

# City debuts new website

The City of Forest Hills has launched a new website, providing residents with more information and easier access.

"The new site will help us keep the citizens of Forest Hills better informed, with regular page updates and email news," said Mayor Bill Coke.

The home page offers quick links to most-requested information, including planning, permits, documents, and maps. A calendar of meetings includes links to upcoming agendas and recent minutes.

Residents can click to send the City a message and sign up for email updates.

Other pages offer information about the City, chipper service, officials and boards. A resources page provides downloadable documents including the charter and comprehensive plan, zoning information and map, the Cultural and Natural Resources master plan,

and the open space conservation survey.

The home page also features breaking news and headlines linking to the complete text of the paper newsletter.

## Opt out to save resources

Residents now have the choice of subscribing to this newsletter only electronically to save energy and resources.

"By opting out, you save paper plus printing and postage costs," said Mayor Coke.

"If you like getting City news online, please consider the environment and go electronic," he said.

To sign up, visit [cityofforesthills.com](http://cityofforesthills.com) and fill in the form in the lower left corner. Your email address will not be shared with anyone, and you can opt out at any time.

If you prefer the paper newsletter, just check your mailbox every quarter.



Quick links to most-requested information

Breaking news, features, headlines linked to News page

New City Hall updates

Link to meetings, agendas, minutes

Site search box



## Commissioner Douglas resigns

Forest Hills Commissioner Tim Douglas will step down effective November 1, 2011, with one year remaining on his term.

"Tim has been an excellent commissioner, and we're sorry he has to retire but he's very busy," said Mayor Bill Coke.

Douglas was instrumental in the development of the City's Open Space plan, resulting in the rewrite of the City's Comprehensive Plan in 2009 and 2010. He has been involved with several initiatives generated by the City's Cultural and Natural Resource Committee,

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## Replacement appointed

The Board of Commissioners appointed Lanson J. Hyde III to serve out Commissioner Tim Douglas' term, which expires in November 2012.

Hyde, a member of the BZA since 2008, has lived in Forest Hills for over 20 years. He's chief operating officer of Surgical Development Partners.



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**City Manager**

Al Deck w 383-8447

**Board of Commissioners**

William G. Coke, Mayor H 665-1992

John Lovell, Vice Mayor H 371-1716  
W 292-9925

Tim Douglas H 221-4323

**City Attorney**

Matthew Foster w 256-0500

**City Engineer**

Brad Bivens w 383-8420

**Planning Commission**

E. Warner Bass, Chair w 742-6210

Winston Evans, Vice Chair w 259-4685

James C. Gardner III H 665-0936

Em Ghianni H 373-1359

Carroll Kimball 665-8998

Sandy Moore H 373-0239  
W 850-2723

George David Waller III H 373-2360

The Mayor, Vice Mayor, and Commissioner also sit on this commission.

**Board of Zoning Appeals**

Janie Rowland, Chair H 665-0642

Lanson J. Hyde III H 370-5896  
W 550-2600

Jim Littlejohn H 371-0008  
W 385-4144

Emergency and  
Information Line  
**298-5389**



The new City Hall features a large meeting room and raised dais for board members.

# New City Hall to improve meetings

The new City Hall will put an end to attendees at public meetings being unable to see the exhibits, hear the discussion, or sit down.

The meeting room in the soon to be completed City Hall will provide seating for 55 people and an audiovisual system to serve everyone. For overflow crowds, the lobby will be able to seat additional people. A large glass wall and speakers in the lobby will allow the overflow audience to see and hear the meeting.

The meeting room will serve both the Board of Commissioners and Planning Commission. For the first time, all members of the Planning Commission will be seated together. They will sit on a dais two feet above the floor, and each member will have a microphone. Zoned ceiling speakers should properly distribute the sound throughout the room and allow everyone to hear questions, discussions, and comments.

Presenters will be able to load their digital presentations into a laptop and project a large, clear image to the audience and members alike on a nine-foot wide screen. The fixed screen will be approximately seven feet above the floor and six feet tall. Everyone in the room will be able to see exhibits during the presentation.

For smaller, less-complicated presentations that are not in a digital format, an over-



**ON DECK**  
with Al Deck  
City Manager

head document camera will focus on the staff table and project an image of paper documents onto the same large screen. This will allow the members and public to view hard copies of architectural plans, photographs, and printed material almost as clearly as computer generated presentations. The document camera also will allow smaller projects to avoid the cost of professional preparation.

