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

May 15, 2014

5 The Forest Hills Board of Commissioners (the “Board”) held its regular monthly meeting
6 on May 15, 2014 at City Hall, 6300 Hillsboro Road, Nashville, Tennessee, beginning at
7 5:00 p.m. Mayor Bill Coke presided. Also present were Vice-Mayor John Lovell, City
8 Attorney, Matt Foster, City Engineer, Brad Bivens and City Manager, Amanda Deaton-
9 Moyer. Others present are shown on the attached sign-in sheet. A copy of the Agenda is
10 attached to these minutes.

- 11 **1. Presentation from Audra Ladd.** Henry Trost, Chairman of the Cultural and
12 Natural Resources Committee introduced Audra Ladd from the Land Trust for
13 Tennessee. He mentioned that she had worked with the City on a variety of items,
14 but most recently on a strategy to best conserve the last subdivide-able areas.

15 Ms. Ladd stated that the updated Zoning Ordinance was a very progressive start to
16 conserving open space. Another way of protecting open space was work with
17 land-owners to place land into conservation easements. Ms. Ladd showed a series
18 of maps that identified the larger parcels and those that were still subdivide-able.
19 Many of those lots were located on the southwest portion of Forest Hills. These
20 lots were prime candidates for conservation easements. From the number of large
21 and medium sized parcels, areas that defined community character were selected.
22 She showed the Board a map that included the area around Percy Priest
23 Elementary, the curve in Tyne, Laurel Ridge, and a few others. These areas were
24 prioritized to create a strategy for working toward preservation. The next steps
25 would be to determine who lives in these areas and start the conversation about
26 easements. Mayor Coke said that this is something that we all would like to
27 happen and having the conversation is the most important step. We need to find
28 ways to let people know that preservation of open space is important and why it is
29 important he said. Kay Simmons, a member of the Cultural and Natural Resources
30 Committee, said she became interested when they moved and saw the incredible
31 view for her home. She wanted to protect this view and protect the land. She
32 found that many people did not know this was a possibility through conservation
33 easements. When asked about how much land had been preserved, Ms. Ladd
34 stated that Land Trust had 100,000 acres across Tennessee and it ranged from
35 farms and forests to neighborhoods and urban areas.

36 Ms. Ladd said that the medium sized parcels in the priority areas are probably the
37 ones that need to be targeted. She added that much of this work is about giving
38 information and building relationships. Residents may not be ready for this step
39 today, but they may be in several years. Resident will depend on theses
40 relationships to make it a reality in the future. Mayor Coke asked the Cultural and
41 Natural Resources Committee if they were ready to take this on. Many of the
42 present members said yes, but Sally Huston and Henry Trost spoke in the
43 affirmative.

44 A question was raised about the advantages of giving land to the land trust. Ms.
45 Ladd responded outlining some of the specific tax incentives. Easements carry
46 incentives for income taxes and estate planning. She also mentioned that having a
47 green belt status may assist in property tax benefit when an easement is created.

48 Mayor Coke said that this would be a long term project, but would be well worth
49 it. Vice-mayor Lovell concurred and thanked Audra and the Committee for their
50 hard work.

51 **2. Presentation from Goodwill Industries.** Nastisha Moultry, the Community
52 Relations Manager for Goodwill introduced Karl Houston, the Senior Director for
53 Marketing and Community Relations. He gave the Board a quick history of
54 Goodwill, stating that the nonprofit was started in 1957 to provide employment
55 and training opportunities for people with disabilities and others who had
56 difficulties finding a job. Mr. Houston discussed the program proposal's benefits.
57 They included free and easy pick-up for residents, pickups that can be scheduled
58 on the phone or online, donations that are 100% tax deductible, and access to
59 electronic receipts for their donations. The plan as Mr. Houston would be driven
60 by phone and online scheduled pick-ups. Residents would use a custom designed
61 bag for any donations and uniformed personnel from Goodwill would make pick-
62 ups. The service would be made available 9:00am to 4:00pm, Monday through
63 Friday. The online scheduling system would recognize Forest Hills addresses and
64 send them to custom page for scheduling. Residents would select times for pick-
65 up within four hour blocks. He expected a launch date of August 2014. The
66 launch would include mailers (that included goodwill donation bags) to residents
67 and an open house at City Hall. Those bags would be made available at City Hall
68 as well. Mr. Houston concluded that he was excited about the Partnership with
69 Forest Hills and looked forward to ironing out the final details. Mayor Coke and
70 Vice-mayor Lovell agreed that they liked the program. They asked Mrs. Deaton-
71 Moyer if she was satisfied. She responded that she had met with the team several
72 and did not think there would be any problem they could not solve together.

73 **3. Approval of the Minutes of the March 20, 2014 Meeting.** Vice Mayor Lovell
74 made a motion to approve the minutes as submitted. Mayor Coke seconded the
75 motion. The Board voted unanimously to approve the minutes of the March 20,
76 2014 meeting.

77 **4. Approval of Financial Statement from April 2014.** Vice Mayor Lovell made a
78 motion to approve the April Financial Statement. Mayor Coke seconded the
79 motion and it passed unanimously.

