

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT  
MEETING MINUTES  
APRIL 27, 2004**

**1. CALL TO ORDER:**

George Diefenthal, Chair called the meeting to order at 6:40 p.m. at Father's House Church on Estrella Avenue.

**2. INTRODUCTIONS:**

Community members, city staff, and TMAD Board members made self-introductions.

**3. APPROVAL OF MINUTES:**

Due to some minor corrections, the April meeting minutes will be reviewed at the May meeting.

**4. TREASURER'S REPORT:**

Jim Anderson submitted the Treasurer's report, which was approved as submitted. As reported the TMAD will receive \$512.00 from a state gas tax ordinance. As of April's meeting Jim Anderson resigned his position as treasurer and Peter Gagon will replace Jim. Also, Andy Field, City of San Diego provided a cash flow statement for the Talmadge Maintenance Assessment District. Andy went over every line item and provided much needed answers. Both Andy Field and Monica Pelaez talked about the sidewalk reimbursement program. Andy provided a handout on how the North Park MAD handles sidewalk repair within their community.

**5. City Staff Reports:**

- **Frank Belack, City of San Diego – Undergrounding Utility Supervisor**  
Will be providing a log of the safety lights with a special indication on a map within 2-3 weeks. In Zone 1 – candlestick lights and safety light locations will have to work out.
- **Roland Luci, City of San Diego**  
Has completed a survey of the TMAD and is looking into old records and old accounting methods for the previous lighting maintenance district. Accounting was net prior to 1999 and is unable to account of were money was spent specific to MADS. Roland will have info on where money is spent by July 2004.

**6. SUB-COMMITTEE REPORTS:**

- **Roads and Walks Traffic and Maintenance:** Monica Paleaz brought a petition to produce a one-way alley sign. No other information reported.
- **Traffic Circle Update:** Gates are up at the traffic circle and lighting should be installed by the early part of June.
- **Historic Corridor:** Fred reported that he has received all forms needed to start work on restoring the gates on Estrella and Madison Ave.
- **Lighting Master Plan:** George presented and reviewed the Lighting Master Plan. Between the city, SDG&E, and community members we are to work together on the Undergrounding of utilities. Discussions on the Undergrounding was the cost of installation. If the TMAD were to pay for installation of wires for our candlestick lights this would cost us approx. \$19.00 per foot, if we do the installation of the wires while the Undergrounding of utilities take place, it would cost us approx. \$1.50 per foot. Although the Undergrounding of utilities would start in early 2005, this would be a great savings for the Talmadge community as a whole. Discussion on benefits and public notice in going along with the Undergrounding of utilities and installation of candlestick lights. Need to keep the community informed of all services and the funds needed to improve our neighborhood. Bids to due lighting layout only two companies would respond due to size of project. \$4,500.00 vs. \$14,500.00 (City Engineering vs. Nasland Engingeering). Motion was made and seconded to approve the both the acceptance of the bid to due lighting layout with Nasland Engineering and Lighting Master Plan. The Lighting Master Plan was approved by the TMAD Board.
- **Communications:** Motion made and seconded to approve the quarterly newsletter that will be mailed out to our community members. Approved by unanimous vote.

## 7. CHAIR'S REPORT:

- No report.

## 8. ACTION ITEMS:

- **Setting up dedication ceremony for traffic circle completion of Phase One**
- **Duncan Master Plan Layout**

**9. Old Buiness:**

- **Madison Gate Light – still looking for replacement**
- **One Way alley petition**
- **Damaged lights on Highland Avenue**
- **Euclid & Monroe Ave gate light still working on the wiring system.**

**10. ADJOURNED:**

**The meeting adjourned at 9:30 p.m.**

**Chuck Kaminski, Jim Anderson, Cindy Seabloom, Debbie Sanders, Fred Lindahl, John Royal, Peter Gagon, Ann Ellis, and George Diefenthal, Bruce Herstein**