## Mowing contract expanded for The Parke Company

The Board of Commissioners has revised and expanded the mowing contract with The Parke Company to include the new City Hall and gateways as well as Bison Meadows, other public areas and the watering of cherry trees on Hillsboro Pike.

# Three major projects nearing completion

During 2011, the City of Forest Hills has been focused on completing three major projects that will have a major impact on the City for years to come. All three will be completed sometime during the month of November.

The most visible project is the new Forest Hills City Hall located at the corner of Hillsboro Pike and Old Hickory Boulevard. The groundbreaking for the City Hall took place on February 5. Work was slowed in the early spring by cold and wet weather but the project picked up speed when dry weather returned in the summer. By August the exterior of the building was completed, and by late September, the contractor, R.C. Matthews, had nearly completed the interior.

During October, landscaping is taking place that will include foundation planting around the building and walkways, and paving of the parking lot. The hill behind City Hall with its cedar trees will be kept in its natural state after the elimination of fallen and diseased trees and the removal of invasive plants. In all probability, the office staff will be able to move in by the first of November, and regular Commission meetings will take place by the end of November. There will be a grand opening for the residents of Forest Hills in January 2012.

### Tree planting

The second project that will be completed during the month of November will be the planting of Yoshino cherry and dogwood trees along Hillsboro Pike from Old Hickory Boulevard north to Tyne Boulevard. Joe Hodgson of Hodgson and Douglas Landscape Architects, at the direction of the Cultural and Natural Resources Committee, has designed where the trees will be planted. This planting will complement the Yoshino cherry trees that were planted in 2010 from Harding Place to South Stanford Drive.

The trees planted in 2010 were given to the City by Consul-General Hiroshi Sato as a gesture of friendship between the citizens of Forest Hills and the people of Japan. Each spring for years to come, we will be reminded of that friendship as the trees grow and bloom.

### New Zoning Ordinance

The third project will be the long awaited completion of amending and restating the Zoning Ordinance of the City of Forest Hills. The purpose of this project is to implement the Comprehensive Plan for the City which was adopted in January 2010. In turn the new Comprehensive Plan resulted from the Green Community Framework Report issued in August 2008 and produced by consultants McBride Dale Clarion and the Walker Collaborative. Many Forest Hills residents were involved in study groups and public meetings that produced both the Green Community Report and the Comprehensive Plan. Since January 2010, the Planning Commission members with the able assistance of City Attorney Matt Foster have met on a regular basis to revise the 70-plus-page Zoning Ordinance. The Planning Commission is scheduled to complete its work on October 20 at which time they will recommend that the Board of Commissioners adopt The Amended and Restated Zoning Ordinance. This document will govern how the City of Forest Hills develops over the next 10 years.

All three projects have been carried out with one object in mind—to ensure that Forest Hills protects its beautiful landscape and to ensure that Forest Hills remains one of the most desirable places to live.



**Bill Coke**  
Mayor

## Snow removal contract awarded

Johnson Lawn and Landscape, the only bidder for snow removal, was awarded the contract effective September 15 for one year. With approval of both parties, the contract may be extended twice.

City Manager Al Deck said salting and snow removal efforts will begin with the street priority list (in the order below) after which the contractor will pick up the other streets.

### Snow removal priority list

1. Balbade Drive, Park Ridge, Chateau
2. Crater Hill Drive, Chickering Park, Ridgewood
3. Tyne Boulevard, Stuart Glen, Fredericksburg and Laurel Ridge, Robert E. Lee, between Tyne and Otter Creek Road
4. Cromwell Drive
5. Kingsbury Drive
6. Chickering Lane
7. Otter Creek Road
8. Hound's Run Subdivision, Beddington Park from Granny White Pike, Estbury, Oakleigh Hill, Edenbridge Way from Otter Creek Road
9. Stanford: North, South, and Court
10. Taggartwood Drive, Cliftee Drive
11. Mary Helen Drive
12. McGrace Lane
13. Taddington Drive
14. Twinmont Court



The new City Hall is quickly taking shape.

## TDOT approves Hillsboro changes

Tennessee Department of Transportation and the City of Forest Hills have reached an agreement for traffic signs along Hillsboro Pike.

TDOT has agreed to a consistent 45 m.p.h. speed limit and approved the relocation of some signs and the removal of 31 others.

The City is awaiting approval from TDOT to install a new type of sign posts on 56 signs.

