

OAK HILL

FALL 2016 www.oakhilltn.us NEWS

Oak Hill has hired a New Code Compliance Officer



The City of Oak Hill has hired a new code compliance officer, John Bledsoe, who started with the City on Monday, August 8, 2016.

John has been married for 30 years (May 24, 1986) to Lisa Bledsoe, and they reside in Bon Aqua, TN, with their three children. Ryan (26) works at Vanderbilt University. Stephen (17) is a senior at Fairview High School, and Jonathan (16) is a junior at Franklin High School.

John comes to Oak Hill from Fairview where he spent 10 years working as their building code enforcement officer.

He is licensed in all required fields to do building construction, inspection, and code management. He will serve full-time for the City managing all aspects of code compliance and enforcement.

He can be reached at (615) 371-8291 and john.bledsoe@oakhilltn.us

Oak Hill New Elected Official



Stacy Widelitz grew up in Plainview, NY, moved to Los Angeles in 1981, and has been a resident of Oak Hill since his move to Tennessee in November of 2000. Stacy started composing professionally at nineteen, but came to prominence with the song "She's Like the Wind," co-written with Patrick Swayze and featured in Swayze's blockbuster *Dirty Dancing*. Featured on the movie's wildly successful soundtrack, it reached no. 3 on Billboard's top-40 chart (no. 1 among adult-contemporary radio listeners). He has scored features, more than twenty made-for-TV movies, written the end-title song for Disney's *Pocahontas II*, and was nominated for an Emmy for ABC's *World of Discovery*. Stacy also wrote the title song and scored all the episodes of ABC's acclaimed animated series *Cro*, and scored and composed much of the dance music for the film *One Last Dance*, which garnered him a Best Music Award at the 2004 Nashville Film Festival. He subsequently joined the board of directors of the festival, serving as board president from 2007 – 2009. Stacy served as president of the board of Grammy-nominated ALIAS Chamber Ensemble, and he is currently on the boards of Nashville Opera and Leadership Music. He is also on the advisory boards of WO Smith School, Oz Arts Nashville, and New Dialect dance company. Stacy is also a member of Nashville Rotary Club.



- Board of Zoning Appeals Projects
- Hall Income Tax
- Budget Report
- Citizens Advisory Committee
- Short Term Rentals
- Davidson County Property Taxes

The mission of the City of Oak Hill is to preserve its natural resources and residential environment; to offer an enhanced level of services to its citizens; and to provide a strong sense of community pride with historical awareness all within close proximity to a world-class metropolitan area.

Opt-In to Receive Important Updates from the City

The City releases important information to residents in the form of an e-blast which is sent directly to your email. To opt-in to receive news and updates, please visit: <http://oakhilltn.us/connect>.

Residents who opt-in will receive information regarding the quarterly e-newsletter and upcoming events and deadlines, among other topics. Official information from the City of Oak Hill is distributed from Administration@oakhilltn.us. Please add this email to your safe senders list.



HALL INCOME TAX

One of the largest revenue streams for the City of Oak Hill is the Hall Income Tax. Annually, the City can expect around \$450,000 in revenue from this tax. Recently, the State of Tennessee has lowered the rate a citizen is required to pay from 6% to 5%. This reduction goes into effect with the filing of your 2016 taxes (Filed in 2017).

The City of Oak Hill's most recent collection of Hall Income tax generated \$462,000. Assuming the number remains consistent next year, with the drop from 6% to 5%, the City's share will fall from \$462,000 to approximately \$388,000.

The State of Tennessee (assuming that their bottom line shows a minimum of 3% growth annually) will reduce the income tax annually by 1%. So, each year the income tax revenue will fall by approximately \$74,000 until we receive nothing.

It is important to note that the Oak Hill annual budget is \$1,404,000. To lose \$350,000 to \$450,000 in revenue will require the city to do things differently in the future.

Several options are under consideration. Recently, the Board of Commissioners created a Citizen Advisory Committee (CAC) to address a number of issues, including this one. The CAC will be trying to get a sense of how our community feels about service changes in anticipation of the elimination of the Hall Tax.

