

North Park – Maintenance Assessment District Community Advisory Committee Minutes [DRAFT] April 9, 2012

As there was not a quorum at 6 pm, the **Councilmember's report** was heard first: Anthony Bernal passed out the latest Council District 3 newsletter. a) The City Council approved changes to streamline the approval and contracting processes for the City's Capital Improvement Projects (CIP) program. These changes can trim an additional 3 to 12 months from the life cycle of each project. b) There will be a dedication ceremony for the Joint Use Field at Jefferson Elementary School on April 12th at 10 a.m.

Rob Steppke, Chair, called the regular meeting of the North Park (NP) Maintenance Assessment District (MAD) Community Advisory Committee to order at 6:17 p.m. at the North Park Adult Activity Center, 2719 Howard Avenue, in San Diego, CA. Rob welcomed Beth Swersie and Molly Kirkland. A quorum was reached at 6:22 p.m.

1. Roll Call

Present:

Kitty Callen, Altadena Neighborhood Association (arrived approx. at 6:22 pm)
Amy Colony, North Park Main Street
Molly Kirkland, San Diego County Apartment Association (arrived approx. at 6:05 pm)
Lucky Morrison, North Park Planning Committee
Rob Steppke, North Park PAC
Beth Swersie, North Park Community Association (NPCA)

Absent:

Dennis Byrne, Burlingame Neighborhood Association
Steve Hon, North Park Historical Society (NPHS)
Carl Moczydlowsky, Resident Homeowner
Gary Weber, El Cajon Blvd Business Improvement Association

City Staff:

Anthony Bernal, Council District 3
Cory Peterson, Parks and Recreation

Guests:

David Cohen, North Park Main Street
Grant Merkel, Burlingame Neighborhood Association

Grant Merkel asked what needs to be done to change the Burlingame Neighborhood Association's representative, since Dennis has not been able to participate. Rob requested a letter from the BNA appointing a new representative.

2. Chair's Report

Rob explained that, although the North Park Redevelopment Project Area Committee (PAC) no longer meets due to state actions, the City has not yet dissolved the PAC, so there is still a PAC seat on the MAD.

3. Approval of minutes – March 12, 2012 meeting.

A motion to approve the minutes as provided was made by Amy, seconded by Kitty, approved 3 – 0 – 3 in favor, none opposed, three abstentions (Molly, Lucky– not in attendance, Beth– not on the board in March).

4. Election of Officers for the next year – Action Item

Chair – Lucky Morrison

Vice Chair – Carl Moczydlowsky

Secretary – Beth Swersie

There was discussion about modifying the slate to not include voting for the Vice Chair, as the nominee was not present and has missed 4 of the last 6 meetings due to work responsibilities. There is concern about this because the Vice Chair is supposed to step in if the Chair is not available. Carl's seat is as a representative of the residential community at large. Rob and Lucky will review the bylaws to determine a means of responding to this situation.

A motion to modify the slate to vote for approval of Chair and Secretary nominees, and to hold the vote for a Vice Chair in abeyance until May was made by Beth, seconded by Kitty, approved 6 – 0 – 0.

5. Report on Operational and maintenance issues

Cory reported on operational and maintenance issues. A copy of the report for April was distributed earlier by email and a copy is attached to these minutes. In addition to the information on that report, there were the following discussions:

- There is a tree problem at Zio's due to overwatering. The MAD might take over management of that tree, if they can cap the system.
- There are more palms requiring maintenance than the MAD has put in. The earlier 3-year cycle of trimming is not working. The map is being revised into 5 areas, one each to be trimmed each year. The new map will be provided next month. This is a concern to the MAD. There are safety concerns and the community has complained already about the 3-year plan. It was asked if certain trees could be targeted, but that is a less efficient, more costly process. A change in assessment would be necessary to trim more trees more often. This will be considered in future discussions about rebalancing.
- Cory is checking with Urban Corps about tapping their "500 trees" program to provide replacement trees in some locations (rather than trees in new locations).
- The Aztec contract ends in mid-August and is being re-bid. The re-bid requirements will include a mandatory steam-cleaning subcontractor.
- Rob mentioned the community projects underway at 805/Boundary gateways to North Park, and requested that Cory provide a list of approved drought-tolerant and native trees.

6. Proposal to alter trash pickup schedule to weekends – Information/action

David Cohen of North Park Main Street presented a request to alter trash pickup schedule in a portion of the business district, from Tuesdays and Thursdays to Saturdays and Sundays, due to the greater need for that service on the weekends. David presented a map showing current Tuesday/Thursday coverage on University Avenue between Utah and Ohio Streets, and on Ray Street between University Avenue and North Park Way. He requested that this be changed to Saturday/Sunday coverage of University Avenue between Texas and 32nd Streets, and of 30th Street between Lincoln and Upas Streets.

Cory noted that the MAD doesn't have supervision for weekend work. Also, weekend work can incur overtime rates by contractors. Beth noted that the areas to be considered as an "exchange" for services are not the same sizes, and asked if Main Street would help cover the costs. David is requesting at least trash pickup services. Amy and David will review current contracts and determine what company provides which services, work out some budget numbers, and will return to the MAD, possibly next month.

7. Urban Corps' 500 Street Trees Initiative by Summer – Information/action

- See discussion in item 5 above.
- Requests on North Park Way near the proposed Mini Park will be coordinated with the City.