## Sign rule revised

New rules requiring the City to update its street signs have been revised.

The Federal Highway Administration originally required all street signs to be replaced by 2015 to meet reflectivity levels. Recognizing the impact of the economy, the FHWA now requires cities to replace the signs only as they wear out.

A few measures that address immediate safety will be implemented in the next year. An assessment/maintenance plan is required in the next two years.



The landslide on Ridgewood Drive is scheduled for repair.

## Ridgewood landslide to be repaired

For the last several months the City's consulting engineer has observed and measured a landslide on Ridgewood Drive, just past the intersection of Chickering Park.

The slide slowly created a void beneath the street and the edge began to crumble. Core drillings and testing revealed a large deposit of unstable soil on the hillside.

Following the study the engineers developed a plan to remove the unstable material, fill the void, restore the hillside, and repair the street. The City advertised the project and received seven bids. The project was awarded

to Jarrett Builders and work will begin soon.

The Ridgewood project will require a substantial amount of truck traffic on Lynnwood, Crater Hill, Chickering Park, and Ridgewood. Dump trucks will haul away the excavated material, bring in stone for the base, and then transport fill material, in order to restore the hillside to a landscaped condition. The City of Forest Hills was scheduled to repave Lynnwood and Crater Hill this summer. However, due to the construction traffic, the paving will be delayed until the Ridgewood project is completed.

## Queen Elizabeth honors City resident

Dr. Ian Brick has been named an officer of the Civil Division of the Order of the British Empire, the only American on the list.

Brick emigrated from Northern Ireland in 1984 and settled in Forest Hills in 2004.

He was recognized for his work in Northern Ireland, officials said.

Although he doesn't know the exact reasons, he speculates that he was nominated for a project he and his late wife, Katherine, initiated to pair Belfast and Nashville as sister cities in 1996.

"He has helped keep the links

between Belfast and Nashville alive in many ways, especially through educational endeavors," said Nashville Mayor Karl Dean.

Brick's mother also has an OBE, but he outranks her.



Queen Elizabeth II congratulates Forest Hills resident Dr. Ian Brick on his Order of the British Empire.



## Septic Systems

Leaking and poorly maintained septic systems release nutrients and pathogens (bacteria and viruses) that can be picked up by stormwater and discharged into nearby waterbodies. Pathogens can cause health problems and environmental concerns.

- Inspect your system every 3 years and pump your tank as necessary (every 3 to 5 years).
- Don't dispose of household hazardous waste in sinks or toilets.

This stormwater management tip is provided as part of the City's education requirement under its state permit. For more tips visit [www.bit.ly/stormwatersolutions](http://www.bit.ly/stormwatersolutions).

## The Commissioner's Corner

### Committee works to preserve City's natural beauty, history

Mayor Bill Coke, Vice Mayor John Lovell, and former Mayor Charles Evers created the Cultural and Natural Resources Committee in 2004. They appointed resident Clay Jackson as chair, and he served in that capacity until 2009.

Since its formation, the Cultural and Natural Resources Committee has been dedicated to maintaining the City's natural beauty and to retaining its historical character. Residents serving on that committee have identified ways to improve the City's appearance through enhancement of our open spaces and roadways.

#### Stone gateways

The committee, under the leadership of Clay Jackson, initiated the signature project of creating the stone gateway entrances beginning at Old Hickory Boulevard and Hillsboro Pike. The gateway project was expanded when Sally Huston took over as chair of the committee, and she continues to lead a committee composed of other residents: Betty Jane Barringer, Carroll Kimball, Gayle Smith, Cindy Spengler, and Frank Wade. Clay Jackson has remained involved.

A signature gateway entrance to the City at Harding Place and Hillsboro Pike has been constructed, and several other gateways of appropriate size have been and will be added at various entry points to Forest Hills. Since the Harding Place/Hillsboro Pike entrance is a well-traveled and most-visual entry point, the committee recommended planting the triangle at the intersection. It was then decided to install brown-powder-coated guard rails along Hillsboro Pike, and the City then planted over 100 Yoshino cherry trees along Hillsboro Pike, heading south from that intersection, in partnership with the Japanese Consul General's vision. All of this constitutes a beautiful entrance to the City.

#### Hillsboro Pike plantings

The CNR Committee has recommended that the plantings be continued along Hillsboro Pike, and the City has initiated discussions with property owners along the street to add additional cherry and other ornamental trees. Bison Meadows has been refurbished, and a landscaped gateway at Chickering

Road and Hillsboro Pike has been installed, in partnership with the neighbors.

