

PPCA Board Meeting Minutes- Approved Wednesday, February 15, 2023

Purpose Statement

The purpose of the Association shall be to promote social welfare and the upkeep and maintenance of the neighborhood through the promotion, organization, and the preservation of Peachtree Park as a residential. neighborhood for the mutual enjoyment and benefit of all the residents of and visitors to Peachtree Park.

- 1) **Call to Order and Roll Call- Chris Fuller- 7:10PM**
Steve, David D, David O, Tyler, Ash, Libby, Jon, Laura, Zack, Emily, Brianne, Katie, Chris F (joined in progress); absent- Chris H and Maria
- 2) Approval of Minutes- January 18, 2023 Meeting -approved
- 3) Officer Reports
 - a) **President's Report- Steve**
 - i) **Mayor's Summit on Neighborhoods Report- Jan 21, 2023**
 - (1) Welcome- Andre Dickens
 - (a) Atlanta has ~250 neighborhoods
 - (b) Seeks full participation of citizens
 - (c) Wants Atlanta to be known as the best place in country to raise a child
 - (i) Safe, healthy and culturally rich
 - (ii) Investment in 0-3 year olds
 - (iii) Infrastructure- streets and sidewalks
 - (iv) Permitting, zoning and enforcement
 - (v) Youth development- "The Year of Youth"
 - (vi) Affordable housing in all neighborhoods
 - (d) NPU system
 - (i) is integral to city planning
 - (ii) What changes are warranted? Evaluate and make better
 - (2) State of Atlanta's Neighborhoods- Tommy Pearce, Executive Director, Neighborhood Nexus consulting- displayed a series of slides that broke out Atlanta's neighborhoods by demographics such as ethnicity, age, income, mobility
 - (a) Atlanta's 245 neighborhoods have been grouped into 25 Neighborhood Planning Units (NPU)
 - (b) Factors that influence where people want to live- survey results in priority order
 - (i) Safety
 - (ii) Close to amenities
 - (iii) Sense of community
 - (iv) Cost
 - (v) Schools
 - (vi) Close to work
 - (vii) Close to family/friends
 - (c) Thriving Neighborhood Index
 - (i) Connected- can I get to the things I need?; Do I have access to resources for economic mobility?; Do I know my neighbors
 - (ii) Healthy- What are our health outcomes?; Mental health; Are there significant neighborhood risk factors?

- (iii) Safe- How is crime trending?; Do I feel safe?
- (d) Demographics
 - (i) Living wage (making >\$40K/year) and median income- highest percentages found on northern NPUs
 - (ii) Commute length- longest commute times found in southern NPUs
 - (iii) Employer benefits- highest percentage in northern NPUs
 - (iv) Vacancy rates- highest percentage in West End
 - (v) Food access- greatest in northern NPUs
 - (vi) Housing Pressure
 - 1. 42% higher priced core neighborhoods
 - 2. 32% lower priced core neighborhoods
 - 3. 8% rapidly changing core neighborhoods experiencing price increases
 - 4. 6% higher priced near core and employment
 - 5. 6% suburban neighborhoods with lowest priced single-family homes, mix of renters and owners
- (e) Crime
 - (i) All crime- on a downward trend for almost all NPUs
 - (ii) Violent crime- on a downward trend
 - (iii) Homicides- down in some and up in others
- (f) Ethnicity
 - (i) Black- predominantly in southern NPUs
 - (ii) White- predominantly in northern NPUs
 - (iii) Hispanic and Asian- predominantly in northeastern NPUs bordering Gwinnett County
- (3) Working group breakout reports
 - (a) Infrastructure and Planning (I was assigned to this group) which was moderated by Leigh LaRue, assistant director of neighborhood planning with panelists included Jahnee Prince, City Planning Commissioner; Doug Nagy, ATLDOT, Matt ??, housing, who answered the following questions
 - (i) How does infrastructure impact neighborhood vitality?
 - 1. Doug
 - a. Priorities are traffic safety, walkability of neighborhoods, equity (investment in neighborhoods of need); added 11K new or renovated street lights with emphasis in SW Atlanta; GA Power has been contracted to maintain
 - b. Sidewalks- have \$196 MM budget to build/repair sidewalks, prioritizing work based on equity (greatest need)
 - 2. Jahnee- neighborhoods need accessible schools, stores, fresh food and parks
 - 3. Matt- focus on building affordable housing on public land
 - (ii) How will infrastructure bond be implemented in distressed neighborhoods?- timed over five years with completion in eight years; comprehensive development plans
 - (iii) How can neighborhoods help achieve the Mayor's vision?- Matt- rezoning of city-owned properties with the cooperation of neighborhoods; follow through on plans to build trust
 - (b) Neighborhood health- maintain tree canopy; improve access to public health; public transportation
 - (c) Economic Mobility- true inclusivity of development in neighborhoods; language access; support economic development zones; employment training