8. “Community” booth at NP Spring Festival, Sun. May 20. Commitment to event/Accomplishments handout. Information/action

Amy and Molly will work on an “Accomplishments” handout for the Festival. Kitty and Lucky volunteered to be at the booth. Cory will provide a map to be on the back of the handout.

9. Update on trash can sticker format and NPMS design. Further discussion of ideas regarding marketing of MAD customer service/accomplishments and what future services might be included in reballoting, Information/action

Amy reported that the designer for Main Street’s recycling container plaques is also working on a design for the trash can stickers.

10. Update on Switzer Canyon proposals. Information/action

Grant Merkel reported that he had a meeting with community members, City staff and consultants, regarding the project design, in an effort to establish what is required and what is restricted, in order to avoid multiple re-designs. The team hopes to be ready to present the final design draft and cost estimate in June.

11. Update on light program. Information/action.

See staff report attached to these minutes.

12. New business for next agenda:

- Selection of Vice Chair
- Trash pickup schedule change, involvement of North Park Main Street
- Accomplishments handout for Festival

13. Adjournment at 7:37 p.m.

Next meeting: May 14, 2012



**THE CITY OF SAN DIEGO
PARK AND RECREATION DEPARTMENT
OPEN SPACE DIVISION
NORTH PARK MAINTENANCE ASSESSMENT DISTRICT
APRIL 2012 STAFF REPORT**

El Cajon Boulevard Median

- The landscape seems to be doing well with no significant issues to report this month.

University Avenue & 30th Street Streetscape

- The capital project to correct deficiencies with the red sidewalk along University Avenue between 28th Street and Ohio Street was submitted to the City's Engineering & Capital Projects Department in late March for cost estimating and design. A schedule will likely become available in another couple of months, possibly connected to the schedule for the University Avenue Mobility Project (UAMP).
- 3980 30th Street – a question arose about box planters located in front of the building storefront. These boxes are on private property (not in the public rights of way) and are maintained by the private property owner, not the NP MAD.
- Litter and weeds were removed from under the tree grates throughout the Main Street area last week, and an illegal dump on Boundary Street was hauled off.

Street Trees

- Tree trimming for palms has been scheduled with West Coast Arborists to conduct the work in Sector C of NP MAD.
- If available for funding from Urban Corps, staff recommends new tree planting at the following locations:
 - Replacement of poor quality street trees along sections of Meade Avenue (minimal budgetary impact)
 - Replacement of other poor quality street trees elsewhere within the NP MAD service corridors (minimal budgetary impact)
 - Installation of new street trees along Boundary Street as part of the North Park Gateway (which would have a budgetary impact to add more trees to the maintenance inventory)
 - Installation of new street trees along 30th Street south of Upas Street (which would have a budgetary impact to add more trees to the maintenance inventory)

Monument Signs

- The Boulevard sign needed a repair with the neon – ‘The’ was not working right caused by a short in the wiring that made the light dim.

Bike Corrals

- Installation of the two bike corrals – one at University Ave and Kansas St and the other along El Cajon Blvd at the Lafayette Hotel – is pending, with the University Ave corral being built in the first wave.
- NP MAD has committed to cleaning the corrals, with any damage caused to the corral to be repaired by the City. At this time, neither a written agreement nor a permit will be necessary to authorize the NP MAD to clean the bike corrals.

Street Lighting Capital Project

- According to project manager Fernando Lasaga, the installation contract with Republic ITS (a general requirements contractor) is going through the City approval process currently.
- Project should be in construction in May.
- Nine locations:
 1. Grim Ave south of North Park Way 360’, east side
 2. 30th Street south of Quince St 130’, west side
 3. Haller St south of Maple St 1,300’, west side at curve
 4. Hamilton St north of University Ave 210’, east side
 5. Ohio St south of Meade Ave 315’, east side
 6. Juniper St east of 30th St 310’, north side
 7. El Cajon Blvd east of Oregon St 160’, south side
 8. 30th St north of Redwood St 145’, west side
 9. Kansas St south of Meade Ave 112’ east side

Switzer Canyon/30th Street Bridge Enhancement Project

- Staff has met with the applicant group about the future of this project. The applicant group will meet with NP MAD advisory committee in the coming months to keep it informed of its progress in trying to keep the project viable, including ways to find other sources of funding to design and construct the project.

Thorn Street Median

- Project was accepted for maintenance by the NP MAD on March 7, 2012.
- Funding for five years of maintenance of the median is provided by Council District 3 Infrastructure Funds.

Landscape Contract

- Later this spring and into the summer, staff will re-bid the Aztec contract that currently provides services to the North Park, El Cajon Boulevard, Talmadge, University Heights and Hillcrest/University Avenue MADs.
- Goal is to have new vendor in place by mid-August.

Beethoven's Retirement and Interim Points of Contact

- Beethoven Burks retired from City service on Friday, March 23, 2012.
- While the City recruits a replacement manager, Cory Peterson will serve as your point of contact for routine maintenance issues including landscaping, tree maintenance, power washing, electrical, and litter pick up/sweeping. Andy Field is a secondary point of contact for maintenance issues and is the primary point of contact with City Engineering for the capital projects.

Respectfully submitted,

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