

North Park – Maintenance Assessment District Community Advisory Committee Minutes [DRAFT] October 8, 2012

Lucky Morrison, Chair, called the regular meeting of the North Park (NP) Maintenance Assessment District (MAD) Community Advisory Committee to order at 6:05 p.m. at the North Park Adult Activity Center, 2719 Howard Avenue, in San Diego, CA.

1. Roll Call

Present:

Chair Lucky Morrison, North Park Planning Committee (NPPC)
Co-Chair Rob Steppke, North Park Redevelopment Project Area Committee (PAC)
Secretary Beth Swersie, North Park Community Association (NPCA)
Steve Hon, North Park Historical Society (NPHS)
Gary Weber, El Cajon Blvd Business Improvement Association (ECBBIA)
Virginia Sherwood, Burlingame Neighborhood Association (BNA)
Karen Gross & Molly Kirkland, San Diego County Apartment Association (SDCAA)

Absent:

Kitty Callen, Altadena Neighborhood Association (ANA)
(vacant), Resident Homeowner
Kevin Clark, North Park Main Street (NPMS)

City Staff:

Anthony Bernal, Council District 3
Andy Field & Cory Peterson, Parks and Recreation
Mike Rasmusson, Grounds Maintenance Manager

Guests:

Laurie Coskey, candidate for Resident Homeowner seat

2. Approval of minutes – September 10th meeting

September minutes will be corrected to show Virginia attended as BNA rep, not Grant. Since the minutes did not reach all committee members, the vote to approve is postponed to November.

3. Chair's Report

Lucky noted that several committee members did not receive his email with the agenda, minutes and staff report, but they were posted on the MAD Website so timely notice was made, and most members did find them there.

Lucky reminded committee members to raise their hands to speak, and wait until recognized by the chair.

Lucky will be out for one or two months recovering from his back surgery.

4. Non-agenda Public Comment

none.

5. Councilmember's report – Anthony Bernal

Anthony reported that CM Gloria attended the Mississippi Street Block Party; design was funded for the McKinley Joint Use Field; the 805/University/Wabash Gateway improvement project will be dedicated on 10/12; and CD3 is donating some money for the Toyland Parade.

6. Consideration of a resolution to address the status of the PAC seat on the NP MAD board in the event PAC's are officially dissolved. Info/Action

Moved and approved (Beth/Virginia, 6-0-1): "That we support a motion to be more particularly crafted next month that should the PAC be dissolved, the current Resident Homeowner PAC member that holds the seat now be allowed to continue on the MAD as a Resident Homeowner at large".

7. Nomination for Resident Homeowner Seat

Laurie Coskey was elected (7-0-0) as Resident Homeowner representative and took her seat.

8. City Report on Operational/Streetscape Maintenance

Cory and Mike reported on operational and maintenance issues. Copies of the Staff Report for October were distributed earlier by email and are attached to these minutes. In addition to the information on that report, there were the following discussions:

- **Public trash bins possibly being moved by businesses:** Staff noted that the bins will be bolted down.
- **Posters/stickers/signs:** Yard sale signs and various concert signs and other advertisements are a problem in the medians. Yard sales are supposed to be permitted, and then the city can contact the seller to remove the signs, but most people don't get permits for yard sales. Sticky signs on posts and poles are a big problem too.
- **Palm tree trimming:** Sector D is scheduled for trimming between now and February 2013. City Council added funds to the budget for Queen Palm trimming but it is an option, not a guarantee, for each neighborhood. The beach areas have lots of QPs, so we shouldn't count on much help for this.

9. Review of North Park Assessment Engineer's Report Andy Field/City Staff

- Andy reviewed the history of MADs in general and the NP MAD specifically.
- The AER is updated every year because parcels/parcel use/parcel ownership/unit assessment rates change each year. Assessments are subject to cost-indexing based on the CPI.
- The rates are based on Equivalent Benefit Units (EBUs) applied in different proportions to single-family dwellings, condo units, apartment buildings, commercial and industrial parcels.
- Current SFD rate (=1 EBU) is \$22.10 per year.
- Special benefits are covered that are not included in routine city services, such as mid-block street lights, landscape/hardscape in medians.
- The collection rate is about 97% because it is done as part of the County's property tax collection and the County aggressively pursues payment. About 3% is invoiced to entities that don't get tax bills, such as schools, churches, bank-owned/foreclosed properties.
- The NP MAD's easterly limit is at Boundary Street is the 805 fence.
- The MAD is obligated to provide the Capital Improvements called for in the original report: i.e. 150 mid-block street lights (138 have been installed); planting of 225 new street trees and maintenance of 447 trees (not including palm tree trimming); design of a streetscape and art project along 30th street at Switzer Canyon (construction costs are to be supplemented by other sources).
- Although \$45,000 has been accumulated for construction of the Switzer project, actual construction costs will be much higher and can't be met by the MAD. A committee has been meeting with the city and a designer, and is looking for other funds.
- Other than the above, no service levels have been defined, so service levels are negotiable and will need to be considered in the budget process.

- The budget and the method of apportionment will be discussed next month (note: meeting date will be November 13th, due to Veterans Day on the 12th).

