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**MINUTES OF THE MEETING OF
THE BOARD OF COMMISSIONERS OF
THE CITY OF FOREST HILLS**

January 16, 2014

5 The Forest Hills Board of Commissioners (the “Board”) held its regular meeting on January 16,
6 2014 at City Hall, 6300 Hillsboro Road, Nashville, Tennessee, beginning at 5:00 p.m. Mayor
7 Bill Coke presided. Also present were Commissioner Lanson Hyde, City Attorney, Matt Foster,
8 City Engineer, Brad Bivens and City Manager, Amanda Deaton. Others present are shown on the
9 attached sign-in sheet. A copy of the Agenda is attached to these minutes.

10 **1. Approval of the Minutes of the December 12, 2013 Meeting.** Commissioner
11 Hyde made a motion to approve the minutes as submitted. Mayor Coke seconded
12 the motion. The Board voted unanimously to approve the minutes of the
13 December 12, 2013 meeting.

14 **2. Approval of Financial Statements from November and December.**
15 Commissioner Hyde made a motion to approve the November Financial
16 Statements. Mayor Coke seconded the motion and it passed unanimously.
17 Commissioner Hyde made a motion to approve the December Financial
18 Statements. Mayor Coke seconded the motion and it passed unanimously.

19 **3. Report from City Manager, Amanda Deaton**

20 a.) **Second Reading: An Ordinance 2013-211 to amend the 2013-2014**
21 **Budget.** Mrs. Deaton made remarks about the changes needed, noting a
22 couple of the key reasons for the amendment. She also said that she
23 expected the financials to be much more in line next month as a result of
24 this change. *Commissioner Hyde motioned to approve the ordinance on*
25 *second reading. Mayor Coke seconded and the motion was approved*
26 *unanimously.*

27 b.) **First Reading: An Ordinance to Amend Title 10, Chapter 1 of the**
28 **Municipal Code to Modify the Regulations and Standards Pertaining**
29 **to the keeping of Domesticated Hens.** Mrs. Deaton explained that this
30 ordinance asked for two key changes: first to remove the sunset provision
31 and second to remove the requirement of providing Metro Department of
32 Health documents in order to receive a Forest Hills Domesticated Hen
33 Permit. Mr. Coke asked if anyone was there to speak to the issue.

34 Tamra Stallings, resident of 6012 Robert E. Lee Drive, spoke to the issue.
35 She said she was glad that Forest Hills was getting rid of the requirement
36 to have the Metro Health Department certificate. That would save her
37 time. Mr. Foster mentioned that residents would still have to get the permit
38 under Metro’s rules, but it would not be needed for Forest Hills. She
39 thanked Mr. Foster for clarification. She then asked the Board if they
40 would consider allowing all residences, no matter the acreage, to have six

41 (6) hens. There was brief discussion regarding the reasons to increase
42 number of hens, including that predatory birds often take chickens.
43 Commissioner Hyde said he did not have a problem with it. Mayor Coke
44 echoed that sentiment and asked Mr. Foster for recommendation. Mr.
45 Foster stated that this was an interesting one because the number of Hens
46 is outlined in the Zoning Code and would also have to be revised. He
47 recommended that the Board approve the ordinance before them on first
48 reading, discuss it in the meantime, and determine the course of action.
49 *Commissioner Hyde motioned to approve the ordinance on first reading.*
50 *Mayor Coke seconded and the motion was approved unanimously.*

51 c.) **International Code Update-** Mrs. Deaton explained that Metro is
52 planning on publishing a draft of their ordinance in early February. They
53 will put it on the website for the public to view. Metro expects to take
54 comments, edit, and ask for adoption in early June. Once published on
55 their website, Forest Hills staff will review it and make proposed
56 amendments specific to Forest Hills. Forest Hills should be able to adopt
57 the new code when or before Metro adopts their code.

58 d.) **Recycling Day-** Mrs. Deaton discussed whether the City should have a
59 Spring recycling day. She explained that the fall recycling event had lower
60 turnout. This could be that people have gotten rid of all their junk or the
61 rainy weather could have hindered the attendance. Commissioner Hyde
62 suggested that the City go ahead with the planned recycling day and assess
63 the recycling tonnage received to determine whether the City needed to
64 have the event once or twice a year. Mayor Coke concurred.