BUDGET REPORT

The Board of Commissioners adopted the annual budget for fiscal year 2016-2017 in May, 2016. The details of the budget are itemized in this report:

Revenue		Expense	
1.	State Income Tax \$ 375K	1.	Garbage Services \$ 375K
2.	State Sales Tax \$ 370K	2.	Chipper Services \$ 158K
3.	Local Sales Tax \$ 40K	3.	Street Maint \$ 199K
4.	TVA Fees \$ 50K	4.	Engineering \$ 40K
5.	Franchise Fees \$ 90K	5.	Capital Outlay \$ 115K
6.	Street Aid \$ 139K	6.	Wages \$ 275K
7.	Building Permits \$ 280K	7.	Benefits \$ 65K
8.	Planning Fees \$ 9K	8.	Admin Costs \$ 122K
9.	Interest \$ 45K	9.	Rent \$ 44K
10.	Misc \$ 6K	10.	Misc \$ 11K
11.	TOTAL \$1,404K	11.	TOTAL \$1,404K

The highlights of the budget include \$115,000 in capital to work on street improvements, and a full time code compliance officer.

The City closed fiscal year 2015-2016 with a \$16K surplus (Revenue over Expense). As you can see by the numbers above, the goal for fiscal 2016-2017 is to break even.

The City continues to hold approximately \$4,000,000 in investments and has no debt of any kind.

SHORT TERM RENTALS

The issue of short-term rentals has been prominent both nationally and locally. It is important for all of our residents to know that short-term rentals (including AirBnB, VRBO and any other rental sites) are not legal in Oak Hill. A few of these rentals have been identified in Oak Hill, and our City has required them to cease short-term rental activity.

The Board of Commissioners (BOC) has requested the newly-formed Citizen Advisory Committee (CAC) assess community interest in, and County and State legal requirements for, short-term rentals to determine if our current policy is consistent with the interest of our residents. Current Tennessee State regulations under consideration might preclude Oak Hill jurisdiction on this issue in the future.

The City will continue to update you on this matter as new information becomes available. In the interim please be aware of the fact that short-term rentals are not permitted.

Mayor
Heidi Campbell

Vice Mayor
Stacy Widelitz

Commissioner
Ron Coles

Planning Commission

Wade Hill, Chair
Robert Diehl, Vice Chair
John Gillespie
Doug Thomason
Michael Barry
Heidi Campbell, Mayor
Stacy Widelitz, Vice Mayor
Liz Beavers
Susan Eaton

Board of Zoning Appeals

Jimmy Bradshaw, Chair
Trevor Howell, Vice Chair
John F.K. Flanagan

City Manager

Jeff Clawson 615-371-8291

Administrative Assistant

Victoria Talbott 615-371-8291

Administrative Staff

Stephanie Lazear 615-371-8291

City Attorney

Marshall Albritton

City Engineer

Kimley - Horn & Assoc.

Building Official

John Bledsoe 615-371-8291

Safety Officer

Tommy Campsey 615-557-7329

Meeting Dates

All meetings will be held at the City Office:
5548 Franklin Pike Suite 102

Board of Commissioners Meeting

Fourth Tuesday @ 6pm

Planning Commission Meeting

First Tuesday @ 5pm

Board of Zoning Appeals Meeting

Third Tuesday @ 5pm

City Office

5548 Franklin Pike, Suite 101,
Nashville, TN 37220
Phone: 615-371-8291
Fax: 615-691-7788
Hours: Monday-Friday
8:30 a.m. - 4:30 p.m.



Board of Zoning Appeals Projects



EXPERIENCE THE codeRED MOBILE ALERT APP TODAY:



Oak Hill CodeRed Warning System in Time for Winter Weather



The CodeRed Weather Warning system is a free, customizable service provided to citizens of Oak Hill that relays Tornado, Flash Flood, Severe Thunderstorm, and other weather warnings. If you are not concerned about flooding on your property and/or do not want to be awakened in the middle of the night or at odd hours, you can always opt-out. You can also customize warnings so that you only receive tornado warnings.

Choose Only The Warnings You Wish To Receive

Warning calls are issued whenever the National Weather Service issues a warning for Oak Hill, but you will only receive a call if you sign-up for the service

Sign up by going to www.oakhilltn.us. When you enroll you can customize your options. If you are already signed-up and wish to change your options you can do so as well.

Apple users can visit the iTunes store to download a free app from Emergency Communications Network. The app can be found by searching CodeRed in the app store, and enables you to receive warnings on your cell phone when you are away from home.

If you have a project that might require the consideration of the Board of Zoning Appeals (BZA), be sure to contact the City as soon as possible to discuss the details. Usually the City can assist you with avoiding zoning pitfalls that may delay your project and increase your costs.

