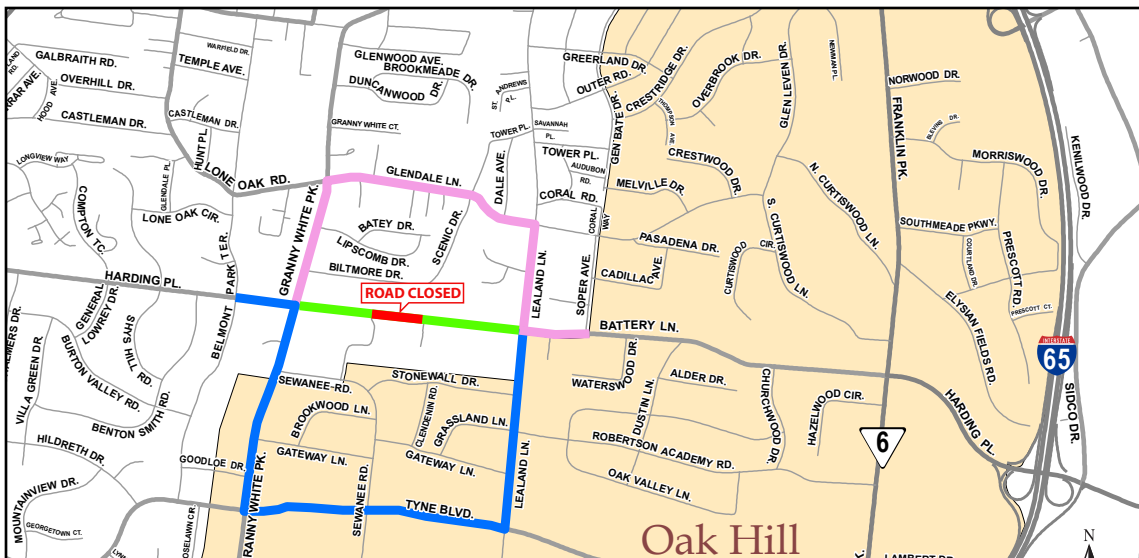


OAK HILL

JULY 2013 www.oakhilltn.us NEWS

Detour for Battery Lane Closure This Summer



LEGEND:


- █ ROAD CLOSED
- █ 2-WAY LOCAL TRAFFIC ONLY
- █ SOUTH/EAST DETOUR
- █ NORTH/WEST DETOUR

Metro Public Works and Tennessee Department of Transportation (TDOT) started a project in early June causing Battery Lane to be closed for approximately 90 days. A bridge, constructed in 1956, is being replaced on Battery Lane near Robin Springs Road, just west of the Oak Hill city limits. Battery Lane will be closed to all traffic from Lealand Lane to Granny White Pike during this project and only allowing those homeowners to travel through.

The City of Oak Hill has taken the following actions as an effort to mitigate traffic issues caused by this detour. We will continue to evaluate the traffic conditions and make the appropriate adjustments as needed.

1. Requested Metro Public Works (MPW) to place additional warning signs further from the construction site.
2. Increased the number of hours per week of off-duty Metro Police Department (MPD) patrols in the City. These shifts are focused on the detour area and cover morning or evening rush hour.
3. Requested MPD to increase on-duty patrols in this area.
4. Requested MPW to periodically place their electronic radar speed trailers along the route.
5. Marked this area the highest priority within the City's speed and warning sign replacement program.
6. And communicated to our Metro Council Representatives to enlist their support in these requests to each Metro Department.

Metro has designated two detour routes to help eliminate traffic congestion. Please be familiar with these routes through the duration of this project.



INSIDE

- How the Planning Commission Operates on Behalf of the City—page 2
- From the Mayor—page 4
- The 2013/2014 FY Budget in Graphs—page 7

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.

