

# Talmadge Maintenance Assessment District

## TMAD

October 2018



## Newsletter & Annual Report October 2017-September 2018

### Introduction

The following is the Annual Report and Newsletter for the Talmadge Maintenance Assessment District (TMAD). See page four for the Board of Directors and District Representatives. The TMAD By-Laws state Annual Meetings will be held during the month of October. Information will include: report on activities of the year, plans and budget for the following year, election of Board Members and other items the Board wishes to address.

### Administrative Issues

Ten regular meetings of the board were held during the twelve months from October 2017 through September 2018. The TMAD Board consists of thirteen Board Members, which is made up of four officers and nine at-large Board Members. At least one Board Member is designated as liaison to the Kensington-Talmadge Planning Committee (KTPG) and serves on that board. For TMAD Board meeting dates October 2018 - June 2019, see page four.

### Special Projects, Summary

(For additional information see TMAD posted minutes: [www.talmadge.org](http://www.talmadge.org))

October 24, 2017: Election of Board Members: Gustav Swanson, Howard Smith, John Royal, Kelly Waggoner and Katie McGann were elected to the Board; Melinda Palermo gave a presentation on the HAWK Petition; Kelly Waggoner reported to the board about the meeting with herself, Norma Clark, Matt Yagyagan and Council Member (CM) Gomez, regarding community issues on the proposed SANDAG bikeway project. No Action items.

November 28, 2017: Action Item: Approve City of San Diego to assign a project number and line-item in budget for TMAD intersection designs and requested KTU+A be included in the bid process for plans. TMAD requested design estimates, construction costs and City Capital Improvement costs. Motion approved.

Designs posted on [www.talmadge.org](http://www.talmadge.org) ([April 2017 Newsletter](#))

Action Item: Approve recommended budget for FY 2019 as presented by City Staff. Includes special assessment increase from \$98 to \$102; Motion approved.

January 23, 2018: Tom Barb presented three short videos, provided by David Moty which were shot from a drone showing the actual morning traffic flow, queuing and cut-throughs into Talmadge neighborhood at peak traffic hours; Council representative Matt Yagyagan asked for and later was provided a copy of the videos, he also noted CM Gomez sends kudos to TMAD for accomplishing the 16-year Gate Rehab project and also reported that the City has completed a comprehensive traffic signal timing study and were making adjustments to facilitate traffic flow on El Cajon Blvd.; Sub-committee Communications: bids were presented for printing of Newsletter. Lowest bid was approved for 1,200 color copies of a 4-page newsletter, printed at \$480. Volunteer distribution by Afton Miller.

Action Item: Board Vacancies Appointment: Kelly Waggoner recommended putting forth two individuals to fill open seats: Debbie Sanders and George Palermo. Motion approved.

Action Item: Election of 2018 TMAD/TCA Officers (see page four for results)

Action Item: Ratification of Chairs Subcommittee Appointments: (see page four results)

February 27, 2018: Fred Lindahl will meet with City to investigate financial audit issues for the Talmadge Gates Project; Kelly Waggonner challenged City's traffic counts on Euclid, Norma and 47th Streets and noted TMAD had additional counts that would be posted on [www.talmadge.org](http://www.talmadge.org) and additional traffic counts will be requested for streets and alleys most affected by increased traffic and cut-throughs; Subcommittee appointments were ratified. (see page four). No Action Items

March 27, 2018: John Tully presented a handout for potential alley solar light options and Kelly Waggonner and Ralph Teyssier volunteered to analyze/review options.

Action Item: Approve the replacement of recently installed 13' pole with 10' pole that adheres to the historic corridor standard was unanimously approved.

Action Item: Approve removal of shrubs Dusty Miller and replace with a Variegated Euonymus and Variegated Pittosporum in 49th Street traffic circle. Approved.

April 24, 2018: Alley Solar Light Subcommittee Reported (see "March 27, 2018" above) with an inventory and location recommendations. Suggested bulk of need = East side of Talmadge. Light type options were presented, solar vs. electrical and dusk to dawn vs. motion sensor; Subcommittee to investigate SD City Streets requirements and to observe existing solar light installations with a list provided by John Tully; Talmadge Gates Award by the American Public Works Association will be presented on May 24, 2018. (see more information on page three); Subcommittee Roads and Walks reported SANDAG team is still working on the plan for Aldine and 4-way stop at Euclid & Monroe; TMAD requested they share their own current drone footage of traffic flow to SANDAG prior to next presentation; Sub-Committee Communications: Norma Clark reported, per board request, that the newsletter will be in the format of the KTPG Annual Report and as required by the By-Laws. No Action Items.

