

PPCA Board Meeting Minutes- Draft Wednesday, March 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- Steve 7:13PM

Attendance- Chris H, David O, Libby, Laura, Emily, Steve, David O, Katie

Zack + Brianne; Chris Fuller and Maria arrived with meeting in progress; Jon informed Steve that he would not be in attendance; Ash did not attend and did not provide prior notice of his intended absence

2) Approval of Minutes- February 15, 2023 Meeting

Amended minutes – motion to approve, Libby, all approved

3) Special Guest- Patrick Kane

- a) Peachtree Park Crime Report -Jan 1, 2022-March 11, 2023
 - i) Zone 2 Total in 2022– 3,761;
 - ii) Peachtree Park in 2022- 47
 - iii) Zone 2 Total in 2021- 4043,
 - iv) Peachtree Park in 2021- 82
 - v) Crimes by Neighborhood in 2022- ***Peachtree Park not on neighborhood list***
- b) Security coordinator- Patrick has resigned from the APD and has formed a security company
 - i) He will continue to coordinate the Peachtree Park APD off-duty officer patrol for PP
 - ii) He has 12 years APD; 6 on SWAT
 - iii) Officer Henderson is leaving, found a replacement
 - iv) Officers who will patrol Peachtree Park will be
 - (1) Officer Pilgrim
 - (2) Carlos King – will be coming on
 - (3) Caroline Bush – will be coming on
 - v) Patrol hours will be Monday 5-9pm, Thursday 12am-4am, Friday 9-1am, Saturday 12am (hours not to appear in the publicly posted minutes)
- c) Q&A
 - i) All officers that patrol will be on APD.
 - ii) David getting police reports for certain addresses on Piedmont
 - iii) If a citizen wants a police report, they have to legally do a report and provide a case number
 - iv) Changes will have no budgetary impact to the PPCA

4) Officer Reports

a) President's Report- Steve

- i) **577 Martina Purchased by Rafi Jooma (Ice Box) LLC**
 - (1) This is the third property that he now owns on Martina
 - (2) All three properties are zoned R-4 residential-
 - (3) I reached out to him to determine his intention since it's my understanding the other two properties currently are vacant- he responded as follows "We are still in discussions with the City about our options, limitations, etc...so we don't have any news. I'll keep

you in the loop as we move towards finalizing plans in the next few months!." I presume he is referencing the Divan/HRS commercial properties that he owns.

- (4) Mike McLeod sent an email to codebustersDCP@atlantaga.gov about the conditions on the Divan/HRS properties.
 - (5) Possible future action could be to close the entrance to Martina to restrict access to residential properties beyond the commercial properties on Piedmont.
 - 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
 - (4) Juanes- has not gotten back with estimate, but said the project is smaller than they normally take on
 - (5) Peter Davis provided the contact info for the company that produced the Peachtree Park engraved granite- Trinity Granite Company, 1463 Old Middleton Rd, Elberton, GA 30635; Phone- 706-283-9823; Steven Brown- trinity@elberton.net
 - iii) **Darlington Entrance**
 - (1) Lauren Ladov can provide recommendations on what plants should be installed first based on our budget; apparent irrigation piping sprung a leak; shut off valve to stop
 - (2) Peter Davis will provide Friends of Peachtree Park letter to get non-profit rates
 - b) Vice President's- David D.- no report submitted**
 - c) Secretary's- Katie- no report**
 - d) Treasurer's/Website Report- Chris-** see attached and posted on Slack
 - e) **Parliamentarian Report- Fuller-** Ashley Bowman Shaw, 3072 Dale, has self-nominated for the Social Chair position; she's a realtor, is involved in the PP Women's Club, and active in the community
- 5) Committee Reports**
- a) **Zoning- Shawn Perez**
 - i) NPU-B update / March 7, 2023 via Zoom. Here are the highlights:
 - (1) APD's Capt Ben Vayens of Zone 2 Police Precinct reported. Vehicle Crimes and auto thefts account for 52% of all crimes in Zone 2. Asked to remind everyone to secure your firearms – that's what thieves are after. * It was requested they look into the traffic lights currently out of synch on Peachtree from Piedmont Rd to W Paces Ferry. *Also noticed an increase in cruising on Peachtree with the recent warm weather. * If anyone sees "water boys" please call 911.
 - ii) Code Enforcement – I asked for a follow up on the properties at the corner of Martina and Piedmont Rds - Jason Kendall had asked Officer Grayer if he could look into 3121 & 3125 Piedmont Rd for code violations a few months back. I have since followed up with an e-mail. wgrayer@atlantaga.gov
 - iii) Solicitor's Report – Hala Carey reminded that commercial vehicles are not allowed to be parked in residential areas. Once notice is given, they've got 3 days to remove the vehicle.
 - iv) Solid Waste – reminder that excessive yard trimmings require a bulk debris pickup to be scheduled. Regular yard debris should be picked up bi-weekly.
 - v) There is a new liaison to NPU's for the Mayor's office – Jodi Merriday was introduced and explained that her role is to report back to the mayor any trending issues that are discussed in the NPU meetings. An increase in homelessness was raised. She offered this phone number to call for assistance: 404-658-6666 A new/re-opening of a "Diversion Center" to help the needs of the homeless should help.
 - vi) Planners Report: The next Zoning Workshop has been rescheduled for April 20th at The Junction 2800, 2800 Campbellton Road SW, Atlanta, GA 30311. I'm planning on attending this meeting virtually. The topic of this meeting will be RESIDENTIAL.