Mayor

Austin McMullen 579-6593

Vice Mayor

Jennifer Claxton 504-6163

Commissioner

Kyle Felts 760-5406

Planning Commission

371-8291

John Gillespie, Chair

Joe Hodgson, Vice Chair

Wade Hill, Secretary

Michael Baron

Vice Mayor Jennifer Claxton

Judy Hoover

Mayor Austin McMullen

Art McWilliams

Julia Wesley

Board of Zoning Appeals

371-8291

Tom Lawless, Chair

Tonya P. Matthews,

Vice-Chair

Lance Iverson

City Manager

Kevin Helms 371-8291

Assistant City Manager

M.C. Sparks 371-8291

Administrative Assistant

Patrick Steiner 371-8291

City Attorney

J. Todd Moore 290-5355

City Engineer

Kimley-Horn & Assoc. 371-8291

Building Official

Bill Burdette 371-8291

Safety Coordinator

Tommy Campsey 557-7329

Meeting Dates

All meetings will be held at

the City Office at 5 p.m.

5548 Franklin Pike Suite 102

Board of Commissioners Meeting

Third Thursday

Planning Commission Meeting

Fourth Tuesday

Board of Zoning Appeals Meeting

Third Wednesday

City Office

5548 Franklin Pike Suite 101

Phone: 371-8291

Fax: 855-611-8980

Hours: Monday-Friday

8:30 a.m. - 4:30 p.m.

After-Hours Emergency

557-7672 509-4812

www.oakhilltn.us



The Planning Commission: How it Operates on Behalf of the City



FROM THE
CITY MANAGER

Kevin Helms

Kevin.Helms@oakhilltn.us

With responsibility to manage the use of land and structures within City limits and to serve as a trusted advisor to the City for related planning decisions, the Planning Commission (PC) plays a crucial role in the success of the City. They are granted the authority to approve the division of subdivision land tracts into multiple parcels, and to approve the combination of multiple parcels into fewer parcels. They must approach the approval by giving great consideration to whether the proposal satisfies the City's subdivision regulation requirements, and ignoring any personal preference about the proposal itself. If the proposal does comply with the regulations, then they are bound to approve it. If it does not, then they shall deny it. Because the state determines what is considered to be a subdivision, certain divisions of large parcels may be exempt from these requirements.

The state mandates that if the PC does not act on a subdivision land tract application within a specified period of time, it is automatically considered approved.

The City has decided that areas with a slope in excess of 14 percent are deemed to be "steep slope" areas. Since the soil in these areas is often unstable, review and engineering are more critical than in other areas because they must account for removal and replacement of vegetation, engineering of footings, and drainage. Where most new construction is approved within a few days by staff, these areas require detailed soil studies and take much longer to approve because they must first be approved by the PC before the City staff may issue a construction permit.

An applicant is required to submit plans at least 30 days before the PC reviews the project. The applicant should also obtain permission from the City before removing vegetation on a steep slope in order to prevent destabilizing the soil and causing a slide.

Working alongside Radnor Lake State Park, the City has developed specific zoning

requirements to protect both the watershed and the viewshed of this important natural resource. These zoning requirements are very similar to those of steep slopes, with two noted exceptions: The first is that a soil study is not required for these properties, and the second exception is that structures are limited to a maximum height of 40 feet. The PC is to follow the same guidelines noted above for the approval or denial process. The City seeks input from staff at Radnor Lake and the Friends of Radnor Lake when an application is received for areas within the Radnor Overlay.

The next major responsibility of the PC is to review site plans for Conditional Use Permits (CUP). A CUP applicant, such as a church or school, must first seek approval from the Board of Zoning Appeals (BZA) for the activity (use) they would like to con-

duct on a parcel of property. If the BZA approves the request but requires construction of facilities, the site plan must then be presented to the PC for review and approval. This review is intended to determine whether they have met the criteria outlined within the zoning ordinance, and requests not contained within the zoning regulations cannot be enforced upon the applicant. The primary areas of review are parking, lighting, and drainage.

The final responsibility of the PC is to serve as an expert panel for the City as it relates to these policy areas. The PC makes recommendations to the Board of Commissioners (BOC) regarding the enactment of a zoning requirement. The BOC cannot enact a change to the zoning ordinance until the PC has considered and made a recommendation. While the BOC can enact regulations the PC has advised against, it is rare. The PC is legally obligated by the state to make a recommendation. Since they are appointed by the elected officials, they are considered to be an extension of the elected officials who represent the citizens; therefore, the PC is tasked with the responsibility of meeting an annual training requirement for issues that are related to planning.

I hope this information has provided insight on how the Planning Commission operates and how important it is to the City.

