

**Chastain Park Civic Association
Board Meeting, August 25, 2008**

The Chastain Park Civic Association ("CPCA") met on August 25, 2008. A quorum was present. Approval of the minutes for the June was postponed until they could be distributed.

Jubal Gatwood reported on the budget stating that everything was on track to meet the security budget through year end. He said that 1,100 membership renewals letters had been sent out - about 700 to existing member and 400 to past members. Renewals have been received from about 500 members averaging about \$108 a renewal. There are about 2,000 Chastain residents that are not previous members which have not been sent renewals. Jubal would like to reach out to those residents. He proposed that a group of volunteers work together to accomplish the 20 man hours of envelope stuffing. Additionally, the City of Atlanta ("CoA") has agreed to reimburse CPCA for costs associated with security patrols for concerts. He has for review additional copies of summary page.

Melissa Abad reported on community events. Chastain Chill, which will be held through October at the playground on Tuesdays from 4pm – 7pm, has been successful with approximately 100 – 150 people attending this family concert series. The July 4th event was very successful. Over 800 -1,000 people attended the event. Melissa thanked the board for the \$1,200 budget as well as the five neighborhood families that supplemented that budget. There are many opportunities for this event to raise revenue for CPCA such as sponsors and ticket sales. It has real potential as a community event that can increase CPCA membership and funds. In the future, there are opportunities for additional community events including a Halloween / Fall event and a Spring arts related event. Jim King stated that he would like the Halloween event supplement existing little neighborhood traditions – such as Dudley Lane, Broadland Hillside, Blanton / Hollydale - rather than replace them. Melissa stated that Halloween event could be presented as Fall Festival located in the same location as the July 4th event with music, face painting, keeping it local or open to general public. Or it could be a Halloween related event held to either dovetail with existing neighborhood events or on a night other than Halloween night – maybe at VFW building. The Spring arts related event could be organized in conjunction with the Arts Center spring event or as a new home for the Dogwood Festival. This would be a revenue generating opportunity. The Dogwood Festival had about 350,000 attendees in Piedmont Park and 150,000 attendees at Lenox. Bill Kasper stated that he liked neighborhood / small scale event. Melissa said that the event could be located on Park Drive with possible parking at the Blue Lot. Issues of concern that were voice were of security and number of attendees. All agreed that this would be a great opportunity to support the Chastain Art Center which has a Spring show. Melissa has spoken with Erin at the Chastain Arts Center. Jim King said that Erin suggested story tellers perhaps during Halloween at the "witches cave." Kirk Oppenlander stated that the neighborhood used to have Halloween there – that's where hayride started. Melissa would like to continue to build momentum for the July 4th event. She suggests that we share the 500 pictures to generate neighborhood excitement and corporate sponsors. This event is ideal for generating increased income and membership. John Williams asked about the experience of the permit process for the event. Melissa stated that she had made lots of contacts within the permit offices and with the police. John made a motion to ask for the permit for 2nd annual July 4th event. The motion seconded and all were in favor. Additionally, it was mentioned about hosting a social gathering / mixer for board members to meet each other possibly during the holidays or fall / early October. Jim King asked for any suggestions of days - weekend vs. week days. Susan Pitts asked where the holiday party is held. Jim King stated at a member's home.

Kirk reported on happenings within NPU-A – one of the 24 neighborhood planning units. Tom Coffin the Chief Arborist was eliminated due to pressure placed on the CoA. NPU-A will meet tomorrow night and he will provide update at next meeting. Brink Dickerson stated that Mr. Coffin was very

active and yet critical of co-workers. He had written more citations than any other arborists combined. He had this side of town and more citations are written in this part of town. But he was also very vocal – the decision to let him go was part of a plan that pre-dated any controversial citations. Kurt Oppenlander pointed out that the mayor's land use and zoning policy has been very helpful in protecting our neighborhood but if you sub divided to R3 zoning than we wouldn't have any trees left. You can't cut a tree in your yard but when it comes to redevelopment developers want to develop to optimum when it comes to a profit. It is not the goal of the neighborhood to optimize developer's profits. Additionally, there is an issue with regard to a lots being purchased on Blackland to create a large parcel. Mark Elliott is hosting meeting at his house regarding this issue. Brink Dickerson stated that the Blackland area is zoned R3 and that when the west side of CPCA rezoned everything R2B (2,800 sf) the Blackland area was told that it's zoning would be an issue. Kurt stated that this are is located in the Tuxedo Park neighborhood.