- (d) Safety- crime is a symptom of other issues; investment in neighborhood associations; neighborhood watch; traffic control and sidewalks; business watch associations; close nuisance businesses; annual training for police; services for homeless and mentally ill
 - (e) Thriving neighborhoods- maintain historical legacy of neighborhoods; access to amenities; reduce physical barriers for disabled; affordability of housing (raise minimum wage/taxes); build community recreation centers to enhance community engagement; better public transit
 - (f) Affordable housing- housing for students is expensive and limited; there are 26K people on housing voucher wait list; housing prices are increasing faster than income; hold businesses accountable for stress to areas
 - (g) Youth development- many young people living in poverty- housing, food, poor parenting; many black male students don't have good relationships with teachers; improve employment opportunities
- ii) **Burke Entrance Marker-** I have received the following bids from contractors who live in PP
- (1) Matt Jollay- \$15-20K, excludes the engraved stone marker
 - (2) Timoney Construction- \$18,750, excludes engraved stone marker
 - (3) Michael Ladisic- \$15,858, excludes engraved stone marker
- iii) **Darlington Entrance-** Lauren Ladov, Atlanta Botanical Garden provided a concept rendering and she has secured Trees Atlanta to plant a tree in the fall 2023 should we want to use them- they will plant the tree and water it for a year (see email)
- iv) **679 Darlington Circle-** discovery of slag that has unacceptable levels of lead
- (1) 2021- Elizabeth Burns first discovered slag and other potential contaminants while gardening in her yard; she sent an email regarding her findings to Greg Zimmerman, then PPCA President
 - (2) July-December 2022- Elizabeth had slag and soil samples from her yard tested by Dr. Eri Saikawa, associate professor of environmental sciences and director of the Saikawa Lab- test results showed unacceptable levels of lead from the slag samples; samples were next sent to the EPA for analysis; she communicated with Ashkan Seyedi and Steve Pracht regarding her efforts
 - (3) December 2022/January 2023
 - (a) Elizabeth received noticed from the EPA that her yard had been designated for clean-up to remove the slag and other potential contaminants from her yard; the EPA took core samples from her yard and Tetra Tech will do the clean-up; she notified Ashkan Seyedi and Steve Pracht regarding the current status
 - (b) Steve Pracht spoke to Dr. Saikawa to get her recommendations on next steps- she recommended having a day where neighbors could have soil samples tested for free
 - (c) Steve Pracht sent a question on Jan 26, 2023 to the EPA Website inquiring into communication sent from the EPA to neighbors when slag/lead is found on a property; he has received no response to date
 - (d) Steve Pracht collected soil samples from the Peachtree Park nature trail according to the instructions on the Saikawa Labs Website with the objective of determining whether or not high levels of lead would be detected on other property near 679 Darlington Cir; Dr. Saikawa said the lab isn't set up to do one-off soil tests; however, her team would be glad to perform soil testing for multiple neighbors who suspect that they have slag in their yard; Steve found no evidence of slag in the areas where he took the soil samples
 - (4) Feedback and questions
 - (a) There's no evidence of this problem existing elsewhere in the neighborhood; mass communication may cause undue alarm and unwanted publicity; could property

values be negatively affected?; the northern part of the neighborhood has been in existence prior to any potential industrial activity, so this is highly likely to be isolated/limited problem

- (b) Inform homeowners adjacent to 679 Darlington Cir and provide means for them to voluntarily test?- results would better inform us of the extent of the problem
- (c) Is this a problem for the City of Atlanta to address rather than PPCA? Let Howard Shook and Doug Shipman deal with it
- (d) Does the presence of slag at 679 Darlington Cir pose a threat to the neighborhood? If so, what should be communicated and to whom?

b) Vice President's- David D.

c) Secretary's- Katie

d) Treasurer's/Website Report- Chris- see attached

- i) \$41679 for this year so far, tracking slightly ahead of last year

e) Parliamentarian Report- Fuller

4) Committee Reports

a) Communications- January/February- Libby

- i) No monthly newsletter sent in January
- ii) Sent out newsletter in February announcing PPCA Board - apologies to Katie for not catching wrong address
 - (1) Delivered to 807 recipients, 607 opened the newsletter
 - (2) Highest number of link clicks were to management of existing PPCA account and joining PPCA
- iii) Agreed to feature Hyatt Centric in monthly newsletters for free meeting space every other month (no October) with approval from Steve.
- iv) In transition from Mailchimp for Communications to Mailer Lite. Mailchimp instituting much stricter parameters for Free Accounts. From 2000 contacts to only 500 contacts. We have 787. So from free to \$26/month. 30 day notice. Mailer Lite free accounts have more leeway. March newsletter will be with new provider, Mail Lite. Similar, but obvious learning curve. Taking longer to put newsletter/announcements/invites together.