How to Opt-Out of Tennessean Ads

The City often receives complaints from residents about the advertising circulars printed and distributed by the Tennessean, citing the fact that gusts of wind caused by traffic scatter the circulars throughout the neighborhood. According to the Tennessean, you can stop receiving the circulars by calling 313-2726 or emailing tmcservice@tennessean.com and giving them your address.

Recent Board of Commissioners Actions

To help keep our citizens informed about decisions being made by the Board of Commissioners, each newsletter will include a list that summarizes the various actions of the Board.

March 2013

1. Voted to award a contract to Table Rock Resources for the purpose of conducting a fiscal analysis regarding commercial zoning.
2. Adopted Ordinance 13-3 on 1st reading which amends the FY 2013 budget by \$10,000 to provide funding for the fiscal analysis.
3. Adopted Ordinance 13-4 on 1st reading which amends the FY 2013 budget by \$125,000 to pave roads, most of which are associated with a Metro Sewer line repair project.

April 2013

1. Adopted Ordinance 13-3 on 2nd reading which amends the FY 2013 budget by \$10,000 to provide funding for the fiscal analysis.
2. Approved a new agreement with Mid-Tennessee Erosion Control for snow removal and road salting services.
3. Approved a Title VI Policy for the City of Oak Hill which resulted in the City obtaining TDOT Title VI certification. This allows the City to be eligible for federal and state grant funding for transportation projects.
4. Approved a Memorandum of Understanding with Metropolitan Government of Nashville and Davidson County regarding the delivery of government services as recently negotiated between Metro Government and the smaller cities.
5. Approved a new employment agreement with the city manager.

May 2013

1. Approved Resolution 13-1 to recognize Cub Scout Pack 800 for its community service and presented framed resolution to the pack leader.
2. Appointed Oak Hill resident, Destin Tompkins, to the Investment Advisory Committee. Also, appointed the four Investment Advisory Committee members to staggered terms to replace the current concurrent terms.
3. Approved a new contract with Metro Nashville Police Department Secondary Employment Unit. This contract reduces the current hourly charge for additional police patrols from approximately \$70 per hour to approximately \$44.50 per hour.
4. Adopted Ordinance 13-5 on 1st reading to amend the FY 2013 budget. This amendment is for year-end balancing purposes and comprises funding for a number of projects approved throughout the year.
5. Adopted Ordinance 13-6 on 1st reading to establish the FY 2014 budget.



CONNECT WITH US
on **Facebook** www.facebook.com/CityOfOakHill
and **Twitter** www.twitter.com/CityOfOakHill

Safety Seminar Recap

Oak Hill Safety Coordinator Tommy Campsey and Nashville Metro's West Precinct Sargent Twana Chick hosted a seminar on April 11 providing safety tips to residents on how to better safeguard their homes and cars.

They explained what criminals look for when identifying a home or car to break into, and taught important safety tips that can help you avoid mistakes which may cause you to fall victim to such crimes.

Sargent Chick also worked with residents to establish official "neighborhood watch programs." If you are interested in participating in the neighborhood watch program, please contact Sargent Chick at twana.chick@nashville.gov.

To learn more about these safety tips, please visit <http://tinyurl.com/p53uz3c>.

Declining Revenues, Rising Costs Present Ongoing Challenges to City Services



FROM THE MAYOR

Austin McMullen

Austin.McMullen@oakhilltn.us

"Sustainability" has been a hot topic recently, especially here in Oak Hill. Declining revenue sources and increasing expenses have caused some to question the sustainability of current City services. The Board of Commissioners is working on creative solutions that will continue the existing high level of resident services while keeping taxes low.

Valuable Services—Without a City Property Tax

Free trash and recycling pick-up. Limb and leaf pick-up. Additional police patrols. Removal of snow and ice from the roads. Street paving. Zoning controls and enforcement. Street lighting.

Oak Hill provides all these services without charging a city property tax. Currently, all of your property taxes go to the Metro Government.

The Challenge of Higher Costs and Less Revenue

The revenue sources that fund Oak Hill's many services are generally declining. The Hall Tax is Oak Hill's largest revenue source, yet the Tennessee General Assembly cut the Hall Tax again this year, and will likely phase it out soon. Interest rates are extremely low, which means the City sees less revenue generated by investment of reserve funds, and slow population growth has cut the City's per capita state-shared revenue.