10. Solar Lights discussion

- Do we want to continue to replace batteries on the solar lights?
- What are the actual costs to maintain solar lights, vs replacing them with standard lights?
- New standard lights cost about \$15-18K each.
- It is less than \$10K to maintain the solar lights.
- It is still economic to keep the solar lights that we have.
- Staff will look into using more efficient bulbs, retrofitting to new technology.
- It was agreed to take off the agenda the discussion of replacing existing solar lights with standard lights.

11. New business for future agendas

- Resolution regarding PAC seat transition
- Review of AER and budget process

12. Adjournment at 7:42 pm.

Next meeting: November 13, 2012 Tuesday, due to Veteran's Day Holiday

******There will be a December 10, 2012 meeting to discuss budget items.******



**THE CITY OF SAN DIEGO
PARK AND RECREATION DEPARTMENT
NORTH PARK MAINTENANCE ASSESSMENT DISTRICT
OCTOBER 2012 STAFF REPORT**

November Advisory Committee Meeting:

- The scheduled November 12 meeting (next month) is on a scheduled City holiday (day after Veteran's Day, which this year is on a Sunday). Therefore, staff requests that the November 12 meeting be rescheduled or cancelled in favor of a December 10 meeting.

Trees:

- Removals:
 - Five dead trees were removed on 30th Street, and decomposed granite was installed pending eventual replacement of the trees.
- Trimming:
 - The Orchid Trees and Bradford Pears have been pruned on North Park Way.
 - Palm tree trimming for the current fiscal year will be in Sector 'D' of North Park. Sector D has the boundaries of Upas Street south to Nutmeg Street and from 28th Street east to the Interstate 805 Freeway (Haller St). This sector includes Altadena area.
- Vandalism:
 - Nothing major to report.

North Park Main Street (University Ave, North Park Way, and 30th St):

- The trash can in front of Marie's Café was removed and placed further east on the next block and bolted down. This was due to businesses 'stuffing' cans in that location creating unnecessary mess. This was coordinated with Amy Colony when she was with North Park Main Street.
- On the west side of 30th Street south of Lincoln Avenue (near bus stop), some concrete will be removed around two tree wells and replaced with D.G. This will eliminate possible trip/fall hazard at these tree wells and give the tree more room to grow. Staff will report a large dip in the sidewalk that's adjacent to these tree wells to Street Division for repair.
- Graffiti removal, cleaning, etc. continues as normal.

El Cajon Boulevard:

- Medians – pruning is underway for Carissa, Lantana and Bird of Paradise in the center medians. Irrigation checks underway as well in preparation for a change in the landscape contractor at the end of the month.
- Graffiti removal, cleaning, etc. continues as normal.
- New brown Historic U.S. 395 Route signs have recently appeared affixed to light poles on El Cajon Blvd. These signs were authorized through a state historical designation that considers the segment of El Cajon Blvd from Park Blvd to Fairmount Ave to be both Historic Route 80 and 395. These signs were funded privately.

North Park Gateway/Boundary Street and Ann Mudge Project:

- SDG&E Substation – The illegal skate ramps have been removed.

Budget and Contract Updates:

- Maintenance Contract
 - The Aztec contract ended on August 31. Aztec became the interim vendor to provide services effective September 1 until the permanent contract is awarded.
 - MAD staff has analyzed the landscape contract bids received and has recommended an award to the low bidder, Shoreline Landcare. Shoreline scheduled to begin on November 1 pending final legal review and approval of the contract. On this date, the new permanent contractor will also assume the responsibility for services currently provided by Urban Corps at a comparable cost.
- Budget Process
 - The Fiscal Year 2012 budget ended on June 30, 2012, and the new Fiscal Year 2013 began on July 1, 2012.
 - A preliminary review of estimated actual expenditures indicates that the North Park MAD's Fiscal Year 2012 budget came within expectations both for revenue and expense.
 - Staff will provide detailed accounting information as part of the annual budget presentation at the November or December meeting.

Solar Street Lights:

- The October inspection revealed no lights out or repairs needed.

Capital Projects:

- **North Park Street Lighting (Final Phase)** – This project is with Engineering & Capital Projects. The construction schedule for the final 11 street lights is still pending.
- **Switzer Canyon/30th Street Bridge Enhancement** – No update this month.
- **Red Sidewalk Replacement on University Avenue** – This project is with Engineering & Capital Projects. Staff has met with Engineering staff to review a cost for repairing and replacing sections of red concrete block by block. Staff will prioritize this work based on the most urgent needs due to possible slip/falls and aesthetic concerns. The final cost has not yet been calculated.

Assessment Engineer's Report:

- At the October meeting, staff will discuss the North Park MAD Assessment Engineer's Report.
- A copy of the report may be previewed at the City's webpage at the following links:
 - MAD webpage: <http://www.sandiego.gov/park-and-recreation/general-info/mad.shtml>
 - Assessment Engineer's Reports webpage: <http://www.sandiego.gov/park-and-recreation/general-info/engreports.shtml>
 - North Park MAD FY 2013 Assessment Engineer's Report: <http://www.sandiego.gov/park-and-recreation/pdf/aer/2013/13northpark.pdf>

Respectfully submitted,

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