

# NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting Minutes for Monday, August 19, 2013  
Meeting materials are available at [navajoplanners.org](http://navajoplanners.org)

## Call To Order: 7:01 p.m.

- Roll Call of Board Members

Vacant (Allied Gardens)	March 2014
Richard Burg (San Carlos)	March 2015 (vacation)
Lynn Murray (Allied Gardens)	March 2014
Matthew Adams (San Carlos)	March 2015
Sherry Kelly (Grantville)	March 2014 (out)
Steve Grimes (Del Cerro)	March 2015
Douglas Livingston (Del Cerro)	March 2014
Terry Cords (Allied Gardens)	March 2015
Michael McSweeney (Del Cerro)	March 2014 (out)
Marilyn Reed (Allied Gardens) arr @8:03 p.m.	March 2015
Dan Smith (Grantville)	March 2014
Daron Teemsma (Grantville)	March 2015
Jay Wilson (Del Cerro)	March 2015
Dale Peterson (San Carlos)	March 2014
Mary Miller (San Carlos)	March 2014
John LaRaia (Grantville)	March 2015 (7:32 arrival)

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted) M. Adams – M. Adams adds informational item to agenda item for Larry Webb to discuss request for easement through little league park for emergency vehicles access from The Cliffs Senior Mobile Home Park; J. Wilson makes motion, D. Smith seconds, unanimous vote to modify agenda.
  - D. Smith requests time to speak briefly on capitol improvement plan; discussed urgency of submitting requests for improvements in order to tap into any available funds.
- Approval of the June 17, 2013 Meeting Minutes: M. McSweeney makes motion, D. Smith seconds; unanimous approval of June 17, 2013 NCPI Meeting Minutes.

## Officers Reports: 7:05 p.m.

- Chair's Report: M. Adams discusses future requirements new information re cell tower ; plan development permit for cell tower; Ad for running for vacant Allied Garden seat. There is a suggestion from NCPI Board that attendees sign in so their presence is recorded for future interest in running for vacant seat.
- Vice Chair's Report: J. Wilson attend SD River Coalition meeting; working on building discovery center,

pulling permits in Dec; River Park Foundation Anniversary in Sept 19 at Admiral Baker Field.

- Treasurer's Report: \$27.00 verified by D. Livingston .

**Elected Officials' Reports: 7:10 p.m.**

- Representatives from Councilman Scott Sherman's office:
  - Liz Saidkharian represents Allied Gardens and Grantville; reported on news letter for District 7; sink hole on Princess view patched last Friday, due to storm drain leak the scheduled repair has been moved up a year to Jan 2014; graffiti on wall in allied gardens, councilman and staff will go out and paint as community project. L. Murray reports graffiti on wall in alley.
  - Ryley Webb represents San Carlos and Del Cerro – re: San Carlos median sign, spoke with contractor to get quote, will be repaired within next 2 months; Golfcrest drive and overflow parking, no angle parking possible but parking on Navajo Road will likely be consent item next month.
- Officer Tafoya: Community relations officer reports monthly quarterly report - over 60% of residential burglaries are through an unlocked door or window; D. Livingston asks about motor homes with people living in them on public streets - not allowed and residents can call non-emergency number to report; can also e-mail Officer Tafoya to report.

**Public Comment on Non-Agenda Items (3 minutes each): 7:15 p.m.**

- Community Member Troy Bales - comments on concern about mission canyon park equipment being removed and not replaced after one year; J. Wilson discussed a community committee regarding this process.
- John Pilch - re: recall of Mayor Filner - assisting District 7 person to sign petitions will have them available after tonight's meeting.
- Terry Cords - president of crusader soccer club discussed East Lake baseball team and organized sports in the community.

**Informational Presentations: 7:35 p.m.**

Larry Webb - Deputy Captain (Park Captain Phil Crosby also present) Park Emergency Response Team at Cliffs Mobile Home Park to discuss petition requesting a revision of the emergency evacuation plan; formed emergency response team requesting an easement across the little league baseball fields; only current access is on Old Cliffs Road onto Mission Gorge Road; all new projects are limiting ingress and egress of park residents; (see document submitted re: 4 actions requested); fields would gain 9 parking spaces; discussed proposed access routes across little league fields with removal of a telephone pole, a mailbox; park is not a city park; request evaluation of the proposal and voice objections, letter to city of SD acknowledging presentation made and supporting request, recommendation for inclusion;

Extensive discussion from Board:

J. Wilson asked if LL director is included in the discussion; M. McSweeney asked why this is a capitol project if this is private property - city sidewalks and storm drains will need to be evaluated.; J. Wilson stated that the storm drains are private and requested that Mr. Webb return after he receives a response from Little League.

D. Smith - asked about estimated costs outside NCPI - has not had estimates done; L. Murray - asked if Allied Gardens residents have been included in discussions, not yet.

M. Adams invited Mr. Webb and Mr. Crosby to come back after discussions with community members and little league.

**Consent Agenda: 7:45 p.m.**

No Consent Agenda Items

**Action Items: 7:50 p.m.**

- **Identification of Capital Improvement Priorities**

Develop process by which NCPI will prioritize neighborhood CIP needs. The City has requested community planning group input in developing the Capital Improvement budget. The Community Planning Chair is developing a consistent methodology to be used by planning groups to facilitate their input to the City.

Matt Adams discussed training session of identifying capital projects for FY 2014; 222 projects on the list submitted to City last year for consideration, 11 accepted, 0 year prior. Formal process for community groups to submit requests to City Community Planning Group for consideration to be submitted to the City. Training session discusses community meeting and coming up with a list. Finite amount of money so do not want too big of a list.