While the City has responded with cost containment strategies, expenses continue to increase as many deferred maintenance items come due.

A recent study conducted by the University of Tennessee's Municipal Technical Advisory Service (MTAS) revealed that the drop in revenues and increase in expenses will likely reduce Oak Hill's reserve fund balance by 50

percent over the next five years. MTAS recommends enacting an Oak Hill property tax or sanitation fee to keep the City's finances in the black.

Maintaining Services While Keeping Taxes Low

The Board recognizes that change is inevitable given the current trends. However, the Board is working to maintain services without imposing the taxes and fees suggested by MTAS.

Benefits of Metro Agreement

Oak Hill's recent agreement with Metro Nashville is an important step toward sustaining Oak Hill into the future. Through this

The Board of Commissioners is working on creative solutions to continue high level resident services while keeping taxes low.

agreement, Oak Hill will begin receiving its fair share of the utility franchise fees that Oak Hill residents already pay. Allocating a portion of these fees to Oak Hill will cause a 10 percent annual increase in City revenues, and these funds will be used to maintain Oak Hill's

roads.

Also, the City negotiated a 44 percent reduction in the hourly fee paid by Oak Hill to hire off-duty Metro police officers for supplemental patrols of our neighborhoods.

Bridging the Gap

The new revenue sources and cost savings contained in the agreement with Metro Nashville are helpful, but they are not enough for Oak Hill to maintain a healthy reserve fund in the long-term.

The Board is evaluating the benefit of increased sales tax collections through limited commercial development along Old Hickory

Boulevard to bridge the gap in revenues. By a margin of more than 2-to-1, Oak Hill residents prefer that the Board explore this approach over three specific alternatives, as shown by a recent scientific survey. The survey's message is clear: Oak Hill residents do not want their taxes increased, nor do they want their services cut.

In the coming months, the Board will receive a report on the feasibility of economic development along Old Hickory Boulevard and its impact on the City's finances. If the Board considers this type of economic development, the approach will ensure that 1) the proposed development's character is high-quality and consistent with the excellence we expect in our community, 2) the City imposes the proper legal restrictions to minimize impact on nearby properties, and 3) the City strictly limits the geographic area in which the development could occur.

Your Input is Important

The Board appreciates your continued input as we consider how to best sustain City services at a high level while keeping taxes low. Please share your input by contacting the City Office.

A Resolution in Honor of Cub Scout Pack 800



In the previous newsletter, an article featured Cub Scout Pack 800 and their efforts to beautify Oak Hill. Since then, the Commissioners of the City of Oak Hill personally acknowledged and expressed sincere thanks on behalf of the City residents for the distinguished and caring service Cub Scout Pack 800 provided to the City of Oak Hill.

Test Your Knowledge

The City of Oak Hill continues this quiz feature in the newsletter as a way to inform citizens about different aspects of the City government and services. We hope you find this to be a fun way to learn more about The City of Oak Hill!

- Approximately what percentage of the City's income is received via the Hall State Income Tax (tax on interest earned)?
 - 10%
 - 35%
 - 75%
 - 90%
- True or False: The City of Oak Hill receives 25 percent of the property taxes paid to Metro Nashville.
- True or False: The City of Oak Hill pays for the street lights within City limits.
- Approximately how much money does the City of Oak Hill receive in state-shared revenue, per year, per resident?
 - \$50
 - \$85
 - \$110
 - \$135
- What is the average yearly amount spent on snow and ice removal by the City?
 - Less than \$5,000
 - \$30,000
 - \$55,000
 - More than \$75,000

Answers:
 1) B. The City receives on average about 35 percent of the annual budget from the Hall Tax, but in some years the amount has been as much as 40 percent.
 2) False. Oak Hill receives no share of the property tax paid by each resident to Metro.
 3) True. Oak Hill pays for all public street lights in the City limits, costing approximately \$40,000 per year.
 4) C. The City is estimated to receive \$109.46 for this fiscal year for each of the 4,529 residents of the City. The majority of these funds come from a portion of sales taxes and gasoline taxes collected statewide.
 5) B. An average cost of \$30,000 is incurred for salt, supplies and manpower for keeping the roads clear during the 3 to 4 snow events each year. However, it has been as much as \$210,000 a year depending on weather conditions.