Once City Hall opens, Hillsboro Pike will be a beautiful, scenic two-lane highway bisecting our city, from Old Hickory to Harding Place.

The CNR Committee deserves credit for creating the City's logo and for recommending the design and replacement of all street signs throughout Forest Hills. It has also pushed for reduced signage clutter, and Kingsbury Drive has served as a beta test for this project. It is anticipated that this program will be expanded to Hillsboro Pike—once the Tennessee Department of Transportation approves the signage plan presented by the City Engineer—and then expanded to Otter Creek Road and Tyne Boulevard.

#### Percy Priest library

The City of Forest Hills made a financial contribution towards construction of a new library at Percy Priest School (*see story on page 6*), and the CNR Committee has recommended that the City work with the school to create a master landscape plan there. This will complement the beginning of the John Lovell Bikeway that travels to Radnor Lake State Natural Area. The CNR Committee has also assisted the City in creating a maintenance program for existing and planned landscape projects, needed to protect our green investments.

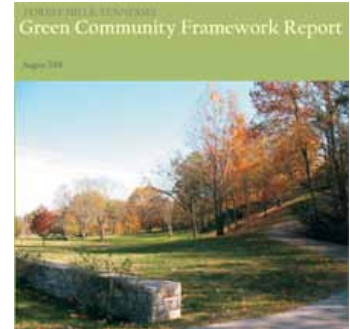
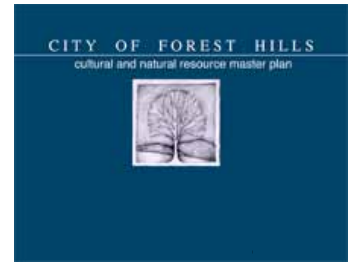
#### City Hall utilization

One current CNR Committee project is to recommend to the Commissioners ways in which the residents could utilize the new City Hall. The committee is studying the design of City Hall and evaluating options for its use, from allowing art exhibits to sponsoring public forums on historical topics.

We should all be grateful for the time and effort expended by Sally Huston and the CNR Committee—and to the City founders who established the Committee and to Clay Jackson's vision in sculpting its direction. They have all truly worked hard and made a great contribution to the natural beauty of our city. Thanks to all!



**Tim Douglas**  
Commissioner



- Cultural and Natural Resources Master Plan
- Green Community Framework Report

[cityofforesthills.com/resources.html](http://cityofforesthills.com/resources.html)

### Douglas resigns

*Continued from page 1*

from new street signs to expansion of gateway entrances and additional green spaces.

Beautification efforts have increased during his tenure as evidenced by several landscaping improvements along Hillsboro Pike. He was a supporter of the City's funding grants to Warner Parks for property acquisition, Radnor Lake State Natural Area for flood repairs, and Percy Priest School for a new library resource.

He also supported the expansion plans of Hillsboro Church of Christ the construction of the new Forest Hills City Hall. He directed the City to create a 10-year capital planning process so that the Commissioners can responsibly manage City assets. Forest Hills has no property tax and maintains a healthy capital reserve.

Douglas cited personal and business time constraints and said, "I am pleased with our accomplishments over the past three years, and I believe the City is better off today than when I began my term in 2008."

# Half of City revenues comes from Hall Tax

Forest Hills, along with its neighboring cities of Oak Hill and Belle Meade, is feeling the economic pinch, with City officials concerned by the uncertainty about future revenue from Tennessee's Hall Income Tax.

Only a handful of cities in Tennessee depend on the tax as a major source of revenue, the three in Davidson County among them. Forest Hills estimates that half its revenue comes from the tax. In Oak Hill it's around 40%, in Belle Meade at least one-third.

By contrast, the tax represents a much smaller percentage of revenue in most Tennessee cities, which rely far more heavily on sales tax and other taxes to fund their services. Forest Hills, Oak Hill and Belle Meade have minimal business to bring in sales tax.

Hall Income Tax revenue comes primarily from interest and dividends from capital gains paid by taxpayers to the city where they live, so mayors and city managers use the stock market as one gauge of the future. The stock market's volatility has them wondering how their bottom line will be affected.

Hall Income Tax revenue is never reliable because it is tied to investment dividends, which fluctuate according to economic conditions.