b) Buckhead Council of Neighborhoods (BCN)- Libby

- i) 40 neighborhoods represented in BCN
- ii) Debra going to be reaching out to neighborhoods as committee help needed
- iii) Buckhead Safety Foundation
 - (1) Non profit status secured
 - (2) Logo secured
 - (3) Website up and running
 - (4) \$100,000 raised to date
 - (a) Budget of \$750,000 in 2023- 3 cars coming in March (2 donated)
 - (b) Budget of 1 million to maybe 1.2 million in 2024- 2 more cars to be purchased
 - (5) 5 commercial corridors to be patrolled
 - (a) 8 hours per day, 7 days per week, daytime when families out/about – grocery stores, school pick up, etc.
 - (b) \$55/hour for active, off duty officers
 - (c) Each car will be assigned to a corridor when a phone and consistent number for businesses to call if needed
- iv) Discussion on neighborhood patrols
 - (1) \$55 seems to be going rate around Buckhead
 - (2) \$45+/- being paid in some neighborhoods
- v) Several west Buckhead neighborhoods provide patrol cars – gas, maintenance, insurance covered

- vi) Debra wanting to gather information from neighborhoods on security – patrols, rate, hours, APD and if so, Coordinator, cameras, LPR, etc.
- vii) Mary Norwood spoke on Zoning 2.0
 - (1) Complete rewrite of 1982 zoning
 - (2) Zone strings being used with beta in Buckhead
 - (3) Buckhead has highest property values, no special zoning at all. Most all other areas in City have special zoning for various uses.
 - (4) www.atlzoning.com to gather more information on Zoning 2.0. In person or Zoom.
 - (5) 4/13 at 6:30, 2800 Campbellton Road SW very important meeting. Conservation topic.
- viii) Neighborhood reps around the table discussed reducing the number of meeting featuring speakers to only 2-4 per year and allow us to discuss topics more directly relevant to the running of neighborhoods – membership software/cost/effectiveness, landscaping issues and cost/providers, security in neighborhoods cost effective, etc. etc.
- c) Membership- Laura and Brianne**
 - i) Doing research on directory apps – will have a demo
 - (1) Within the budget
 - ii) Target people who have NOT renewed – do a conversion campaign
- d) Welcome/Newcomers- Maria**
- e) Social- Tyler**
 - i) Need to put a date on for 5k
 - (1) Saturday May 6th
 - (2) Will re-work the course to be less confusing
 - ii) Neighborhood walks – bring those back and end with a happy hour
 - (1) Could break up into areas
 - (2) Get a van to take people back or to start (ask the Buck)
- f) Security- Emily**
 - i) Car unlocking incidents – seems to have died down
 - (1) Let APD know
 - ii) In process of updating the arlo cameras
 - iii) Sent a few options for security signs
 - (1) Everyone is in favor of purchasing
 - (2) Put at pedestrian entrances
- g) Landscaping- David O.**
 - i) Debris and excavation is in front of granite marker, killed landscaping, damaged curb
 - (1) Talk to howard shook's office, who from the city will respond to us
 - ii) Will continue to look at Darlington marker
 - iii) Post on an app, get the load dump – possibility
- h) Infrastructure- Ash**
 - i) Reach out to Shook's office; get denied; get estimate with developer in the neighborhood, go back with estimate
 - ii) Sign topper updates
- i) Sponsorships- Zack**
 - i) Started emailing people
- j) Community Service- Jon**
 - i) Saturday in March (18th) – a cleanup; talk to David about scope
 - ii) Tie a donation to the 5k – clothes/food
- 5) Action Items**
 - a) 679 Darlington Cir Response**
 - (1) We have no evidence of slag existing in other areas. Saikawa Labs declined to test soil samples taken from the nearby Nature Trail.

- (2) General concern was expressed that broadcasting the news of slag at 679 Darlington Circle without evidence of these conditions exist elsewhere would do more harm than good for the neighborhood and homeowners.
- (3) Motion proposed after the meeting- As there is no evidence at this time that slag has been discovered beyond 679 Darlington Cir, we [PPCA Board} will not issue any broader communication to the neighborhood and will respond to any new information that might require a different course of action.
- (4) The motion was seconded and unanimously approved.
- b) Darlington Entrance-** feedback
- c) Burke Marker-** feedback
 - i) Have all the bids in
 - ii) Memorial bench for David Stoddard?
- d) Procedures Guides-** need Security, Landscaping, Infrastructure
- 6) Other Business**
- 7) March 15, 2023 Meeting-** Hyatt Centric, Kaolin Room
- 8) Adjourn- 8:53 pm**