Volunteers Plant 300 Trees at Glen Leven Farm



In just over two hours on Saturday, March 2, the Land Trust for Tennessee's Glen Leven Farm planted 300 new seedlings with the help of 22 volunteers, including seven children. To participate in future volunteer activities at Glen Leven Farm, visit LandTrustTN.org.

Oak Hill Residents Go Green for the 2nd Annual Spring Clean Collection

For the 2nd Annual Spring Clean Collection, Oak Hill's trash and recycling resource, Earthsavers, provided an optional Go Green recycling service to Oak Hill residents to rid their homes of items they no longer needed or wanted.

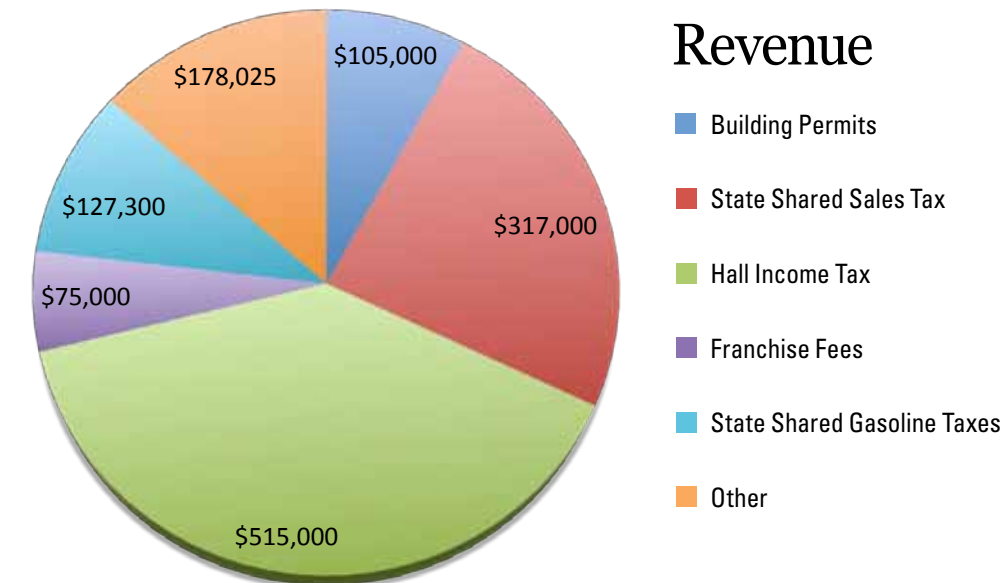
By participating in this annual collection, Oak Hill residents helped to reduce contaminants in the local environment. This year, on May 29, Oak Hill residents

recycled over 720 pounds of scrap metal, three mattresses and several large appliances.

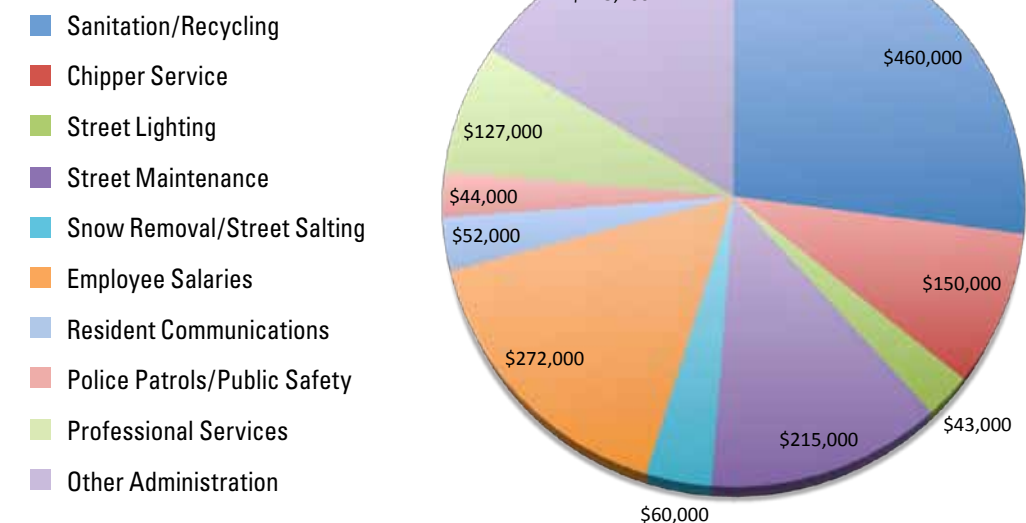
A significant amount of electronic waste, including old computers, televisions, printers, and batteries, was also recycled. Due to the heavy metals these items contain, they present a great risk to the quality of local drinking water and the environment when not recycled.