Kirk Oppenlander reported that the purpose of the traffic study is to optimize safety and minimize speed and involves additional stop signs and pedestrian activated lights. When the details are reviewed intersecting issues arise. Traffic calming features road narrowing, embedded bricks, or vertical traffic calming techniques. The study group is looking at more defined amphitheater features with a promenade design that makes the area more attractive as well as one that provides sidewalks for Cochran and to W. Wicua. It is looking to place pedestrian activated traffic lights at Laurel, Interlochen, Hillside, and Pineland. Jim King stated that he is aware of some Laurel neighbor concern that a light would encourage cut-through traffic. Kurt said that there is no point of doing things one at a time – that when you look at the big picture you can see the larger issues.

Jim King pointed out that Lorn Whitaker from the Public Works department suggested a pedestrian activated light at Laurel Drive. The residents of Laurel wanted a solution to address the issues of a safe access to park and slowing traffic. Although some residents thought a light may cause other issues. Bob Mason noted that for first time there was new style traffic counter on Interlochen and Lake Forrest. Jim King said that it was counting traffic to evaluate if a light / stop sign was warranted. Bill Kasper asked when the final Traffic Study would be presented. Kirk Oppenlander said that the traffic committee wanted neighborhood input before making recommendations. There was a minority concern about existing pedestrian signs. Bob Mason said that the signs did have its own set of safety issues. Kirk stated that there were different types of driver responses to those signs which are why the committee is looking for a more permanent solution. Kirk pointed out that these types of signs are all over town and the country. Brink Dickerson mentioned all solutions such as to brick out the intersection – speed tables. Bill Kasper said that is reflected in the master plan. Jim King pointed out that the Master Plan is wish list and that the DOT doesn't usually let you do that.

John Williams reported on the sound issues at the amphitheater. He said that the recent Backstreet Boys concert was the loudest concert of the 10 years that he has lived on nearby Whitmere. He said that he met with Bill Kasper and got a quick education about sound engineering. He also met with Alonzo Craig – has equipment that measures sound from rehearsal to end of concert. There have been no sound violations as of yet. Per the contract with the city, performers can have 10 violations per show. A violation defined as 90-95 decibels / minute. The Backstreet Boys had 7 violations. The worst concerts were Duran Duran and Santana with 8 violations. He stated that Stella residents are most sensitive to this issue. New legislation had been enacted in May of 2007 without input from CPCA and the contract runs thru 2010. Although the sound issues are an inconvenience for neighbors the concerts do create good things. Bass is the most intrusive noise because of the range that it has. The violation results in fine to the promoter. The first violation is \$X, second is \$X and the third is \$X. CPCA will be actively involved in negotiation of next contract. Bill Kasper pointed out there is clause in the contract about two 10 year renewals where contract has to be the same or similar – so any sound changes would make contract not the same. In the past haven't been able to bring up in renewals. Brink Dickerson reported that the clause in the existing contract is better

worded than last contract but not much better that it definitely goes in favor of city - contract holder. It was not clear as to the date of the end of contract – end December 2010 or begin January 2010. John Williams said that the old contract was not in excess of 78 decibels. Bill Kasper said the groups use the same levels of sound, that they have a mix that they stay with. If they lower bass then they turn up everything else high because no regulation on the other components. Volume today is 60% higher over all than the volume 3-4 years ago. The increase of new complaints is in line with that. Caroline King asked if neighbors should report complaints. John Williams said that he didn't know if there would be any recourse because it's in compliance with the contract. Kurt Oppenlander said that in the past negotiations that they look at rules for similar venues such as the Hollywood Bowl which has neighborhoods less than 3 miles away. John Williams said that Councilwoman Claire Muller's decibel report stated ?. Bill Kasper said there is a difference between hertz levels and DBC levels. John Williams said that he was tempted to get a sound meter from Radio Shack. Melissa Abad said that she has attended several recent concerts – including Santana – and that they seemed extremely loud compared to past concerts. John Williams said that of all concerts only 5 -10% have violations. Jim King mentioned hertz vs. loudness. He said that initially the mayor did not want music on school nights – but after the school year changed it was not reflected in the contract. He pointed out that the new city of Sandy Springs has a sound ordinance. Brink Dickerson said that Sandy Spring residents could address council to fine amphitheater but no one will address it. Jim King stated that the sound levels must be in violation of city of Sandy Springs sound ordinance. He pointed out that the City of Atlanta gave the amphitheater an exception. His point is that he doesn't want to detract from concerts but that he wants the neighborhood to be treated fairly. He said that he knew it was an issue when Ron Carpinella – who has doubled paned and a sound proofed home – complained last year. Depending on contract date it may be renegotiated under anew administration. Brink Dickerson said that it will take the new administration time to get through it.

