

Candler Park Conservancy Board Meeting

November 15, 2023 (7PM - Zoom)

Present: Ryan Anderson, Eric Dusenbury, Eric Ericson, Jonathan Flack, Dan Hanlon (left at 8:05), Van Jensen, Alex Long, Perry Smith, Any Stout, Lauren Welsh, Doug Wetzel, and John Wolf

Absent: Stacy Funderburke and Elliott Jones

Guest: Theresa Watkins

Meeting Called to order at 7:03

Motions Presented During this Meeting:

- Motion to appoint Eric Ericson to the Candler Park Conservancy Board starting next board meeting. **9 yes and 1 absention**
- Motion to adopt minutes from the October 18 board meeting. **Unanimously approved**
- Motion to support opportunities around the Candler Park Pool as it impacts the neighborhood. **Unanimously Approved.** Eric Ericson will be the point person on this effort.
- Motion to approve the establishment of a Capital Improvements Committee. The Capital Improvements Committee shall provide administrative project oversight on behalf of the Board with respect to the proposed redevelopment of the Candler Park playground, the proposed development of the Candler Park amphitheater, and such other capital projects or improvements to Candler Park as may be referred to the Capital Improvements Committee from time to time by the Board. The Capital Improvements Committee shall be composed of not less than three (3) members of the Board, one of whom shall be the Chair or Vice-Chair of the Board. The Capital Improvements Committee shall have the authority and responsibility to liaise regarding, and engage in ordinary course coordination and communication regarding, such capital projects and improvements on behalf of the Board with project stakeholders including, without limitation, personnel from the City of Atlanta, vendors, contractors, financing sources and neighborhood organizations. The Capital Improvements Committee shall have the authority and responsibility to monitor and make day-to-day decisions with respect to such capital projects and improvements, the organization, financing, budgeting, design, preparation, development, procurement and construction thereof. The Capital Improvements Committee shall undertake the foregoing authorities and responsibilities in a manner reasonably designed to effectuate, execute and implement the budgetary, schedule, design, construction, environmental and other objectives for such capital projects and improvements as set forth from time to time by the Board. Notwithstanding the foregoing,

the Capital Improvements Committee shall not, without the prior approval of the Board, have any authority to (a) enter into any contract or agreement on behalf CPC, or to amend, cancel or modify in any material respect any contract or agreement on behalf of CPC, (b) approve of, or commit or agree to any material expenditure, undertaking or obligation on behalf of CPC, or any change material modification of, or change to, the terms of such capital projects and improvements approved by the Board. The Capital Improvements Committee shall report to the Board periodically, at meetings of the Board or otherwise on demand of the Board or as circumstances may from time to time require, in order to keep the Board reasonably apprised of the status of such capital projects and improvements. **Unanimously Approved.**

- Motion to approve 2024 budget - **Unanimously approved.**
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Approved Agenda:

- Review Previous Meeting Minutes
 - Welcome Visitors - Theresa Watkins
 - CP Pool & Lake Claire Pool Discussion
 - Quick Background (Vision Plan + Updates from LCP group)
 - Current Efforts
 - Opportunities to assist
 - Committee Reports
 - Projects
 - Development
 - Governance
 - Finance
 - Playground Next Steps
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Opening Topics:

CP Pool & Lake Claire Pool Discussion (15 min)

Ownership of LC Pool put forward a proposal for members to purchase the pool. Members are concerned about the proposal and are exploring other options for a pool. They want to have a swim team. They are exploring investing the buyout funds into the CP pool instead of LC. There is a desire among some board members to engage the CP folks. Potential symbiotic relationship - possible pool expansion, relationships, gives them leverage and credibility.

Playground next steps (Doug & Van)

- Waiting for feedback on Documents from Great Southern

- Signed Construction Agreement with P+W
 - Develop shade plan with P+W & City - review tomorrow
 - Develop the Tennis Hill plan - City is reviewing
 - Development of schedules
 - Sign Great Southern Docs
 - Old Bricks - Need to talk to Roger Bakeman
 - New Bricks - We need leader for figuring out the brick language and order handling
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Committee Reports:

Membership, Fundraising, and Communications (Ryan Anderson):

- \$2,500 in brick sales since last meeting
- \$300 in donations since last meeting
- \$53,000 vote on Monday for CPNO to support. Board members who live in Candler Park are encouraged to attend and vote for the expense.
- Messenger article in support of the funding was in the November issue.
- Sending an email blast tomorrow encouraging folks to attend CPNO and vote in favor
- Working to collect already committed funds (Councilmember Farokhi, Park Pride, ...)

Finance and Audit (John Wolf):

- Reviewed 2023 financials vs budget. It included the most recent expenses and income.
- Our current balance is \$427,905.
- This balance, plus committed but uncollected playground donations, less known outstanding expenses and a \$10K buffer, basically covers the expected playground expenses (~ \$3K short)
- Known outstanding expenses total roughly \$19,838
 - Up the Garden Path - \$2,786 (check sent, not cashed)
 - Wild Apricot - \$2,052 (bill pay scheduled on 11/15)
 - Trees Atlanta - ~ \$15K (invoice needed)
- The 2024 budget has been sent to but not approved by the committee chairs. Will be discussed live in the board meeting.
- Started getting incoming Treasurer Eric Dusenbury up to speed.
- The 2024 Budget minimizes the operating budget and focuses on the playground installation. We will revisit the budget mid-year after we better know the financial impact of the playground.

Board Development and Governance (Perry Smith):

- The MOU between the City of Atlanta and the CPC is moving forward.
- Motion to create a Capital Improvements Committee.
- Exploring supplemental insurance options. There is a concern about whether this is

- needed in lieu of the playground build.
- Creating and documenting a process to identify and vet potential board members
- Creating documentation to help onboard new members
- Brief Board Recruitment and Nomination Update
 - Continuing recruitment process.
 - One or more candidates for December vote
 - Still have needs to fill so board members are encouraged to identify prospects.
- Need new members to join the governance committee

Environment, Projects, and Programming:(Amy Stout)

- Meeting Update
 - Pam (graphic designer) has created a sign to advertise CPC park improvements
 - Concern about paying Pam because she is potentially joining the board. It was agreed this was not an issue because the contract was prior to conversation about her joining the board.
 - Been to park design three times
 - Irwin Garden refresh approved. Volunteer workday pushed to spring
 - Awaiting approval for the PawPaw patch project - planting in the old concrete sandbox.
 - New plantings and sod at the pavilion. Will occur when weather is warm and will require the pavilion to be closed for a short time.
 - Trying to resolve the clog in the culvert at the north end of the park. Board members are encouraged to use the Happi Feet application to request the Parks Department to address this issue. Parks Depts uses Happi Feet instead of 311
 - No update on scout wayfinding project.
 - No tree recompense funding. We thought we would receive some funds.
 - Trees Atlanta Invoice for removal of invasives along Candler Park Drive. A five year plan had been approved. The first two years from the Candler Park Decides were funded by council member Farokhi. Subsequent three years funded from the Project Committee's budget. At this time it is not clear how many years Trees Atlanta has done. Amy will own the relationship and follow up to determine what they have done. We have already approved this expense. About \$2,000 total for the last three years.
 - Beaver Buddy will move forward now that playground is moving forward

Meeting ended at 8:30