80 **5. Report from City Manager, Amanda Deaton-Moyer**

81 **a.) First Reading: Ordinance to adopt the annual budget for the fiscal year**
82 **beginning July 1, 2014 and ending June 30, 2015.** Mrs. Deaton-Moyer
83 gave the Board the highlights of the budget including the Revenue of
84 \$2,422,500 and overall proposed appropriations of \$2,406,400. The Board
85 was given a set of documents that gave object-level detail to the revenue and
86 expenditures. She said she had budgeted Hall Income Tax conservatively.
87 Although the proposed amount looked lower than the previous two years, she
88 said it represented closer to an average of the previous five years. Mrs.
89 Deaton-Moyer highlighted changes from the previous year. She noted that
90 lines may have changed because they have been split into two lines or been
91 combined with others. An example of this was public-
92 relations/communications: she had taken the website out of this number and
93 put a website line in information technology. She brought the Board's
94 attention to the Lobbyist line which might be needed in the next fiscal year to
95 interact with the General Assembly regarding Hall Income Tax. She
96 discussed a few other interest points of the proposal, including capital, and

97 asked the Board for input. Mayor Coke suggested adding money in the
98 budget for the Cultural and Natural Resources Committee. Mrs. Deaton-
99 Moyer said that would be no issue, but reminded them any movement
100 required an ebb and flow, or rebalancing. The Board commented that they
101 liked the format of the budget this year. *Vice-Mayor Lovell made a motion to*
102 *approve the Ordinance 2014-214 on First Reading, Mayor Coke seconded it,*
103 *and it was approved unanimously.*

104 **b.) Renewal of contract for “As-needed maintenance and construction of**
105 **miscellaneous street and drainage projects” with Jarrett Builders.** Mrs.
106 Deaton-Moyer said that Jason and his team had been very effective and that
107 she recommended renewal of their contract. She said they had done every
108 drainage project and were currently working on the bike path. The board
109 generally agreed. She asked for a motion. *Vice-Mayor Lovell made a motion*
110 *to renew the Maintenance and Construction contract with Jarrett Builders,*
111 *Mayor Coke seconded it, and it was approved unanimously.*

112 **6. Report from City Attorney**

113 **a.) Second Reading: An ordinance to amend Title 14, Chapter 5, of the**
114 **Municipal Code relating to Storm Water Management.** Mr. Foster said
115 no changes were requested or had been made since first meeting. *After*
116 *brief discussion, Vice-mayor Lovell made a motion to approve as*
117 *presented. Mayor Coke seconded the motion, and it was approved*
118 *unanimously.*

119 **b.) First Reading: An ordinance to Amend Title 11, Chapter 2, Section**
120 **203 of the Municipal Code related to Construction site restrictions.**
121 Mr. Foster introduced the ordinance and noted that he believed it was the
122 Board’s intent to get the Planning Commission’s thoughts on the
123 ordinance before approval. Mayor Coke confirmed that this was their
124 preferred course.

125 **7. Report from Brad Bivens, City Engineer.**

126 **a.) Bike Path-** Mr. Bivens stated that at long last the Bike Path was
127 underway. Jarrett Builders had placed piping and were beginning
128 excavation of the path. Mr. Bivens conjectured that with cooperating
129 weather, grade work would be done by early next week and stone would
130 be laid in preparation for paving. He noted the large pine tree fronting the
131 Granny White Market had been cut down and it looked much better.

132 Mr. Bivens also said that he and Mr. Parke Brown had revised the
133 proposed easement so less square footage was needed for landscaping. Mr.
134 Foster said the new square footage was 12,400 square feet, nearly 10,000
135 less than original proposed. Mr. Foster said he would be working with
136 Haury and Smith to secure those easements, but stay within the finite
137 budget limits.

138 **b.) Beddington Park Landslide-** Mr. Bivens stated that he had received the
139 final report from the TTL earlier that afternoon. The report stated that the
140 initial slide probably occurred in the May 2010 flood. It also stated that the
141 slide was on private property. The report gave a series of solutions much
142 of which included removing the colluvium and replacing it with rock. Mr.

143 Bivens said that if the Board chose to accept this report, then the City
144 would need to look toward options to control the right of way. Mr. Bivens
145 further outlined an option he had previously given to the Board which
146 included large bin blocks that measured 6x2x2 feet in size that would be
147 stacked to create a large, strong retaining wall. This would provide a
148 temporary solution so that paving could get underway. Mayor Coke asked
149 Patti Czarnik, a resident of the neighborhood who was in attendance,
150 about what she thought about the situation. She stated that she had no
151 doubt that the slide occurred in May of 2010. She said she wondered what
152 the cost of the TTL recommended full solution was compared to the
153 temporary fix Mr. Bivens had recommended. Mr. Bivens stated that the
154 full solution could cost up to \$200,000 whereas the temporary approach
155 would cost around \$10,000. Mrs. Czarnik made some additional
156 comments regarding the project asking about other possible approaches.
157 *After her comments, Vice-mayor Lovell made a motion to accept the*
158 *report as submitted and Mayor Coke seconded it. The motion was*
159 *approved unanimously.*

160 **Citizens Comments-** Mrs. Patti Czarnik of 408 Oakleigh Hill approached
161 the microphone. She wanted to draw the Board's attention to the condition
162 of the curbing near the Edenbridge Road- Hound's Run entrance. She
163 asked that the Board consider their repair or at least their assistance in
164 repairing the curbs at their sign. She said the Home Owners Association
165 was taking bids for landscape and hardscape renovations and knowing
166 how the city would proceed in this area would be helpful for directing
167 their submissions. The Board said they would consider this at a future
168 date.

- 169 **8.** The Board suspended their meeting for a meeting of the Planning Commission.
- 170 **9.** The Board reconvened and took up the **First Reading: An ordinance to Amend**
171 **Title 11, Chapter 2, Section 203 of the Municipal Code related to**
172 **Construction site restrictions.** They chose to amend the ordinance to reflect the
173 recommendation of the Planning Commission which included changing the times
174 allowed for construction noise to 7am to 6pm on weekdays; 8am to 5pm on
175 Saturdays; and no Sundays or Holidays.
- 176 **10. The meeting was adjourned.**

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Mayor

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City Recorder

