

Candler Park Conservancy, Inc. Board of Directors Meeting

Wednesday, July 20, 2016

7:00 pm

Rush Center Training Room

1530 Dekalb Ave NE, 30307

Present: Corey Anderson, Ken Edelstein, Amy Erwin, Barbara Harper, Randy Pimsler, Amy Stout, Lauren Welsh, Doug Wetzel, and Jack White

Not Present: Stacy Funderburke*, Dan Hanlon*, Ben Klehr*, Scott Lenhart*, and John Skach* (with * denoting advance notice of absence provided)

Visitor: Elisa Cormier

A motion to adopt the meeting agenda (amended from the version drafted by the Vice-Chair only with regards to proposed time limits) was unanimously approved.

1. Adopt Agenda/Assign Timekeeper
2. Review/Approve Minutes from May and June Meetings and Review Action Items from Prior Meeting (10 minutes)
3. Guest: Elise Cormier, PLA, CPSI – Smart Landscapes (10 minutes)
4. Environment, Projects, and Programming – Randy (15 minutes)
 - a. Proposed Resolution for Visioning Document
 - b. Other Business
5. Membership, Fundraising, and Communications – Lauren (15 minutes)
 - a. Strategic Planning Consultant
 - b. Other Business
6. Quarterly Meeting with Parks – Questions/Next Steps – Amy E. (15 minutes)
7. Summarize Any Action Items from Meeting (5 minutes)

Review and Approval of Minutes from Previous Meetings:

A motion to adopt the draft versions of the minutes from both the May and June meetings (with no changes) was unanimously approved.

Review of Action Items from Previous Meeting:

The list of action items from the June meeting was reviewed. Outstanding action items included

(1) Ben to schedule meeting with representatives of all standing committees to draft budget,

(2) Ben to fill out application for Directors and Officers insurance,

[update: Doug participated in a conference call with Jay Spearman in which they were told that D & O only covers errors and misjudgments, does not cover bodily injury and property damage]

(3) Scott to provide text for board members to send to friends to recruit CPC members,

[update: Lauren will do this instead]

(4) Lauren to submit article to Messenger,

[update: Doug will submit one for the next issue]

(5) Stacey to request transfer of FOCPGC funds from Park Pride to CPC,

(6) Dan to obtain planting plan from Elisa Cormier,

[update: Elise is here tonight to discuss]

and

(7) Doug to follow up with Coke/Shannon Hennessey on potential grant application.

Discussion of Plans for Park Entrance Plantings with Elise Cormier:

Jack White introduced Elise. She noted that she has worked on the Atlanta BeltLine, that she has experience designing parks, that she does a lot of nature-based play, and that she did the Mary Lin playground

restoration. Elise provided two look books showcasing her previous work and shared examples of planting designs she had created to illustrate what she will produce for us. Elise provided her contact information and asked for board members to share ideas for the park entry area over the next few weeks. She also indicated that she is gifting her time for this project. In August she will put together a plan, and then she will present it to the Projects Committee at that group's September monthly meeting.

Board members emphasized the need for hearty plants and explained that the group's commitment to sustainability translates into a desire to use native species and those that attract wildlife and to minimize the use of chemicals and of water. When asked if it is problematic that we do not have an overall plan for the entire park, Elise said she thinks it is low-risk to implement a park entrance plan since it is a small area. Elise said she can include notes about maintenance on the plan but also pointed out that most plants won't need much maintenance if placed correctly. The group noted that the City will ask about maintenance and that the Parks Dept will not be responsible for any additional maintenance task this planting might engender (such as watering during times of low rainfall). The board suggested that maintenance projects could be adopted by the neighborhood and that residents could donate plants in an effort to encourage community investment.

Updates from Standing Committees:

Environment, Projects, and Programming:

This committee met 7/12/16, and a written report was provided. (See Appendices.) Randy noted the following items:

- The visioning session with Perkins + Will is scheduled for late August, with more details to follow. It has been suggested that participation in this visioning session be limited to a subset of board members. Lauren said we should ask P + W their view. Amy S. said she was completely opposed to telling board members they could not attend. Amy E. said she would prefer to attend but is okay with not attending if P + W says we have too many people.
- The committee needs board authorization to implement the planting projects being planned for the slope between Callan Circle and the tennis courts and the slope between the driveway and the basketball courts. Approximately \$6,000 will be needed for planting materials. (This does not include the cost of getting design plans.) Amy S. noted that Stacy recently told her that an additional \$5,000 is being donated to Park Pride by the organizer of the Candler Park Music and Food Festival for use by the CPC and made to motion to approve the authorization of \$6,000 for the plantings. Amy E. confirmed the existence of the \$5,000 donation, noted that Doug Voss had expressed strong support for these projects, and shared that Doug Voss also indicated that the City will contribute funds for this work. (However, Doug also expects us to provide "good plans" with the appropriate level of detail before Parks will approve the work.) Lauren suggested we could create a path within the Callan Circle plantings and organize a small-scale fundraiser around the design. Ken asked if the two projects must be done in tandem. Randy explained that both address erosion control, a high priority matter. They pair well as one is higher impact/lower visibility while the other is higher visibility/lower impact. Randy made a motion to authorize the Committee to spend up to \$4,500 of CPC funds on the two planting projects. The motion was seconded and unanimously approved.
- The group voted to allow an additional five minutes to discuss Projects Committee items.
- Jack made a motion to adopt the proposed resolution entitled, "Board Guidance for Visioning of Candler Park" that was distributed to the group by Ken. Amy S. spoke against the motion, expressing concerns about voting on the resolution when a significant number of board members were absent and about some of the language of the resolution not reflecting feedback provided by the committee or items with consensus. Lauren responded that the people that attend meetings are the people that vote and that this should be considered a living document and a general guide. Amy S. also expressed concern that the wording of the resolution suggested that the Projects Committee was being tasked with developing a

visioning plan for the park, whereas it was her understanding that the goal of the exercise was to compile a list of projects in the park for which there was consensus. Both Randy and Ken agreed that the matter could be clarified by adding the word “document” in the introductory statement (after the words “longterm vision”.) A motion to call the question passed 7-1. A motion to adopt the resolution passed 7-1. After the vote, it was suggested that resolution should be annotated with today’s date. (See Appendices.)

At this point in the meeting, there was a request to reverse the order of agenda items 5 and 6. There was unanimous consent for this adjustment.

Review of Meeting with Parks Department Officials:

Stacy and Amy E. met with Parks Commissioner Amy Phuong and Parks Director Doug Voss on July 14th in the first of what they hope will be quarterly meetings of CPC representatives and Parks Dept officials.

Amy E. reported that in this meeting Doug Voss said he was “not excited” about our proposal to relocate the seventh tee. She said he does not think this will be a long-term solution and that he fears ongoing expansion of the natural habitat. Amy E. also noted that Doug and Stacy expressed conflicting interpretations regarding the ability of American Golf to encroach further into the riparian corridor during this meeting.

Jack then reported that he and David Johnson went to the Parks Design meeting later that same day to present the plans for the tee relocation. Jack was caught somewhat by surprise when Doug objected to the plan at this meeting, primarily because he had not expressed these objections earlier, as Jack had been keeping him updated throughout the process. In contrast, the other Parks Dept employees in the meeting were very supportive. They left the meeting with instructions to come back provide more information about plant materials that will be used. Jack also feels they can also answer Doug’s other objections, and so they will return to Parks Design to again try to get approval. In contrast, Jack and David’s recent meeting with the riparian committee in the City’s site development office went very well; even though this is the approval that he feared would be much more difficult to obtain.

In response to a question about funding the project, Jack expressed confidence in being able to raise money for this. He has already received an indication from Jay Tribby that Kwanza’s office can provide \$1,000 and help make calls to other donors.

Jack will also get a letter of support from King Simmons of American Golf. He also noted that the golf course manager J.W. loves the plan.

In the remaining interval, Amy E. read through her notes from the meeting with Doug Voss and Amy Phuong that she had previously distributed to the board via email. (See Appendices.)

Updates from Standing Committees:

Membership, Fundraising, and Communications:

This committee met 7/14/16, and a written report was provided. (See Appendices.) Lauren noted the following items:

- The *ad hoc* strategic planning committee (consisting of Lauren, Randy, Amy E., and Jack) has chosen Tamara Jones/Evident Impact LLC as the consultant to facilitate strategic planning for the CPC board. The group discussed when to schedule these sessions. It may be necessary to delay the strategic planning until after the visioning sessions with Perkins + Will are complete, but there could also be the potential for significant synergy by undertaking these exercises contemporaneously. A motion to allocate up to \$2,000 to hire Tamara Jones as the consultant to lead strategic planning was unanimously approved.
- Prior to the event at Mulberry Fields, this committee purchased a banner that says, “Join the Candler Park Conservancy Today. Support the Natural Place to Play” and purchased 300 magnets and 300 stickers with the CPC logo. We signed up ten new members at the Mulberry Fields event, and she feels it was a worthwhile endeavor. It was good PR and a good learning

experience. A motion to reimburse Lauren and Scott a total of \$417.75 for their out-of-pocket costs in obtaining the banner, stickers, and magnets was unanimously approved.