The 2013/2014 Budget

The Board of Commissioners voted on and approved the 2013/2014 fiscal year budget at the June Board of Commissioners meeting. The charts shown here explain the revenues and expenditures for the coming fiscal year.



Expenditures



Stormwater Pollution Solutions

Stormwater is precipitation from rain or snowmelt that absorbs into the ground. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater from naturally soaking into the ground. This means the stormwater will pick up debris, chemicals, dirt, and other pollutants as it flows into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water.

Anything that enters a storm sewer system is discharged—untreated—into the water bod-

ies we use for swimming, fishing, and providing drinking water, and polluted stormwater has many adverse effects on plants, fish, animals, and people.

You can help prevent stormwater pollution by preventing anything other than stormwater from being dumped into storm drains or natural streams.

For more information on stormwater pollution including helpful prevention tips, visit water.epa.gov.

City of Oak Hill to Host 'Coffee With the Board of Commissioners'

On Tuesday, August 6, The City of Oak Hill will host "Coffee with the Board of Commissioners" in the City Office suite 102.

Much like the "Morning with the Mayor" gathering held in January, residents will have a chance to visit one-on-one with Oak Hill's three Commissioners—Mayor Austin McMullen, Vice-Mayor Jennifer Claxton, and Commissioner Kyle Felts—to share their concerns and ideas regarding the City.

Attendees will be provided with coffee and donuts and may come and go as they please.

WHO: Oak Hill Board of Commissioners and City residents

WHERE: City Office suite 102, 5548 Franklin Pike, Nashville, TN 37220

WHEN: Tuesday, August 6, 2013 7:00 a.m. to 9:00 a.m.



Official Publication
 5548 Franklin Pike, Suite 101
 Nashville, TN 37220

FIRST-CLASS MAIL
 PRESORTED
 U.S. POSTAGE
PAID
 NASHVILLE, TN
 PERMIT NO. 2657

QUICK CALL LIST

CITY OF OAK HILL
 5548 Franklin Pike Suite 101
 Phone: 371-8291
 Fax: 855-611-8980
 www.oakhilltn.us

SOLID WASTE SERVICES

Chipper Service
 CleanEarth: 371-8291
Garbage/Recycling Pickup
 EarthSavers: 481-9640
 OakHill@earthsavers.org
Snow and Ice Management Service
 Mid Tennessee Erosion Control:
 371-8291

Public Street Repairs, Street Signage, and Drainage Maintenance

City Office: 371-8291
Dead Animal Removal
 City Office: 371-8291
 After Hours: 862-7747
Emergency: 911

Non-Emergency Fire: 327-1300
Non-Emergency Police: 862-8600
West Sector Patrol: 862-7747
Oak Hill Safety Coordinator:
 557-7329

When Colorful Flags Sprout, Use This Key to Identify the Utility



The City of Oak Hill has received several questions from residents regarding utility flags around Oak Hill. To help identify which flags have been marked for specific utilities, please refer to this color code chart.

fer to this color code chart.

Helpful Reminders

Always call 811 before you do any type of digging, excavation, or moving of earth. Tennessee 811 will dispatch utility companies to mark utility lines within 72 hours of your call.

For more information regarding natural gas pipeline safety, please visit www.pipeline101.com.

- WHITE** - Proposed excavation
- PINK** - Temporary survey markings
- RED** - Electric power lines, cables, conduit and lighting cables
- YELLOW** - Gas, oil, steam, petroleum, or gaseous materials
- ORANGE** - Communications, alarm, or signal lines, cables, or conduit
- BLUE** - Potable water lines
- PURPLE** - Reclaimed water, irrigation, and slurry lines
- GREEN** - Sewer lines

City Parking Regulations

The City of Oak Hill ordinances prohibit parking on City streets at any time. This applies to all streets, regardless of whether signs are posted. Violators may be ticketed or towed. Please inform landscapers and other contractors who work at your home of this regulation.