

TALMADGE MAINTENANCE ASSESSMENT DISTRICT
MEETING MINUTES
April 23, 2002

I. CALL TO ORDER

The meeting was called to order by Vice-Chair Fred Lindahl at 6:40 PM, at Father's House Church.

II. NON-AGENDA ITEMS

- A. Public – John Latimer discussed the break-ins occurring in Talmadge.
- B. Board – Fred discussed the Participation Agreement that is being drawn up between the City and T-MAD for the traffic circle construction. He also notified the membership regarding the public hearing at the Planning Commission on April 25 for the Sav-On project.

Ann Burnett distributed a copy of a draft letter regarding building setbacks that will be on the Ken-Tal agenda for the May 8 meeting.

III. APPROVAL OF MINTUES

A motion by Jim Blevins, second by Ann Ellis, to approve the minutes. Passed.

IV. TREASURER'S REPORT

Deke discussed bank fees, and the need to pay the fees on our post office box. A suggestion was made to add zone descriptions to the Treasurer's Report.

Ann Ellis asked for \$1500 for curb cuts for tree plantings. A motion by Ann Burnett and second by Debbie to approve the Treasurer's Report as submitted. Passed

V. CHAIR AND SUB-COMMITTEE REPORTS

A. Chair's Report – Fred

- 1. Fiduciary Agent – Progress is being made with the City Heights Town Council (CHTC) to act as our fiduciary for the CDBG funds for the gates.

Fred met with Jay Powell & Assoc. and the City Heights Community Develop. Corp. (CHCDC) this AM. The only concern is each of them wants only to act as our fiduciary; they do not want to be part of the oversight for the traffic circle, nor do they want to get involved with bonding. We would have to pay. for insurance and accountant's time, and they had no figure for those costs. Fred is meeting with the NHS on Thursday.

John Latimer reported on the meetings with the City regarding the traffic circle - Field Engineering signed off on the plans with minor comments; Park & Rec has OK'd them; the City Atty. has been brought up to speed; the Participation Agreement must go to City Council, but we must select a fiduciary agent first; there will be 2 resolutions going to the Council – one to release the money we currently have in the district, and the 2nd one to release

the \$ accumulated with the 2003 fiscal year, after July 1. The Participation Agreement must be to John by April 26 indicating the liability and bonding with the contractor responsible. We will have a special meeting Tues., 4-30, 6:30 PM, at Father's House Church to discuss the fiduciary agent.

2. Assessment Accounting – Deke & George are working with Steve Yates to get a better determination of what disbursements are being made.
 3. Permit fees – We had asked the City for a waiver from permit fees for work in the public right-of-way – the City also has to pay permit fees for any work they do, so it is unlikely that we would qualify.
- B. Trees – Ann Ellis
1. 27 more trees were planted on Sat., Apr. 20 bringing our total to over 450 trees. Trees2K has exhausted their funding, so we will have to go through People for Trees. Under this program neighbors/volunteers will have to dig their own holes, or T-MAD will have to pay. The cost to dig in dirt is \$50/hole; concrete cutting is \$120/hole.
- C. Roads & Walks and Landscaping Committee – John Royal
1. John is attempting to set up a meeting with the infrastructure contractor, and Darrell will be meeting with the concrete contractor, while getting an attorney who lives in the community to review the contract, pro bono.
- D. Historic Corridor Committee – Fred Lindahl
1. Gibson & Gibson has been awarded the contract for the renovation of the Gates. Jim Gibson would like to do a presentation to the committee on what the restoration entails; and also a publicity opportunity with the media, as a crane is removing one of the gates, with committee members present.

We have applied for a second \$53,000 CDBG grant for the restoration of 5 more gates.

- E. Lighting Committee
1. This committee is working with Janet Wood in an attempt to determine the design for the lighting.
- F. Membership Committee – Francisco Yescas
1. Website - Scott Ogden (retired AT&T employee) is looking at community-based sites. He has already purchased Talmadge.org for \$19.95, which can be used for T-MAD, TCC, Ken-Tal, etc., with each group responsible to maintain their page. There are four real estate agents willing to sponsor and share the cost.

There was a motion for T-MAD to have their own domain and cover the costs, and not dilute it with any other community group, so that the integrity of the site could be maintained. There was an amendment to the motion to investigate all options and bring it back to the Board at the next meeting.
Passed.

2. The Committee also wants to put together a flyer giving updates on the traffic circle and the gates, etc.

VI. **OTHER BUSINESS**

- A. The Chair has requested that sub-committees submit agenda items at least 1 week prior to the meeting, so the Secretary can respond to inquiries.
- B. There was discussion regarding changing the meeting start time to 6:00 PM, in to have sufficient time to complete all agenda items. It will be on the agenda for the next meeting.

A motion to adjourn at 8:00 PM was made by Ann Ellis, second by Debbie and passed. The next meeting will be Tuesday, May 28, at 6:30 PM.

Respectfully submitted,

ANN BURNETT
Secretary