- This committee has set a goal of signing up 200 members prior to Fall Fest and of signing up 50 new members at Fall Fest.
- She requested that board members send her updates, pictures, blurbs, links to articles, etc. to help her have material to post on the CPC Facebook page. She would like to post at a rate of three items per week.

Review of Action Items from This Meeting:

- (1) Ken will contact Zaid to write a letter from CPNO regarding Renew Atlanta funds.
- (2) Lauren will contact Jay Tribby to follow up regarding potential Renew Atlanta funds.
- (3) Lauren will get Stacy to sign the contract with Tamara Jones.
- (4) Lauren will work on finding dates for the strategic planning sessions.
- (5) Jack will continue to pursue approval from the Parks Dept for seventh tee relocation plan.
- (6) Amy E. will double-check with US Pool to see if they know of any pool house renovations being planned.
- (7) Lauren will give Ken and Corey posting privileges on the CPC Facebook page.
- (8) Lauren will compose an elevator pitch to recruit CPC members.

Appendices.



CANDLER PARK CONSERVANCY Environment, Projects and Programming Committee - Meeting Minutes 07.12.2016

Attending this meeting were Dan Hanlon, Randy Pimsler, Amy Stout, Jack White, Doug Wetzel, Amy Erwin.

Pricing Updates / Review

At this meeting, there were no open items to be addressed with regards to pricing.

Visioning (Master) Plan Development

Cherise Chelsi Rome with Perkins and Will indicated that the design charrette is tentatively planned for late August and that the *Cherise* Charlotte would likely take place at P and W offices. Following the *Cherise* Charlotte, it is anticipated that the fund raising package draft would be ready for review by Thanksgiving with the the final release ready for early December.

The committee would like to ask the board to consider if thirteen folks are too many to be present at the meeting with P and W. Some felt as though a smaller working group might be productive and others felt that all board members that are interested should be present.

Park Design

Amy Erwin and Stacy Funderburke will attend the quarterly meeting with Doug Voss and Amy Phong. A separate report shall be prepared. The group discussed the possibility of others in the organization attending these meetings in the future, so that the Parks Department sees a full range of representatives.

The Park Pride Monthly meetings are held the second Wednesday of each month and the location varies. The group noted that the regularly scheduled meetings held in the past by the commissioner at the Civic Center, were often well attended and very informative.

Project Priorities

One of the short term projects at this time include park entry planting. Dan Hanlon followed up with Elise Cormier, a landscape architect who will attend the next board meeting and the next project committee meeting.

There are two planting projects planned for the fall. Tentatively the projects will take place on October 15, 2016. The board would need to approve funding of these projects with the possibility of reimbursement at a later time. Jack White will lead the coordination effort with the installers. We need to coordinate efforts to obtain a planting plan to be approved by Park Design, in advance.

Park Pride grants were discussed and the deadline of August 1, 2016 was noted. The group determined there was likely not sufficient time to put a grant application together.

Jack White has signed the group up for two fall projects. The Drains to Stream Project will be coordinated with local boy scout troops and the Rivers Alive Clean Up, focused on the riparian corridor will take place on Saturday, November 12, 2016 from nine am to twelve noon.

Amy Erwin provided an update on the Pool House bathroom lock modifications, noting that long term solutions will be discussed in the upcoming quarterly meeting with Park Design / Doug Voss.

Amy Erwin also noted that the Entry Lights should begin installation in the next two weeks. The committee would really like to push the advertising on this installation with the communications committee.

continued

Doug Wetzel provided a brief update on the Coca Cola grant opportunity, which has stalled a bit. Amy Erwin was going to reach out to an acquaintance, to follow up on this item.

The group received an update on the renovation plans for the seventh hole tee by Jack White. Jack indicated that the design, prepared by David Johnson was submitted to site design on July 12, 2016 and that the feedback in the review meeting was generally favorable. The next step will be to obtain pricing for the work to be undertaken.

The committee briefly discussed the enthusiastic endeavors being proposed by the manager of the golf course and briefly spoke of suggestions for how CPC might work with American Golf as partners on future endeavors.