John Williams gave a status report on the Tennis Center 2,700 square foot concept which was present by the Chastain Park Conservancy (CPC) at last meeting. John Williams and Jim King went to the June NPU-A meeting to present the CPAC concerns about the facility. It has been approved for the Tennis Center to build the 2,700 square foot facility along with an additional court as well as to resurface the existing courts. The inclusive project was funded by the initial opportunity bond with dollars supplemented by the surplus Amphitheater Sound Trust Fund which will be used for the additional court and resurfacing of the existing courts. This is what the community asked for. It is uncertain as to whether the tennis center will be shut down during construction. Construction will begin very soon as the opportunity bond expires at the end of this year. It will be a first class facility with 10 courts which will open it for tournament play. Jim King pointed out that the parks department made point to address the needs of the entire facility - building and courts - at same time. It was our neighborhood advocacy that got us more than we expected without having to fight over it. The study group process does have issues which will have to be addressed in future projects. Bob Mason asked about the reduced hours at the tennis center. Brink Dickerson stated that the reduced hours are due to the recent budget cuts.

John Williams reported on the status of the Trust Fund. He presented a spreadsheet for review titled Preliminary 2008-2012 CPC Trust Fund Recommendations. After the City of Atlanta ("CoA") did not respond to requests for a detailed accounting of the Trust Fund, Bill Kasper sent in open records request for balance of trust fund. The CoA responded within 24 hours. John Williams and the CPC met with the parks commission to review the fund. The fund has a starting balance of \$1,675,000. Out of that a portion must go to pay back the CPC and some must go to pay for maintenance of the art center – which is a big ticket amount. The CPCA and CPC would like the remaining money be used to try to get some of the Master Plan projects completed. However, the Commissioner is hesitant to do additional projects because she can't do more than anything done at any other park. Jim King pointed out that cuts were made across the board. John noted that the Commissioner doesn't want to create an imbalance. General issues of lawn maintenance and garbage pick-up were

brought up as concerns. Jim King asked if there was an amount that commissioner could approve without the approval of city council? He noted that it appeared the commissioner had authority for projects under \$19.5K. John Williams pointed out that the MP projects exceeded that amount. He reported that the CPCA and CPC requested additional money for security patrol to address recent security issues. However, the Commissioner had issue with the request because it was more than other parks in the city. CPCA and CPC felt it was a reasonable request but it was denied. John said that the projects reflected on the spreadsheet were a wish list. He pointed out that Bill Cambell stole a lot of Trust Fund money in the '90's, however, that the Commissioner can account for everything in the trust fund. He said that the Trust Fund can only be spent on Chastain Park. He didn't know what projects would be approved but one of the more important projects is extension of PATH up to Red Lot and fixing sidewalk up to W. Wieuca. However, PATH is only offering \$38,000 for the project.

Kirk Oppenlander asked if, in light of the issues associated with the tennis center study group, had any modifications had been made to the study group process with regard to community input and construction of surveys. Brink Dickerson said that that he met with the CPC and that they are aware that they must identify definition of community input. Jim King pointed out that every year Trust Fund spending done differently. He said that there will be a better return if we submit project proposals with CPC. He said that the CPC wanted to project out 5 years – they wanted to project what community wants to leverage. We should spend as much as possible before next administration. John Williams said that the proposed projects will be jointed proposed with the CPC and that he agreed that to spend money while we have it before the administration change.

