

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

JULY 17, 2008

The Forest Hills Board of Commissioners (herein also the “Board”) held its regular meeting on July 17, 2008 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, beginning at 5:00 p.m. Mayor Evers presided. Also present were Commissioner Coke, Vice Mayor Lovell, Al Deck, City Manager, and City Attorney, Matt Foster. Others present are shown on the attached sign-in sheet. A copy of the Agenda is also attached to these minutes.

1. Approval of the Minutes for July 3, 2008. Upon motion by Vice Mayor Lovell, which was seconded by Commissioner Coke, the Board unanimously approved the minutes for the July 3, 2008 regular meeting.

2. Comments from Forest Hills residents: none

3. Report from the City Manager, Al Deck.

(a) Discussion of removing Flag Lots from the Zoning Ordinance: The City Manager addressed the Members and asked if they, in conjunction with the Conservation of Open Space Plan, wished to consider eliminating Flag Lots from the Zoning Ordinance. One of the key concerns in the Conservation of Open space was the protection of small lots. The bulk of Forest Hills is developed in small lots and protection in that area offers a great potential. The Members expressed interest in studying the matter and authorized the City Attorney to proceed with research and report to the Board.

(b) Proposal to Require Permits for Replacement Roofs: The Manager outlined the benefits of controlling replacement roofing. Without issuing permits, the city will never know if the contractor is licensed or has insurance. The resident will not have the assurance that the existing roof was properly evaluated prior to placing the roof. The Manager suggested the Board add replacement roofing to the list of items requiring a building permit. Upon motion by Vice Mayor Lovell, which was seconded by Commissioner Coke, the Board unanimously voted to require permits to replacement or recovering roofs.

The Manager asked permission to bring two items to the attention of the Board, for information only: The State Legislature, under House Bill No. 649 and Senate Bill No. 1382 has required all developments, wishing to control access to the street by erecting a gate, to obtain a permit from the local governmental agency. The purpose is to ensure that all new gates have a radio control devise, which will allow emergency vehicles to gain access to the development without stopping to open the gate by key or code. All city and county governments will permit newly constructed gates and inspect to ensure compliance.

Secondly, the Manager informed the Board that the City has received a request to construct a new primary residence on a lot, which has an existing primary residence. The residents wish to live in the existing house during construction and then demolish the old house. The Zoning Ordinance prohibits the construction of two primary residences on one lot. The Board discussed the matter with the Manager and City Attorney; however, they took no action to allow such activity.

4. Report from the City Engineer, Brad Bivens:
 - a. Mr. Bivens informed the Members that he has received the report from ECS, the Geotechnical Engineering Firm, concerning the landslide at Saxon Drive / Tyne Estates. He also has provided a copy to the City Attorney for his study and review.
 - b. Mr. Bivens also reported to the Board that the Tennessee Department of Transportation has approved the City's grant application for another turn lane on Kingsbury Drive. It appears at the time that T.D.O.T. will do the entire project in house. The project is scheduled for some time in the third quarter of 2009. The project has been assigned the following number: PIN 110542.00

5. Report from the City Attorney, Matt Foster:
 - (a) Second & Final Reading of Ordinance No 08-182, revision to the Door to Door Solicitation Ordinance. The Ordinance was revised in three sections.
 - 1.) decreased the solicitation period from 12 months to thirty (30) days
 - 2.) increased the fee from \$20 to \$50 for the thirty day period
 - 3.) decreased the bond from a blanket amount of \$10,000 to only \$1,000 for the sale of books, magazines, and other inexpensive goods, while maintaining the original \$10,000 bond for larger, more expensive items.

Upon motion by Commissioner Coke, which was seconded by Vice Mayor Lovell, the Board unanimously voted to approve the Ordinance on Second & Final reading. Copy attached.

(b) Second & Final Reading of Ordinance No. 08-183, Property Maintenance Ordinance. Upon motion by Vice Mayor Lovell, which was seconded by Commissioner Coke, the Board unanimously voted to approve Ordinance No. 08-183 on Second & Final Reading. Copy Attached.

There being no further matters to be discussed and there being no further business to come before the Board, the meeting was adjourned, upon motion by Commissioner Coke, which was seconded by Vice Mayor Lovell.

Recorder

Mayor