Forest Hills City Manager Al Deck said the tax is unpredictable, even in the best times.

"I have no clue from one year to the next, and neither does anyone else I've talked to," Deck said.

## Hall Income Tax collections

Forest Hills	Oak Hill	Belle Meade
2010-11, \$1.163 million	2010-11, \$442,000	2010-11, \$2.2 million
2009-10, \$944,000	2009-10, \$422,000	2009-10, \$1.3 million
About 50% or more of budget	About 40% of budget	About 33% or more of budget

## Forest Hills budget July 2011–June 2012

Income	
Local Option Sales Tax	\$180,000
Licenses, Permits & Other	\$122,700
State Shared Revenue	\$1,253,000
State Street Aid–Gas Tax	\$128,400
Other Stated Shared Revenue	\$53,680
Other Miscellaneous income	\$4,200
Interest	\$63,000
Miscellaneous Income	\$500
<b>Total Income</b>	<b>\$1,805,480</b>
Expense	
Administration	\$144,830
CPA Expenses	\$7,800
City Attorney	\$105,200
Engineering	\$69,800
Planning & Zoning	\$9,000
Capital Projects	\$1,486,000
Public Works	\$863,800
Bison Meadows Expense	\$22,000
Payroll Expenses	\$192,100
<b>Total Expense</b>	<b>\$2,924,530</b>
Net Ordinary Income	-\$1,119,050



**Complete budget**  
[cityofforesthills.com/finances.html](http://cityofforesthills.com/finances.html)

The new Percy Priest library should be ready when students return in January 2012. The City of Forest Hills contributed \$300,000 to help fund the project.

# School expansion nears completion

The construction process of new library facilities at Percy Priest Elementary School has gone smoothly, school officials report, and the school is grateful for the support and patience of parents and the neighbors.

The PTO is excited to announce that the library should be fully operational by the time children return to Percy Priest in January

after the winter break. "We expect the construction phase of the library to be completed by the end of November and will use the few weeks school is in session in December to finalize installation of furniture and placement of all books on the new shelves," PTO past president Liz Chilton said.

While the library is being built, the school librarian, Marilyn Jordan, has set up a mini library in the new technology room and is taking selections of books to classrooms.

Forest Hills contributed \$300,000 to the project. Fundraising is complete for the construction phase, but additional funds are still needed for furnishings and to help with the media center. Commemorative pavers are still for sale at \$250 each. For more information about the pavers, please visit [www.percypriest.org](http://www.percypriest.org).

Donations can be made to NAPE (Nashville Alliance for Public Education) and can be mailed directly to Percy Priest Elementary at 1700 Otter Creek Road, Nashville, TN 37215.



# Hazard mitigation plan sets priorities

The City introduced its hazard mitigation plan at a public meeting August 18.

Developed by AMEC, the plan will help Forest Hills reduce or eliminate long-term risk to residents and property and future losses to the City from natural hazards.

Having a plan in place makes Forest Hills eligible for Federal Emergency Management Agency Hazard Mitigation Assistance programs.

The City's Hazard Mitigation Planning Committee conducted a risk assessment that identified and profiled hazards, assessed the City's vulnerability to these hazards, and examined the capabilities in place to mitigate them.

The plan addressed four goals for the City:

- Reduce the risk of natural hazards to the people, property, and environment
- Improve the capabilities of the City to



The City of Forest Hills Multi-Hazard Mitigation Plan debuted at a public meeting August 18.

mitigate natural hazards and reduce exposure

- Promote effective training and educational opportunities
- Implement the mitigation actions identified in the plan

The plan has been adopted by the Board of Commissioners and will be updated within five years. It recommends 15 mitigation actions, summarized below.

## High Hazard

- Tornado
- Thunderstorms (hail, high winds, lightning)
- Winter storms

## Moderate Hazard

- Flood
- Extreme temperatures
- Landslides

## Low Hazard

- Dam failure
- Earthquake
- Drought
- Wildfire
- Land subsidence
- Expansive soils

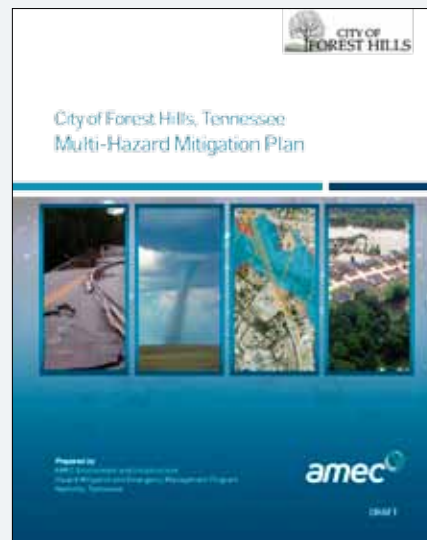
## 15 priorities for reducing risks and losses to Forest Hills