Jim King – asked the board to review and prioritize the proposed projects. He felt that the playground expansion would make positive community impact. He touched on the Hilltop Field project where NYO / Galloway are willing to spend. It would be located in the Theater of Stars to create open green space with possible artificial turf that could also be used for NYO ball fields and Galloway PE. He also mentioned the Skyline Meadow on the north of park drive – an overgrown field that used to be used for Frisbee golf. It is located behind Dudley Ct. and Stella. This is the project that Ron Carpinella is working with the affected neighborhood. Their security was first concern. We're letting them speak for themselves with Ron's assistance. Every neighbor is for closing Park Drive at night. Brink Dickerson pointed out that the resistance to closing Park Drive is almost irrational and that he is meeting to review this issue. Jim King stated that the CPCA needs to identify the projects that it considers a priority. Bill Kasper said that most of the projects are the same with the only one that hadn't been addressed is new restrooms for \$196,000 – while there may be need for restrooms – the tennis center will have additional restrooms. He said that the Lake Forrest restrooms are an issue with neighbors.

Jim King stated that we should encourage CPC to concentrate on green projects – Bill Kasper said that he would like to see more attention to plantings. John Williams pointed out that plantings may be needed to be delay to the drought. Carlos Moreno asked if the addition of a bike lane was reflected in the MP. John Williams said that no because there were too many issues and too costly. Bill Kasper pointed out that Powers Ferry Road are in poor condition and would need to be repaved which should be added as a priority. Kirk Oppenlander mentioned the placement of sidewalks and the shifting of Powers Ferry. He didn't know the CPC's plan and that although we see pretty rendering that there are no details and homeowners looking for details.

Jim King quoted the commissioner as saying "Trust Fund purpose is not to fund the MP." However, there certain opportunities to spend big chunks of money – if we could get the big projects done then we can fill in by working together to get the little projects.

Brink Dickerson said that although it could be said that focusing on little projects is pulling down the reserve and that we should save for big projects like building a new a gym, he would think that small

projects like a playground would be economical benefit to community (Roane Leathers – Harbour Town) giving list to Dianne was the best thing to do – no idea what future holds.

John Williams made a motion to take this proposal as a starting dialog for projects in the park. Jim King said that he would like to see playground move to 2009. John Williams pointed out that the budget starts July 1 so that we are in fiscal budget for 2009. John Williams reiterated his motion to take this proposal as a starting dialog for projects in the park subject to reprioritization – Brink Dickerson seconded the motion rewording the motion to read: A motion to approve this allocation subject to prioritization. All voted in favor of the motion.

Jim King reported that when in attendance at the NPU-A meeting he asked Clair and Ms. Dersch if MP was a living document and they both concurred that it should be. In commissioner approval all for tennis center (building, court, resurface) didn't have to go to vote.

Jim King reported on behalf of Todd Davis about Security. Recently there have been break-ins at cars parked around the gym as well as at new construction homes. Ron Carpinella has been working with residents near Park Drive on several "CPC" projects and they are all in favor of closing Park Drive at night. Susan Pitts reported concerns about homelessness and Boot Camp exercise programs that walking around

Susan Pitts reported that while walking or driving around the park on two separate occasions she has seen what appear to be homeless men – one near Laurel and another at W. Wieuca / Lake Forrest. Neither man approached anyone or seemed threatening. Penelope mentioned that there is a MARTA stop at W. Wieuca / Lake Forrest. Susan said the person wasn't there for the bus because of late time. Frank Toye said that every now and then a homeless person sleeps in dug-outs at NYO and they have to ask them to leave. Bill Kasper said because the park has so much activity that it is not often that homeless people is in the park. Brink Dickerson added that the park is too long a walk to food source.

Susan also reported that several times while walking around the park she has nearly knocked off side walk by boot camp participants. She wanted to know legalities of having boot camps in the park. She said that it appears there are 2-3 camps with one being about 40 participants strong. Brink Dickerson said that the boot camps must have a license to operate in the park. He said there is some discussion about their use of the gym on rainy days. Jim King said that he knew of families on Dudley Lane getting awoken very early in the morning by the boot camps. Susan said that she thought that there were too many boot camps and that they took up too much public space for a business. Jim King said that it was not clear that they are all permitted. Brink Dickerson wondered if numerous groups were from different businesses or different instructors of the same business. He said that he would speak with the Park Commissioner.

Jim King closed the meeting by thanking the attendees and announcing that the next meeting would be held on September 22.