (155,433.21) | (90,374.80) | | (157 218 00) | /66 A43 201 | (157 218 00) |
| Special Assessments City Contributions (Real Estate Taxes) | | (1,759.24) | (1,389.14) | | | | (00,010,20) | (101,210,00) |
| Charges for Current Services | | | | | r | | | |
| Interest on Pooled Investments | (7/4.00) | (2,091.78) | (3 585 48) | (1 312 57) | | (872.00) | (872.00) | (872.00) |
| c Fund | | | | | | (4,400.00) | (3,007.43) | (1,200.00) |
| Transfers Between Dpts | | | | (4,985.82) | | (1,891.00) | 3,094.82 | (1,891.00) |
| | (4,999.08) | (3,542.33) | (1,746.93) | | ŀ | | | |
| TOTAL DISTRICT REVENUES | (165,167.48) | (162,703.01) | (163,004.76) | (96,673.19) | | (164,381.00) | (67,707.81) | (161,181.00) |
| | (135,168.64) | (44,125.03) | (91,144.02) | (86,490.99) | 18,208.88 | (12,261,00) | 56.021.11 | 370.047.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | 10 182 20 | | | |
| | | | | | 7 7 8 7 7 7 7 | | | |
| | | The second secon | | | 40 200 00 | | | |



THE CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT TALMADGE MAINTENANCE ASSESSMENT DISTRICT FEBRUARY 28, 2017 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. The irrigation is currently off due to the recent rainfall.
- On February 3, 2017, the landscaped areas were weeded and cleaned.
- On February 23, 2017, several flats of Dymondia were planted in the northern quadrant.

"Hoover" Trees:

• Aztec Landscaping Inc. is providing landscape maintenance to the twenty-seven planted trees behind Hoover High School. The Company removed the weeds in the tree wells on February 10, 2017.

CIP Historical Gate Restoration:

• The Historical Gate Restoration project is proceeding smoothly and on schedule. Mr. Jerry Love, the owner of Iron Express, has indicated that the first historical gate will be re-installed on March 8, 2017 at the Highland Avenue and Monroe Avenue location. He also stated that he will be re-installing some of the other historical gates along Monroe Avenue on March 9 2017 and March 10, 2017. Some of the gates are still in the process of being restored, galvanized, and painted. As the gates are finished, then they will be re-installed.

Other:

- <u>Sign Toppers:</u> 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.
- Traffic Calming Feasibility Study: The Traffic Calming Feasibility Study has been given to the City's Capital Improvement Project section, under Mr. Brad Johnson, to evaluate and provide rough estimates on the costs of the calming features. The projected rough estimate for the total project cost for the Madison Avenue—51st and Contour Blvd Curb Pop-Outs is \$161,000.00. Mr. Paul Sirois is the person of contact for this project.

- Talmadge Alley Clean Up: The landscape contractor has completed the alley clean up. The contractor removed litter, removed weeds, applied a herbicide to control the weeds, and did a final cleaning. The contractor also used a street sweeper to clean the concrete alleys. Five service requests were submitted to the City to remove various illegal dumps in the alleys. All of the illegal dumps were removed by the City.
- Solar Lights For The Alley Ways: Staff is still contacting and working with potential vendors who sell solar street lights. Some of the solar street lights range from \$3,200.00 a pole to \$10,000.00 a pole depending on the style. Staff is in the process of obtaining the technical information on the various solar light poles and associated pricing. A formal presentation will be given to the T-MAD Board, once all of the information has been gathered and analyzed.
- Talmadge Tree Trimming In The Public Right-Of-Way: Staff met with the City's Tree Trimming Contractor, West Coast Arborist, to start trimming some of the trees in the District. Trees along Monroe Avenue, 49th Street, Euclid Avenue, Estrella Avenue, and other areas were inspected and will be trimmed as needed. Tree trimming is scheduled for Mid-March. Street Division's Tree Contractor trimmed the queen palms in the District at no charge to the T-MAD.
- Paint Information For Street Light Poles: Several of the street light poles that were painted as part of the restoration project are showing signs of discoloration, poor painting practices, and flaking. The paint that was used is PSX 700 high gloss epoxy paint, black, made by PPG Protective and Marine Coatings Products. This product may be used to go over areas that need re-painting. After re-evaluating some of the poles, in question, it appears that some areas did not get covered completely with the finish coat.

Respectfully submitted,

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