May 22, 2018: Matt Yagyagan reported the City Budget will impact Talmadge with a 15% reduction for graffiti abatement and tree trimming will be reduced to once every twenty one years (currently nine). Also expected to see an increase in code compliance officers, and an increase in high density housing. No Action Items.

June 26, 2018: Kelly Waggonner provided feedback from KTPG meeting and presentation on addition of new cell tower installations and she requested that overall plan/design from vendor (e.g. Crown Castle) be provided prior to any installations in Talmadge; John Tully noted slight cracks and moisture on refurbished Talmadge gates and need to pursue warranty for repairs, also to closely monitor gates. SANDAG updates were discussed (see page three for SANDAG information). No Action Items

July 2018: City of San Diego: Capital Improvement Project "Talmadge Traffic Calming Project" received estimate from San Diego Public Works which exceeded the board's expectations and resulted in "stop-work" order due to the TMAD budgetary shortfall.

Action Item: Related to the recent KTPG presentation by SANDAG of the Monroe Bikeway, a motion was made to request SANDAG expand view of traffic circle simulation. Approved

Action item: Approve motion to accept plan for raised splitter islands at Adams/49th/Lorraine with several conditions. Approved

Action Item: Approve motion made by Roads and Walks Subcommittee to meet with City to discuss options for moving forward on Talmadge Traffic Calming Project, including budget. Approved

September 2018: Fred Lindahl received board approval to extend the deadline to declare interest in running for open board positions from September 2018 to October 4, 2018. This will be an agenda item for the October Board meeting; CM Gomez representative, Corinne Wilson, introduced herself as the replacement for Matt Yagyagan; John Tully will have the City's cost estimate for the proposed 51st/Contour design in October; Tully noted delays in replacing unlit street lamps; with the Historical Gates warranty expiring November 21st, a final punchlist to the City is needed; six new crepe myrtle trees were planted in the 48th & Monroe parkstrip. Board approved the Draft Annual Report/Newsletter as presented by Communications committee. No Action Items



**2018 City of San Diego/TMAD Budget is on-line:**

**[www.sandiego.gov/sites/default/files/18talmadge.pdf](http://www.sandiego.gov/sites/default/files/18talmadge.pdf)**

## Talmadge Historic Gates Restoration Project Wins American Public Works Association 2018 Award



APWA's Awards Program was established to recognize outstanding individuals, groups and chapters representing the best in the public works profession. Our Historic Gate Restoration Project was recognized and received an award by APWA on May 25, 2018.

Our Talmadge gates are defining features of this community, and designated as an historic landmark by the City of San Diego. The restoration and rehabilitation of the Talmadge gates is the third Capital Improvement Project outlined in the TMAD Master Plan. After years of planning and securing a Block Grant of \$108,000, along with other funds, the project moved forward and completion was celebrated with a ribbon-cutting ceremony on January 18, 2018. TMAD board members, city officials, local residents and special guest Toni Atkins, President pro Tempore of the California State Senate attended the event.

With the restoration completed, these gates will be maintained by TMAD to help prevent future "deferred maintenance" issues.

*Photo: Fred Lindahl, Talmadge resident and current TMAD Chair, holding APWA Award for the Talmadge Historical Gate Restoration Project, which he accepted on behalf of TMAD. Beginning in 1999, Fred, and Charles Kaminski worked with the San Diego Historical Board to successfully have our Talmadge Gates designated as a single historic district. They along with Jim Blevins also were responsible for securing a Block Grant that partially funded the restoration.*

**SANDAG'S Regional Bikeway Project/Mid-City Monroe Bikeway** At the KTPG board meeting of July 11, 2018 SANDAG presented their most recent updates on the Monroe bike plan. Members of the public expressed their opinions about how the plan would impact Talmadge. Biking enthusiasts spoke of safety issues in the proposed plan. Most other concerns focused on the Euclid/Monroe mini-roundabout that will create an unbalanced access into the roundabout and resulting increased queuing problems, especially for Talmadge residents. Safety concerns were raised regarding the proposed left-turn pocket for cyclists at the crest of Aldine Drive and Monroe; and the loss of parking along Monroe was discussed. The existing 47th Street left turn onto Monroe safety issues were raised and it was requested that the City allow only right turns, especially during peak traffic hours. Members of the Board were both in-favor and against the plan. CM Gomez, after listening to all comments, suggested the Board not vote at this meeting but give her time to meet with SANDAG to review the concerns expressed at this meeting. The Board moved to table the vote and provide CM Gomez time to complete her review.