Amy Erwin volunteered to follow up with Kelly Jordan related to his offer for in kind contributions to CPC for upcoming projects.

The last agenda item in this section of the meeting focused on the work by Ken Edelstein and Amy Stout on the proposed resolution for board consensus on CPC project priorities. Several conceptual edits were presented and discussed along with the adoption of a work plan for wrapping up the document prepared by the committee. The intent was to forward the document to the board for review, comment and possible adoption in advance of our next board meeting.

2016 Budget

The committee noted that there were no substantive changes to the budget spread sheet at this time.

New Business

Amy Erwin presented an update on a meeting with the manager of the golf course. He has indicated that funding for some proposed renovations of the club house have been discussed within the infrastructure bond. The committee would like to continue to have dialogue with American Golf and / or the city and be involved in future plans for this building. Amy was to follow up with Doug Voss, again, on how we might become partners in this endeavor.

Business Items

The next committee meeting will take place on August 9, 2016 at six thirty pm at the picnic pavilion in the park, weather permitting.

Submitted by Randy E. Pimsler, AIA, LEED AP

ADOPTED RESOLUTION
Board Guidance for Visioning of Candler Park

The Candler Park Conservancy Board of Directors authorizes the Environment, Planning and Projects Committee to develop a Longterm Vision Document for the park.

Three broad objectives should help guide this Vision:

1. **Sustainability:** Among other measures, consider ecosystem enhancement, emphasis on non-motorized access, resilience, clean energy and green building practices.
2. **Multiple uses:** Accommodate current uses, balancing nature and play.
3. **Stormwater management:** Manage rainwater to reduce pooling and large flows; design landscape to reduce erosion and siltation.

Specific projects and issues that the Board hopes the Vision will address are:

- A. **Access:** Emphasize non-motorized and ADA access. Improve access from multiple points, including from Candler Park Drive and Freedom Park PATH. Improve internal trail capacity.
- B. **Amphitheater:** Determine best location and basic design for a naturalistic amphitheater.
- C. **Buildings (pool house and golf clubhouse):** Pursue the renovation and/or creation of community buildings that: 1) better serve their designed purposes, and 2) provide quality community meeting/event space.
- D. **Events/active use:** Design park's active area to discourage festivals larger than Class C. Restrict events from spaces that cause excessive harm.
- E. **Exercise stations**
- F. **Parking lot:** Reduce footprint while preserving total spaces. Install porous surface.
- G. **Playground:** Stress natural and creative play. Potentially reconfigure or relocate.
- H. **Riparian corridor:** Protect beaver dams, ponds and wetlands. Seek to improve pedestrian access. Consider daylighting and naturalizing upstream section.
- I. **Playing field:** Improve playing field drainage and overall quality. Consider perimeter track, possibly with exercise stations.
- J. **Pool:** Improve deck area. Consider other water features (e.g. lap pool, splash pad).
- K. **Tennis courts:** Attempt to meet ALTA standards.

Approved July 20, 2016

From: Amy Erwin <amy.erwin@comcast.net>

Date: July 19, 2016 12:43:36 PM

To: Jack White <ctbold@gmail.com>, Ken Edelstein <kennethedelstein@gmail.com>, Keeney Barbara <barbara.keeney@gmail.com>, Corey Anderson <cande03@emory.edu>, John Skach <john.skach@perkinswill.com>, Doug Wetzel <dw3tz3l@gmail.com>, Randy Pimsler <randy@pimslerhoss.com>, Stacy Funderburke <stacyfunderburke@gmail.com>, Ben Klehr <benklehr@gmail.com>, Lauren Welsh <lnwelsh@gmail.com>, Scott Lenhart <scottlenhart@gmail.com>, Stout Amy <akstout@icloud.com>, Dan Hanlon <dhanlon@red-level.com>

Subject: Notes from 7/14 Quarterly Meeting with Parks

All:

Below are notes from the meeting Stacy and I had with Doug Voss and Amy Phoung. We can make time on the agenda to answer questions and suggest any action / next steps.

Amy

Perkins + Will engagement: Stacy briefed them on the purpose and expected outcome. They would like Walt and/or Dan involved.

Ray *Chert*

Closing the course for the Riverkeepers event: Not a problem. Notify John Wood in advance.

Fall Plantings on the two hills: Doug supports these two projects, especially the one near the ball fields. The mention of volunteers for the erosion control portion made him hesitant, saying that he wants to be sure the design is solid and verified by professionals. Anything presented to Park Design should show a thorough design, not a list of plant material. We should not need a PP grant for this. Instead it was suggested we use part of the \$5K from Joe A. and the City would be willing to chip in as well.