- vii) Zoning – Jason gave a recap of the zoning meeting that was held February 28th at the Buckhead Library – this meeting was mostly concerning commercial and mixed use. I attended that meeting via zoom and interpreted the zoning re-write as an effort to “clean up” the current zoning, to eliminate inconsistencies that exist. They stated that this was not to recommend changes to use, density, etc., stating that the CDP will be the forum for any change in use.
- viii) Livable Buckhead announced plans for a Walk/Run & Festival the weekend of April 28th in the Buckhead Village called Bodacious Blooms Flower Festival – the location will be on Buckhead Ave by the library. More details to come!
- ix) NPU University will have a class on March 30th – “Building Permits for Beginners”.
- x) Dues for NPU-B are now due! \$60 check made payable to NPU-B. I can contact Chris to make arrangements.
- xi) The next meeting is Tuesday, April 4, 2023.

b) Communications- March- Libby

- i) March newsletter sent successfully to 749 recipients.
 - (1) Only 608 opened the newsletter
 - (2) 19 clicked on links
 - (3) 11 were to the Hyatt’s yoga class offer
 - (4) 4 were for PPCA account management
 - (5) 4 for PP flags and stands
 - (6) 4 for Hyatt’s easter reservations
- ii) Will need to switch from Mailchimp beginning March 10.
 - (1) Mailchimp has switched the parameters for its free account from 2000 contacts to 500
 - (2) To continue using, we will need to upgrade to a paid account for \$27/month.
 - (3) Tried to slim down our PPCA communication contact list as much as possible by archiving all those who have unsubscribed and/or don’t engage in any communication email
 - (4) Spoke with Mailchimp to try and salvage the PPCA free account status to no avail
- iii) Will switch to Mailer Lite beginning with the April newsletter.
 - (1) Not as flexible a platform as Mailchimp, but at this point still free. They have just recently eliminated several services with the free accounts so we will see how long the “forever free” account status lasts.
 - (2) Can export contacts from Mailchimp, including unsubscribed and/or archived. Or, import contacts from Membership Works into MailerLite, send out general email to all, ask them to unsubscribe again if they so choose. Might help clean up database, see who has moved etc. TBD

c) Buckhead Council of Neighborhoods (BCN)- Libby- March 9, 2023

- i) Debra Wathen spoke on the Vision Zero and its implementation in Atlanta and how we can all help and engage in the process. Vision Zero focuses on preventing fatal and severe car crashes. Atlanta’s Vision Zero Action Plan started in October and will focus on making our streets safer for 12 months. Website, <https://www.atlvisionzero.com/>. Click on the Engage tab to learn how you can assist and be involved by using the user friendly Interactive Map to report dangerous intersections for pedestrians, bicyclists, etc.
- ii) Jason Esteves, District 6 Senator
 - (1) GA legislature 8 weeks into 10 week session.
 - (2) Buckhead City failed to pass again
 - (3) Commitment from all legislatures committed to work together to tackle safety, services, schools
 - (4) Street racing failed. Going to try to now use noise violation legislation