### Visit our TMAD Website

Our interactive website includes a history of Talmadge, calendar of events, news, updates, TMAD Board meeting minutes, and a wealth of other information of interest to our Talmadge community. [www.talmadge.org](http://www.talmadge.org)

### Kensington Talmadge Planning Group KTPG

For more information on Talmadge area planning, including SANDAG and other projects affecting Talmadge, go to [www.ktpg.org](http://www.ktpg.org)

**Friendly Safety Reminders**

*Safety is everyone's responsibility!*

- DO NOT leave any belongings or valuables inside your vehicle, especially if visible
- DON'T "hide" a key near the front door of your home; give one to a trusted neighbor
- DO lock all automobiles even if parked in garages
- DO LOCK home windows and doors when away
- DO leave porch lights on timers to deter crime
- DO Consider a home security system & cameras
- And DO keep emergency numbers handy



**TMAD Meetings:**  
**(4th Tuesday except December & August)**  
*Upcoming Dates:*  
**October 22, 2018**  
**November 26th**  
**January 22, 2019**  
**February 26th**  
**March 26th**  
**April 23rd**  
**May 28th**  
**June 25th**

**TMAD Newsletters:** If you know of a neighbor without internet access who needs a printed copy of the newsletter, please share yours with them or have them call: communications committee members: 619/255-7878 (Norma Clark) or 619/417-7074 (Howard Smith)

**2018/19 TMAD Meetings and Elections** The TMAD Board meets on the 4th Tuesday of each month, except August and December. Meetings are held at the Copley-Price YMCA, 4300 El Cajon Blvd., at 6:30pm. For details, visit [www.Talmadge.org](http://www.Talmadge.org). All are welcome. TMAD is a community organization that relies on community participation. Please consider supporting our neighborhood by attending meetings or serving on the Board. The TMAD Board has 13 members, elections are held in October of each year. All potential nominees must convey their intention to run for the Board to the Secretary by the September meeting. *(Date changed this year only to October 4, 2018)*. To be eligible a candidate must be present for two (2) entire meetings within the prior twelve (12) months.

**TMAD BOARD OF DIRECTORS 2018**

- Chair:** Fred Lindahl- [thirdfred@gmail.com](mailto:thirdfred@gmail.com)
- Vice Chair:** Kelly Waggonner - [waggonner@cox.net](mailto:waggonner@cox.net)
- Secretary:** Debbie Sanders - [cindydeb92@gmail.com](mailto:cindydeb92@gmail.com)
- Treasurer:** John Royal - [jroyal1@cox.net](mailto:jroyal1@cox.net)
- Sub-Committees:**
- Roads & Walks:** Martin Flores, Erik Judson, Kelly Waggonner, Debbie Sanders, Katie McGann
- Capital Projects:** Fred Lindahl, Norma Clark, George Palermo
- Communications:** Norma Clark, Howard Smith, Gustav Swanson, Kelly Waggonner
- Beautification:** John Royal, Joseph Mizzi, Fred Lindahl, Howard Smith, Debbie Sanders
- By-Laws:** Gustav Swanson, Kelly Waggonner, George Palermo
- District Representatives**
- Mayor's Office:** Eric Young
- City Council District 9:** Council Member (CM) Georgette Gomez, Matt Yagyagan/Corinne Wilson
- City Parks & Recreation:** John Tully
- Ken-Tal Liason:** Fred Lindahl

**TMAD BOARD OF DIRECTORS 2017**

- Chair:** Kelly Waggonner
- Vice Chair:** Martin Flores
- Secretary:** Fred Lindahl
- Treasurer:** Rich Richef, John Royal
- Sub-Committees:**
- Roads & Walks:** Martin Flores, Erik Judson
- Capital Projects:** Kelly Waggonner, Fred Lindahl, Norma Clark
- Communications:** Howard Smith, Gustav Swanson, Norma Clark
- Beautification:** John Royal, Steve Cast
- By-Laws:** Gustav Swanson, Kelly Waggonner, Ryan McCabe
- District Representatives**
- Mayor's Office:** Eric Young
- City Council District 9:** Georgette Gomez, Matt Yagyagan
- City Parks & Recreation:** John Tully
- Ken-Tal Liason:** Kelly Waggonner