Entry plantings: Same as above

7th T Discussion: Doug was not enthusiastic about the proposal because he think that in a few years we will be having the same discussion with the same problem. Stacy encouraged him to think of this as an opportunity to try a relatively inexpensive solution from where he can draw a line if it does not work. There was disagreement about how much the City can encroach in the buffer area, in that Doug thinks he can disrupt more than what we believe. He was also not inclined to pay for any of the work. Doug asked Stacy to talk with Corey Rayburn on that topic. Jack will have more specific updates based on his Park

Design meeting which followed. Doug suggested we use King Simmons with American Golf to quote the work associated with moving the T.

American Golf Contract: Amy P. said they were in the process of issuing an RFP now, and that it would be in two Tiers: upper tier includes North Fulton (Chastain) and Browns Mill. The next tier is Candler Park and Tup Holmes. It is in two tiers due to the courses being so very different in terms of needs and requirements.

Golf Clubhouse: Doug said he did talk with John Wood, American Golf manager, about some repairs and upgrades at the clubhouse, but he did not have a comprehensive list of items. He was amenable to us working with AG on such a list if we choose to, and that the City would be willing to help fund appropriate portions. He was mildly interested in opening up the downstairs area for a potential community space, and with CPC being part of that.

Pool renovations: None have been planned beyond the recent pump replacement.

Renew ATL \$: They suggested we ask Jay Tribby and Kwanza about the details. They didn't have any information.

Gun Policy: Pool patrons have brought guns into the pool and Amy asked what the City policy is. Doug was going to check with the legal team.

Bathrooms: Bathrooms are a real issue at multiple facilities in that the public vandalizes them and homeless people live in them. Some parks are actually asking that bathrooms be closed. The cost is \$16K to install two doors with digital locks, but people will still prop the doors open with rocks to trip the system. Janitorial services are expensive. And CP pool plumbing cannot operate in the winter. If we want movement, he suggested we go back to American Pools and LaChandra Burks to at least handle it during pool hours. He is not interested in funding any improvements. Lauren has since mentioned that O4W park has bathrooms, so she is following up on how they accomplished this.

Pavilion in the ditch: Stacy asked about moving this pavilion or building a new one on higher ground. Doug thinks this is about \$10K and the City could pay for this, See Dan Calvert for details as he did a few recently. Potential Projects Committee item.

**Candler Park Conservancy
Fundraising, Membership, Communications Committee
July 2016**

Fundraising:

- Coca-Cola opportunity – Amy Erwin is providing assistance to help Doug and Barbara find a different avenue to funding since Kelly Jackson has not been able to share her contact as of yet.
- Tennis Courts – cost of courts was too high for matching USTA grant

Membership:

- Prior to Mulberry Fields event, the Conservancy had 10 members. This means all board members have not yet signed up.
- We signed up 10 new members at the Mulberry Fields event and received several email addresses for follow-up for potential membership.
- We learned a better method of signing up members on the spot by watching the Wylde Center. Instead of relying on a laptop, they simply had printed out sign up cards and then used a square or cash box to fulfill membership. In addition, they had flyers printed in clear displays, a tent and a donation jar plus raffle. These are all ideas we can implement at additional event tables.
- We developed a large colorful banner to use at any upcoming events.
- Promotional membership items – we now have both stickers and magnets and will soon develop t-shirts. We spend out of pocket on these items and will request reimbursement. These are ongoing costs that can be included in the overall budget.

*****Thanks to Stacy, Amy Stout, Barbara and Jack for volunteering at the table!!***

Communications:

- We are drafting an article about the lights for the Messenger.
- We are also drafting a quarterly update on Conservancy work for the Messenger.
- We have increased our Facebook friends from single digits to 72. We need ALL board members to invite their friends on Facebook to like the page.
- We have been actively posting more updates to Facebook and receiving likes. Ideally we'd have more board members emailing content and photos to Lauren for posting.
- We now also have an Instagram account. We will connect our Facebook and Instagram accounts so posts can go in both places easily.

Events:

- First Membership event – first weekend of November – s'mores in the park, hot chocolate, etc. – get CP Market to sponsor
- Would like to consider a monthly happy hour or something similar at Wrecking Bar to include board members, new members and anyone interested in talking about the park. Goal would simply be to show the Conservancy as more forward-facing and less isolated.