After an initial meeting with a City representative you should have all of the information that you need to prepare your drawings and designs for consideration for review by the City. Once your plans have met with the approval of our representative you will be expected to complete an application and pay a fee if your project requires the attention of the BZA. The entire process from this point on can be completed in 30 days assuming that all information is accurate and complete and there are no conflicts.

The BZA meets every month (Except December) on the third Tuesday at 5 p.m. The following is the schedule for the next 12 months:

October 18, 2016	April 18, 2017 May
November 15, 2016	16, 2017
December (No Meeting)	June 20, 2017 July
January 17, 2017	18, 2017 August 15,
February 21, 2017	2017 September
March 21, 2017	19, 2017

The BZA is made up of the following three members appointed by the Mayor:

Jimmy Bradshaw (Chair) – Trevor Howell (Vice-Chair) – John Flanagan

All designs, drawings and plans will be reviewed internally by building professionals, engineering professionals as well as city management. A final recommendation will be submitted to the BZA for their review and consideration.

The property owner and their respective representatives will make their presentation to the board. There will be a question and answer period for the board and then for neighboring property owners.

Once all individuals interested in speaking to the issue have been heard, the BZA will make a final decision.

Once their decision has been rendered, assuming approval, the owner can apply for their permit as early as the following day.

DAVIDSON COUNTY PROPERTY TAXES

Are you aware that Metro/Davidson County has two different property tax rates? One is referred to as the "General Services District" (GSD) and the other as the "Urban Services District" (USD).

The General Services District rate is \$3.924 per \$100 of assessed valuation. This is the basic rate and is the tax rate you pay in Oak Hill.

The Urban Services District rate is \$4.516 per \$100 of assessed valuation. This rate includes additional services such as garbage, sidewalks and street lighting.

The following is a comparison of the two rates based on typical appraised valuations:

Appraised Valuation	GSD	USD	DIFFERENCE
\$ 750,000 =	\$ 7,358	\$ 8,468	\$1,110
\$1,000,000 =	\$ 9,810	\$11,290	\$1,480
\$1,500,000 =	\$14,715	\$16,935	\$2,220
\$2,000,000 =	\$19,620	\$22,580	\$2,960

QUICK CALL LIST

City of Oak Hill

5548 Franklin Pike, Suite 101
Nashville, TN 37220
Phone: 615-371-8291
FAX: 615-891-7788
www.oakhilltn.us

Solid Waste Services

Chipper Service:
Clean Earth

Garbage and Recycle Svc.:

Red River 615-650-6968

Snow & Ice Management Svc.:

Mid Tennessee Erosion
Public Street Repairs, Street

Signage and Drainage
Maintenance:

City Office 615-371-8291

Emergency:
911

Non-Emergency Fire:
615-327-1300

Non-Emergency Police:
615-862-8600

Mid-Town Hills Patrol:
615-880-1411

1443 12 Ave. South
Nashville, TN 37203

Oak Hill Safety Coordinator:
615-557-7329

CITIZEN ADVISORY COMMITTEE

The Board of Commissioners (BOC) has created a Citizen Advisory Committee (CAC) that includes the following citizens:

- | | | |
|----|--------------|------------------|
| 1. | Bill Canak | 5. Al Moss |
| 2. | Cal Cobb | 6. Tim Wipperman |
| 3. | Dixie Cooper | 7. Nina Thomas |
| 4. | Brock Baker | |

The committee has been asked by the BOC to address the following issues:

- | | | |
|----|------------------------------------|----------------------|
| 1. | Short Term Rentals | 7. Storm Water |
| 2. | Board of Zoning Appeals (BZA) Size | 8. Traffic Calming |
| 3. | Planning Commission Size (PC) | 9. Mission Statement |
| 4. | Board of Commissioners Size | 10. Newsletter |
| 5. | Hall Tax Reduction/Elimination | 11. Electronic Media |
| 6. | Bike Trails/Transit | |

The committee met for the first time on September 14th. They will continue to meet once or twice a month through November. The committee will end at the December 13 BOC meeting. They will provide a report/summary of their discussions and recommendations to the BOC.

If you have any input or would like to attend a meeting, contact the City for additional details. (615) 371-8291 or email jeff.clawson@oakhilltn.us



Official Publication

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Nashville, TN 37220

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