- (5) Education – focus on literacy/best practices. Literacy a huge issue in GA. The entire state is behind. “If kids are not taught to be successful readers in early grades, they will not do well in any subject going forward”.
- (6) Work force development still a big issue – training and retraining the workforce
- (7) Housing – working to rewrite landlord laws. Georgia laws very favorable to landlords, encourages investors and has made Georgia a primary target for housing investors.
- iii) Betsy Holland, Georgia House Representative, District 54
 - (1) Working on getting a GA State Patrol mini post in Buckhead. Will be essential in response time – street racing, protestors etc
 - (2) Weight of trucks legislation passed to allow 90,000 pounds. At this weight, DOT will not allow on federal highways so truck will use more state roads.
 - (3) Housing/Schools – GA has no funding differences targeting children living in poverty. No extra funding to help these kids/families. One of only 6 states in the country.
- iv) Major Singh
 - (1) 31 years with APD, retired in December, now responsible for hiring all officers for patrols of the 5 commercial corridors outlined in the Buckhead Safety Alliance.
 - (2) 2 patrol cars delivered and ready to go
 - (3) 90% staffed
- v) Cynthia Briscoe Brown, Atlanta Board of Education, At-Large, Seat 8 representative
 - (1) APS 84% graduation rate, up from 51% in 2013
 - (2) 50,000 student enrollment
 - (3) 1.4 billion budget
 - (4) APS Insights, <https://apsinsights.org/>, provides data on APS. Everything you want to know, need to know.
 - (5) Tech and Career Pathways Academy located in southwest Atlanta, All students on this path now bussed to the Academy for classes vs. trying to teach classes at each high school.
- vi) Neighborhoods asked to submit list to BCN for Mayor Dickens as he will speak at April meeting.
- d) Membership- Laura and Brienne**
 - i) Decals arrived – give to street captains to distribute. Will send out an email to let people know they will be dropped off.
 - ii) Sending out another email to people who haven’t paid dues yet
 - iii) As of 3/9 - 8 additional payments received since last meeting (4 new member, 4 renewals)
 - iv) Last month activities
 - (1) Pulled list of pending renewals to plan email outreach
 - (2) Drafted email for renewals with Libby
 - (3) Began process of ordering mailbox decals
 - v) Upcoming activities
 - (1) Order, receive, deliver mailbox decals to members
 - (2) We will likely coordinate an email to members letting them know to BOLO since will drop unstamped envelopes in mailboxes
 - (3) Refresh email list & Send email renewal reminder (waiting a bit after latest email update)
 - vi) Pending decisions - directory whether to print, offer via PDF, or explore digital solution
- e) Welcome/Newcomers- Maria-** 5 Arc Way and 59 Park Circle recently sold, as well as a new tenant in a rental on EPF
- f) Security- Emily**
 - i) 2 security reports in late February: one theft of landscaping equipment and one threat from an Uber Eats driver. A police report was filed for the first and Flock license plate photos were sent to reporting residents for both

- ii) Contacted APD begin the process of towing the car on Highland- car towed
- iii) Discussion item:
- iv) -Our primary APD contact, Pat Kane, is no longer with Atlanta Police Department. He has established a security company and will still have a part-time role with the City of Cumming Police Department. He states that he is “still able to assist with anything the neighborhood needs, security wise, within Zone two and the City of Atlanta as I have maintained great relationships over the past 12 years.”
- v) Steve and I had a Zoom call with him on Monday, March 13
 - (1) Q. What will change about our neighborhood security following Officer Kane’s departure from APD?
 - (a) A. Other than a slight change in staffing (see below), the level of security is expected to remain the same. Officer Kane maintains strong relationships with Commander Mitchell and the other Zone 2 officers. While he will no longer have access to radio, Officer Kane will have access to media platforms and will be able to retrieve info for us as needed. He will remain our primary point of contact and feels confident we can maintain our current level of security support with minimal disruption.
 - (2) Q. Who will be staffing our security patrol going forward?
 - (a) A. Our two officers will be Officers Pilgrim and Carlos King who has been with the APD for five or six years; (Officer Henderson is moving out of state for a job opportunity soon). Officer Kane is also in the process of recruiting a 3rd APD colleague to staff shifts.
 - (3) Q. Will the hourly security patrol rate change?
 - (a) A. While there is some recent increased demand for off-duty officer patrols in Buckhead, our current hourly rate of \$55/hr is competitive and is not likely to change in the near future.
- vi) Motion to retain Patrick Kane as security lead. No concerns that he is no longer part of APD. The motion was approved.