### High Priority

1. Publish information on the availability of severe weather alerts through new and innovative ways, such as text messaging, email, and mobile-enabled webpages. **Severe Weather, Flood**
2. Develop a comprehensive public education program for the natural hazards and risk identified in the Local Hazard Mitigation Plan. **Multi-Hazard**
3. Publish information on streets currently designated as priority for snow removal and evacuation. **Winter Storms, Landslides**
4. Coordinate with Metropolitan-Nashville Davidson County Office of Emergency Management (OEM) for inclusion of the City of Forest Hills in the Emergency Operations Plan. **Multi-Hazard**
5. Identify and prioritize, as applicable, capital improvement projects to address stormwater infrastructure deficiencies and/or problem areas. **Flood**
6. Develop sheltering plan for severe weather hazards through coordination with OEM and Red Cross, including capability of new City Hall to serve as shelter. **Multi-Hazard**

### Medium Priority

7. Update vulnerability assessment for breach of Radnor Lake dam based upon the inundation profile in the USACE 1989 study and updated topography and parcel information for the City of Forest Hills. **Dam Failure**
8. Identify areas not currently within storm siren coverage and potential locations for additional sirens. **Severe Weather**
9. Strengthen communication with neighboring communities. **Multi-Hazard**



[cityofforesthills.com/hazard\\_mitigation.html](http://cityofforesthills.com/hazard_mitigation.html)

### Low Priority

10. Implement contingency communications plan. **Multi-Hazard**
11. Promote safe rooms for individual residences. **Severe Weather**
12. Implement and enforce hillside protection component of zoning ordinance. **Landslides**
13. Participate in the floodplain map modernization process with Metropolitan Nashville-Davidson County. **Flood**
14. Distribute National Flood Insurance Program information. **Flood**
15. Coordinate annual meetings of the City of Forest Hills Hazard Mitigation Planning Committee to monitor, evaluate, and update the multi-hazard mitigation plan. **Multi-Hazard**

# Dry-weather screening set for Otter Creek this fall

A team of volunteers along with an environmental engineer will conduct a clean-water project in Forest Hills along Otter Creek this fall.

The representative from Neel-Schaffer, the City's engineering firm, will conduct a dry-weather screening of the creek. The engineer and volunteers will walk the length of Otter Creek to look for places where water from pipes or drainage pools is entering the creek.

The engineer will instruct the volunteers what to look for, so that they can better monitor conditions of the creek in the future.

For more information, contact the City office at 383-8447 or email city manager Al Deck at [a.deck@cityofforesthills.com](mailto:a.deck@cityofforesthills.com).

# Hastys' historic bridge may have led to old plantation

A few more clues to finding the roots of a historic bridge located in Forest Hills have come to light.

City resident Beth Richardson Trescott grew up on the corner of Kingsbury and Melbourne, and now lives in the area again. "My parents (Richardsons) and the Smileys and the Moores were all original homeowners in this neighborhood when it was first developed in the late 1950s," she said. "Our area was known as Hillsboro Park then."

She recalls hearing about an old bridge over Otter Creek between Gardendale and Melbourne when she was small. The bridge is now on the prop-

erty of Michael and Michelle Hasty.

"When I was little, several locals told me that the bridge was an old bridge that led to the Joy plantation of Joy's Florist downtown," she recalls. "It was behind my best friend Claire Miller's house (now the Milos' home)."

Trescott and other residents recall the huge field of beautiful buttercups in the area. "There was much lore about Gardendale and the old buttercup field as being part of that Joy property, she said. "There are several large trees you can spot around in many of our yards and even a bit of an old road (supposedly in our yard and the Owens' next door)."



Trescott confirms that construction methods of the bridge indicate it was built around 1910 to 1920. "At any rate it is way-cool artifact, and provides a bit of lore."

If you have information about the old bridge, the Joy plantation, buttercup fields, or other interesting history nuggets about Forest Hills, send them to [jan@armour-armour.com](mailto:jan@armour-armour.com).



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