Previous 4 priority project:

1. Navajo Master Plan Amendment
2. Realignment Alvarado Canyon Road
3. Storm Flooding of Alvarado Creek
4. Widening of Mission Gorge Road

D. Smith - discussed meetings to discuss priority of projects; more important to identify those that have a chance of getting done i.e. health and safety issues; reviewed numerous documents to prioritize projects. Department heads get money and will decide how to spend it; assessment process for prioritizing.

We are currently at step 1 in the process.

No public comment.

Discussion regarding Capital Improvement Projects:

NCPI Capital Improvement Project Lists:

Item #1

D. Peterson - Will not vote for anything going forward unless San Carlos Library is in the mix.

D. Smith – commented that the Library is in a different budget of funds, not capital improvements.

J. Wilson - Non city funds (\$5 Million) need to be raised for library; fees paid by River Project may be a possible funding source in addition to private funding sources.

Community member John Pilch - introduces:

Branch Manager San Carlos Library - Rita Glick - wants a begin grass roots building fund, will cost \$12 Million to build; looking for people who were raised in San Carlos to provide history.

Friends of San Carlos Library - Judy Williams President wants to ensure that the San Carlos Library is on the Capitol Improvement Projects list. 40th Anniversary coming up and current library is not meeting the needs of the community; need to find other money but need to remain on this list.

J. LaRaia - suggests crowd sourcing through social networking sites to help raise funds for no-profits.

M. McSweeney - comments on construction costs and total project costs and city department fees are in excess of private sector, requests reps from council members to review and provide information as to why such disparity.

M. Adams – comments that it would be nice to see this facility come forward with meeting rooms for community meetings.

Motion made by D. Peterson - San Carlos Library be added to FY2014 NCPI Capitol Improvement Projects list, second by J. Wilson;

Further Discussion:

San Carlos Area Counsel is in favor of the Library proposal.

Vote: all in favor, no opposition, no abstention

Master List Item #2:

Sink Hole and storm pipe replacement on Princess View in Allied Gardens to be added to NCPI List item 12054 on Project List

Discussion:

Wilson disputes why it should be on the list if already on the list and scheduled to be done in January

2014. Requests letter from Utilities Department to confirm already being taken care of in lieu of adding to the list if already planned for; Rep from Sherman's office to obtain.

Community member Dan Northcutt from San Carlos - wanted clarification of the list and would like to discuss campground at Mission Trails Park; although NCPI members agree that reopening Mission Trails Park is favored by all, this list concerns building projects only.

M. Reed - requests clarification of the list being created; not the final list. Requests improvement of Allied Gardens Rec Center and Library also be on the list.

T. Cords - discussed size and scope of rec centers compared to Tierasanta Rec Center and joint use facilities reflected on the master list. The request for similar joint use facilities in NCPI and why they are not on the list; current community under realized for park and athletic facilities; use current land to develop for community use. Inquires as to where the list is related to the efforts taken by subcommittee looking into park and community project enhancements. J.

Wilson stated list was recently updated and will go to finance committee based on development impact fees; List will be reviewed at next NCPI meeting;

D. Livingston - supposed to be health and safety issues for capital improvement. Projects will be financed through Development Impact Fees instead of Capital Improvement; Park Equivalencies i.e. lights improve use of baseball fields by allowing use later. DIF (development impact fees) are used for different community needs (i.e. police, library etc.).

J. LaRaia – cautions group to be careful of having too many projects on more than one list (finance list versus community projects list); if funded through one source can impact development impact fees and developers may not be willing to redevelop. Suggest question explaining how facility finance list gets prioritized.

Extensive discussion amongst NCPI members regarding how the lists are prioritized, criteria used and what projects are capital improvements and facility improvement lists. J. Wilson will get additional information. Conversation will be continued to September meeting before finalizing list.

J. LaRaia requests motion re: formal request to formalize proposed priority list for CIP projects will include but not limited to (5 items) subject to final vote at Sept 16, 2013 NCPI meeting; second by D. Smith. Discussion: clarification of funding for CIP. Vote: unanimous in favor; no opposed; no abstentions.

M. Adams thanked Smith for his ongoing efforts in regards to Capitol Improvement Projects.

#### **Information Items: 8:40 p.m.**

- Elections Committee Report for September 16, 2013 Special Election: M. Reed Chair - announcement has been posted on website.
- M. Adams reminds community members about sign-in book and attendance requirement to run for seat on NCPI.

#### **Community Group Reports: 8:45 p.m.**

- Grantville Stakeholders Group –M. Adams: Next meeting September 5, 2013 at Mission Trails Regional

Park Visitor Center 6:00 - 8:00 p.m.; Discuss Grantville Community Plan Amendment to complete by April 2014; regarding traffic study and hydrology study.

- Allied Gardens Community Council-M. Reed: Next Meeting Sept 23, 2013;Town Hall; Ascension Lutheran Church at 7:00 p.m.
- Del Cerro Action Council – J. Wilson: Next meeting October 24, 2013; discussion about Metropolitan Water District
- San Carlos Area Council – John Pilch: Next meeting Sept 11, 2013 at San Carlos Library 6:00 p.m.; Supervisor Diane Jacobs to speak.

**Old Business/New Business/Adjourn:**

Old Business – D. Smith -report re: hydrology study to be sent to city planners.

No new business.

Adjourn at 8:50 pm