

Candler Park Conservancy, Inc. Board of Directors Meeting

Monday, November 26, 2018

7:00 pm

Rush Center Training Room

1530 Dekalb Ave NE, 30307

Present: Dan Hanlon, Elliott Jones, Ben Klehr, Scott Lenhart, , Perry Smith, Amy Stout, Lauren Welsh, Doug Wetzel, Jack White, and Omar Zaki.

Not Present: Ken Edelstein* Stacy Funderburke, John Skach* (with * denoting advance notice of absence provided)

Guests: Chencheng He, Micah Lipscomb, and Valdis Zusmanis (all from Perkins + Will); Edi Kelman

The agenda for the meeting (although not formally adopted) was as follows:

1. Welcome
2. Review and Approve Prior Board Meeting Minutes
3. Presentation of Conceptual Plan for Active Lawn and Amphitheater by Perkins + Will
4. Committee Reports
 - Finance and Audit Committee
 - Board Development and Governance Committee
 - Membership, Fundraising, and Communications Committee
 - Environment, Projects, and Programming Committee

Review and Approve Minutes from Prior Board Meetings

A motion to adopt the draft minutes from the July 18, 2018 board meeting was unanimously approved.

Concerns from a Neighbor

Edi Kelman attended to express concerns about a large tree in the park that was damaged in a recent storm. The split tree is located on Candler Park Drive near the intersection with Miller Avenue. It presents a safety hazard, and she fears it will damage one of the Bi-Racial History Project historical markers that she had installed. She was advised to contact Chris Kallio and provided with his contact information.

Conceptual Plans for Active Lawn and Amphitheater

Chencheng He, Micah Lipscomb, and Valdis Zumanis from Perkins + Will were present, and Micah presented the conceptual plan for the active lawn / amphitheater project that they have developed. The design for the lawn and the amphitheater features are interconnected. Creating the bowl of the amphitheater will require significant excavation of the hillside and some loss of surface area on the field and some trees. The plans also include planting of new trees.

Depending on the desired capacity, the plans can be adjusted to either expand or reduce the amphitheater and therefore have a greater or lesser impact on the field dimensions. The capacity of the amphitheater depends on the number of terraces and their width. In the design shown, with six terraces, the capacity of the amphitheater would be ~700-1,700 under a typical picnic-style setup or ~4,500 under standing-room only conditions.

Overall, these designs are pushed back from the existing pool house to accommodate potential future improvements there. There would be a vehicle connection from the parking lot to the plaza/stage area. The stage is not elevated, and the footprint would be about double the size of the current plaza. The parking lot is reduced in this plan with a loss of ~ 24 spaces out of 96.

The active lawn could accommodate the needs of soccer and of a large event like the Candler Park Music Fest. They propose a crushed stone path around the perimeter of the field that would be good for both jogging and for festival trucks. They propose to incorporate high infiltration soil (mostly sand) to wick water into a stormwater management system. There are also swales at the edges to keep water off the surface. The plans maintain the current capacity for 12 small soccer set-ups.

After the community input meeting on August 30, they can revise this proposal based on the feedback received and start working with the estimator to get a better idea of the budget. Depending on which options are incorporated, construction of the active lawn is projected to cost between \$1.6M and \$4.5M. Similarly, the amphitheater is projected to cost between \$0.6M and \$1.3M.

Committee Reports:

Finance and Audit:

- The committee did not hold any meetings since the last CPC board meeting.
- Elliott Jones was not present, and no committee report was provided.
- It was reported that Stacy, Perry and Elliott have been working on the financial policy and that they should have a draft for review for the next board meeting.

Board Development and Governance:

- The committee did not hold any meetings since the last CPC board meeting, and no written report was provided.
- Scott Lenhart indicated there were no updates to report.

Membership, Fundraising, and Communications:

- This committee met August 7, and Doug Wetzel provided a written summary via email.
- We will host a "Pollinators in Candler Park" event on Saturday, September 1 in combination with Brandon Tai, a beekeeper on Page Avenue.
- There are plans to hold a membership drive event at the Candler Park Market on a Saturday to be determined from 10:30 am to 4:30 pm.
- All board members are requested to volunteer for a two-hour shift at our booth at Fall Fest the weekend of September 29-30.
- A group of five board members will have breakfast with representatives from Coxe Curry & Associates this Friday to learn more about how best to approach a \$4.5M capital campaign.
- Lauren Welsh has talked with Tamara Jones, and they will meet soon to go over the work that Tamara has already completed. Tamara has now closed her business and will not be able to facilitate a strategic planning session for our board. However, she will work with Lauren to teach her how to lead relevant exercises for our purposes.

Environment, Projects, and Programming:

- This committee met August 14, but no written summary was provided in advance of this meeting.
- John Skach noted that the tree-tagging event with the Paideia faculty went well. Approximately ten faculty members participated for 2.5 hours for a total of 25 volunteer hours, and most of the tagging around the active lawn was completed. Their athletics director is particularly interested in active lawn project, and their bandleader is particularly interested in the amphitheater project. A biology teacher is interested in environmental aspects of our mission, and Elliott had a conversation with the about reactivating their water testing activities. A Spanish teacher who leads their outdoor club is interesting in trail building.
- Based on additional discussions with Leslie Edwards and Melinda Langston, the committee feels we should be moving forward with invasive removal / habitat restoration around the riparian corridor. Audubon has a grant program for invasive removal, and we want to apply to this habitat restoration fund in time for the August 31 deadline. The board approved a motion for Perry (working with Stacy and Jack and perhaps others) to submit a grant application (due

August 31) to the Atlanta Audubon Society for removal of invasives around the riparian corridor as part of their Habitat Restoration Fund program without committing to providing any cash match from the Conservancy. (This was after a motion to approve submission of a grant application which included the offer of a \$2,500 cash contribution from the Conservancy did not pass.)

- Jack White reported on the walk-through with Walter Bland and Jim Lanier that he and Amy Stout participated in earlier that day. Walter noted that invasive removal around the riparian corridor is going to be an enormous project that will take at least three years to do a complete job. He suggested that we narrow the scope of the work to the areas directly around the ponds. Jim Lanier suggested we consider installation of a Clemson leveler for the 6th fairway, and he supported the conceptual plans for the 7th tee relocation project.
- Amy Stout reported on the incident from earlier today in which she caught a golfer (Candler Park resident David “Wing” Bruce) in the act of breaking the beaver dam using a small shovel that he had brought with him for that purpose. She photographed him and confronted him. There was consensus from the group that this is unlawful and unacceptable behavior and that we will follow up immediately with Doug Voss, Alvin Dodson, Amir Farokhi, and others as appropriate to prevent further destruction. It was suggested that the police should be called in a situation like this. The group discussed the value of writing an article for the neighborhood newsletter about the incident in the context of city rules and policies and/or having informational materials installed in the clubhouse.
- Board members were asked to consider how to recognize Amy Erwin’s efforts through a project or improvement in the park.