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66 **4. Report from Matt Foster, City Attorney.**

67 a.) **Update on 4375 Chickering Lane and 6005 Kenwood Drive.** Mr. Foster
68 explained that both Properties are in violation of the City's property
69 maintenance code. They were sent letters dated December 20, 2013,
70 giving the owners thirty (30) days to respond regarding remediation.
71 Mayor Coke asked about the condition of both residences. Mr. Foster
72 explained that 4375 Chickering Lane was severely damaged during the
73 2010 Flood and had been subject to litigation until recently. The 6005
74 Kenwood Drive home had burned several years ago and has had several
75 owners since. It had a building permit on it at one time, but it has expired.

76 Mr. Foster said that he and Mrs. Deaton had just met with the owner of
77 4735 Chickering. During the meeting the homeowners indicated they had
78 engaged a landscape architect firm to begin making plans for the property.
79 Mr. Foster said we would take the trust and verify approach on the home.

80 In the meantime, Mr. Foster recommended that the City begin Court
81 proceedings on both properties. This will hopefully encourage the
82 residents take action on the properties rendering them in compliance with
83 the City Code.

84 **5. Report from City Engineer, Brad Bivens**

85 a.) **Easements on Granny White Pike.** Mr. Bivens provided a brief history
86 of working with Haury and Smith trying to secure the easements for the
87 continuation of the Bike Paths. In late December, Haury and Smith
88 indicated that they expected compensation for the easements and that they
89 would not be moving forward without appraisals. Mrs. Deaton said she
90 had spoken to Steve Smith this morning and he remained steadfast in his
91 requirement of appraisals and compensation. Mr. Foster said the cost of an
92 appraisal would probably be more than the cost of the easement itself.

93 There was a brief discussion about the path raising the value of the Granny
94 White Market by improving the landscaping. Mayor Coke asked about the
95 vacant lot at the corner of Robert E. Lee. Mr. Bivens commented that it
96 had a fresh water spring near the middle and therefore it would be a
97 difficult lot on which to build. Mr. Bivens also stated that it would be
98 unlikely that the city allow a driveway on Granny White Pike so any
99 landscaping would provide screening from the road.

100 Commissioner Hyde asked Mr. Bivens how much of the path is in the
101 right of way. Mr. Bivens responded that most of the actual bike path was
102 in the right of way, but the landscaping made a more sizeable
103 encroachment outside the right of way. Commissioner Hyde asked if the
104 path could be built just in the right of way. Mr. Bivens said it could be
105 redrawn to that effect, but the landscaping would have to be rethought.

106 Other options regarding monetary compensation were discussed with an
107 eye on fast tracking this development. Commissioner Hyde asked if Mr.
108 Foster would take the lead on this issue. Mr. Foster agreed.

109 b.) **Beddington Park.** Mr. Bivens told the Board that TTL had completed
110 their drillings on the hill. Due to the severity of the slope, drilling rigs
111 were unable to drill on the side, but Jarrett Construction lent the project a
112 back hoe to dig a portion of the hill to reach bed-rock. TTL also placed an
113 inclinometer at the site to measure slippage over time. TTL would review
114 the inclinometer results toward the end of February to finalize the survey.
115 Mr. Bivens expected the preliminary survey back sometime the following
116 week.

117 c.) **Stop signs on Hemingway and Everett.** The new stop signs were
118 implemented Friday, December 20th. Police officers were present to slow

119 traffic. There had been only one complaint regarding stop sign visibility.
120 That issue had been resolved by trimming pine trees in the eastbound lane.

121 **d.) Citizens Comments-** Tamra Stallings, resident of 6012 Robert E. Lee,
122 commented that she came for the Domesticated Hens, but stayed for the
123 Bike Path. She said she was a proponent of voting with her dollars and she
124 felt that if the Granny White Market was holding up the progression of the
125 bike path, she might stop getting gas there. Commissioner Hyde
126 mentioned that Dan Smith rented the land from Haury and Smith and that
127 there was some sharing agreement for gas sales between the two. Haury
128 and Smith, not Dan Smith, was who the City was interacting. She said she
129 thought new landscaping would be exciting for the Market and possibly
130 increase business. She said she would ask Dan about the issue.

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132 **Adjournment.** The Board adjourned.

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Mayor

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City Recorder