g) Landscaping- David O.

- i) Recent activity:
 - (1) Purchased 3 benches and 2 picnic tables for \$670. One bench installed near Community Garden on Burke. Two benches and picnic tables for pocket park community service day in late March.
 - (2) Spring pruning and mulch addition throughout neighborhood. Work with Stella Wisner to rework Park/Arc traffic island due to frost damages and to declutter previous plantings. One plant moved to Park/Highland traffic island. Three recently planted Gingko trees are all growing well. Roses at PATH400 and lower Highland all trimmed for spring blooming. Camellias and Yoshino Cherry tree on Darlington triangle trimmed of dead wood and branches. Cherry tree and Dogwood both will need to be removed in another year or two. Continue trimming and cleanup around Darlington entrance marker. Chinese Fringe trees at Darlington entrance and Elliott markers survived freeze and should be blooming nicely in the next month. Plants along Burke entrance growing well except camellias, may replace at cost with Pike's Nursery warranty.
- ii) Next month’s activity:
 - (1) Pocket park- benches and tables; planters repotted.
 - (2) COA has reopened EPF, still need to restore plantings, pavers and curb at entry marker. I will write to Shook and COA Public Works. Also need to restore the stone curb line along Pocket Park that has been damaged while waiting for EPF to reopen. - Will transplant numerous viburnums from PATH400 to other neighborhood areas (Martina entry marker, Darlington entry marker, Park/Arc traffic island). These plants were vastly overplanted by PATH400 and need to be thinned out for future health growth.

- iii) Remaining year activity:
 - (1) Evaluate and develop planting plan for GA400 pedestrian bridge. Try to jointly fund with Lenox and Hyatt.
 - (2) Restore and extend irrigation at PATH400 and pedestrian bridge.
 - (3) Start new plantings at Darlington entry marker.
 - (4) Additional stone chips on Nature Trail.
 - (5) Playground mulch in pocket park.
 - h) **Social- Tyler**
 - (1) 5k is set for May 6. Have reached out to last year's race host to return again this year. Save the date out via newsletter.
 - (a) Next items: confirm sponsors for neighborhood and solicit one-off opportunities for the race; order shirts; confirm APD
 - (b) Coming needs: registration page set up (Chris H), street captains to flyer neighborhood, email reminders
 - (2) Social assist with day of service? Add donation campaign (cans, etc) to 5k?
 - (3) Will continue planning until new social chair comes on board.
 - (4) Race fee- \$25 for adults and \$15 for children
 - i) **Infrastructure- Ash- no report**
 - j) **Sponsorships- Zack-** Mercedes and Lenox said that they were mailing a check
 - k) **Community Service- Jon- no report**
- 6) **Action Items**
- a) **Security patrol-** continue or replace? Continue
 - b) **Burke Marker-** select contractor-Going with Ladisic; on March 19, Steve received a bid from Juanes Moreno for \$8900 which is approximately 50 percent of the other bids; Steve informed the Board and notified Mr. Moreno that he had been selected
 - c) **Procedures Guides-** need Security, Landscaping, Infrastructure
- 7) **Other Business-**
- a) Frank Sepier passed away – 704 Darlington Circle – previous board member
 - b) Peachtree Heights East – got an email – May 7th having an event – garden party. Requested that the PPCA promote in upcoming newsletter; Will not include in newsletter due to conflict of interest
- 8) **April 19, 2023 Meeting-** Host? Chris will be hosting.
- 9) **Adjourn 8:58PM**