

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – Sept 23, 2020 meeting

Call to order: 6:31 PM

Adjourn: 8:41 PM

Virtual meeting via Zoom

Board members present: Fred Lindahl, Kelly Waggoner, John Royal, Debbie Sanders, Martin Flores, Gustav Swanson, Norma Clark, Howard Smith, Ralph Teyssier, David Moty, Jayna McLeod, Katie McGann, Joseph Mizzi

Board members absent:

A quorum was present.

Agenda: Lindahl asked if there were any objections or modifications to the agenda. Hearing none, the agenda was approved. Motion by Swanson, second by Royal.

Minutes: Approved

Treasurer's Report/Finance: Royal report out - documents emailed to board members.

- TMAD/TCA Account Monthly Report - Current balance after annual expenditures (PO Box, insurance) = \$377.90. Appreciation noted for contributions from M Beauvais, H Smith, and D Cole.
- TMAD FY20 & FY21 Budget v Actuals by Commitment Item - Available Budget = \$227,372.64

Community Forum/Open Discussion: None

City Representatives/Business:

a. **City Parks and Recreation Representative - John Crago**

- Traffic circle roses responding well to increase water & fertilizer; Aztec Landscape to plant dymondia in bare locations. *Lindahl expressed concern re: foot traffic in plantings; proposed review by sub-committee.
- Hoover trees in good shape; 2x weekly water in August, 1x month weeding.
- Street and Gate lighting - Night-time light inspection was conducted and issues reported via 'Get It Done' app. *Noted that missing globe at 51st & Collier is still pending (back order status)
- Historic Gates - surrounding gutters were cleaned
- Alleys - drive through inspection was done; fall clean up to be scheduled for October
- Tree trimming discussion - Request made for early 2021 to trim trees that are touching lights; right of way vs private property; Crago to review City budget and compile a list of needs - will submit at next meeting.

b. Council Member Representative - Sanna Loando

- Aldine Dr tree/scrub removal - thanks to community for involvement & needs notification
- City Legislative business - COVID related focus/needs; ie Rental Assistance, Small Business Relief, Worker protection, etc...

Information Item:

Adams Ave & 49th St Splitter Island Project update:

- Upcoming week - final fill to occur, removal of road construction signage. Target Date of 10/5/20 for *temporary* installation of camera to capture traffic & pedestrian flow.
- Week of 10/12 - Striping, signage and designer poles
- Week of 10/28 - Rock blanket placement.

*Discussion amongst board:

- Cement color
- Designer poles
- Purpose of camera - need to notify community / increase compliance
- Traffic observation - significant slowing and reduction of wrong way drivers

Election for TMAD/TCA Board:

- Members up for re-election need to submit interest to Lindahl by end of October
- Candidates - Norma Clark, Martin Flores, Fred Lindahl, Joseph Mizzi, David Moty and Ralph Teyssier

Action Items:

Madison Ave and 51st St Project:

- Final Design Recommendations submitted by Roads and Walks sub-committee (M Flores, N Clark and R Teyssier) for consideration (email sent to Board Members).
- Document submitted (via email to Board Members) for consideration is copied here:

We have reviewed the latest construction documents prepared by the City of San Diego and our comments are based on the TMAD original approval of the intent, goals, as noted below, and concept drawings prepared for the Talmadge Traffic Calming at Madison Avenue, Contour Blvd. and 51st Street by the landscape architectural consultant KTU&A.

Original intent/goals: traffic calming, improved walkability, and beautification.

The PRC approves the construction documents to date with the following conditions.

•Traffic Calming - The bulb-outs as delineated are acceptable.

•Improve Walkability - The PRC would like the continental crosswalk to be added to Contour Blvd. and Madison Ave. Slowing ongoing traffic, by the presence of the continental crossing is essential to the success of safe pedestrian crossing to the Talmadge Community.

- Beautification – The original intent was to add trees and it is essential that TMAD pursue this for the added beauty and heat reduction. Adding drought tolerant shrubs with mulch will help to soften the surrounding hardscape.

• Necessary for Moving Forward

1. The roadway that is currently shown to be replaced does not adequately delineate the damaged roadway within the project. As construction starts heavy equipment will further damage the already chipping roadway that should be replaced as part of this project.
2. TMAD and City interface as identified in SDMC# 65.0219, specifying how the city should be interfacing with the TMAD regarding project reviews, notifications and approvals must be adhered to. The reviews includes bids, proposals, contracts, project evaluation of performance of the contractor. All reviews and approvals of documents by TMAD, need to be followed per the guidelines and would like a commitment from the City that this project will be managed to follow City of San Diego protocol.
3. The cobble rock blanket mock-up and decorative sign poles needs to be reviewed and approved by TMAD according to the City of San Diego documentation.
4. The PRC would like to confirm that the public outreach was performed per the City of San Diego guidelines.

- MUCH discussion, multiple concerns: (Note: for the sake of time, comments are consolidated/summarized). City Staff representation/participation/input offered by Mastaneh Ashrafzadeh (sp?) with her input summarized in *italics*.
 - Board members expressed great dissatisfaction / disappointment with the changes brought forth by the City of San Diego; initial preferred design elements (i.e. trees) continue to be omitted, ignored, or unaccepted.
 - *TMAD Project is bundled with City Pipeline (water & sewer?) replacement. Same contractor for both projects - coordination to be noted in contract to ensure communication.* Board requests notation(s) be made on both sets of project plans whenever improvements/changes overlap.
 - Original KTU+A plans vs Board review of City plans @ 60% completion vs current City plans: Significant discrepancies in ‘green space’ (trees, shrubs, ground cover), concrete vs rock blanket, bulb out placement & shape, crosswalks, ramps, stop sign(s) placement... *Desire to have & continue good communication and inclusion with TMAD Board as project gets underway. Any, and all, requests for follow up and/or plan modification(s) need to be clarified in writing & agreed upon prior to re-design. Subsequent agreement(s) will be provided to TMAD for approval.*
 - Roadway replacement and potential damage by heavy equipment to surrounding area(s). *Concrete road section will be removed and replaced with asphalt; project includes damage repair and slurry seal to immediate areas at the end of the job.*

- Safety concerns: Crosswalk addition at Contour and Madison - *Second (additional) crosswalk found unwarranted by engineer in that intersection but is open to further discussion.*
- Public notification/project awareness:
 - Loss of public parking
 - Project timelines

Public outreach within 300 foot radius will be done by the City of San Diego via 'door hangers' prior to start date
- Expenditures - Assurance requested that TMAD will not incur any expense associated with road repair costs. *Costs for the road work and repairs will be absorbed by the City Pipeline project.*
- Project deadline - *Hope to finalize the Pipeline project plan by November and notify residents thereafter.*
- TMAD desires to continue to work together and come to agreement that will work for the project.
- Motion to approve sub-committee recommendations made by Flores, seconded by Waggoner. Motion passed with 7 in favor, 3 opposed (3 no vote / departed meeting)

TMAD Sub-Committee Reports:

- Roads and Walks (Flores):** No report out
- Capital Projects (Lindahl):** No report out
- Communications (McLeod):** No report out
- Beautification and Trees (Royal):** No report out
- ByLaws and Membership (Waggoner):** No report out
- Budget Forecast (Moty):** No report out

Agenda Items for the next TMAD/TCA meeting:

- Madison & 51st project updates
- Budget meeting

Adjournment:

Motion by Swanson – second by Royal; approved unanimously @ 8:41PM