

From the Mayor's Desk

Dale Grimes—Mayor

Greetings Oak Hill Neighbors and Friends! Summer is upon us, and with it comes hot weather and more outdoor activities. It is a time we can truly appreciate and enjoy the beauty and spaciousness of the park-like neighborhoods of Oak Hill. Your City government has been very busy in recent months, and I am happy to have this opportunity to report to you again about some of the highlights.



City Finances. The City's financial picture for the fiscal year ending June 30 looks very good. Revenues are expected to continue to run ahead of budget and expenses to run behind. The City Manager projects our revenues will be slightly less than \$3.8 million and expenses will be just over \$3.1 million, leaving a positive balance of more than \$650,000. This even assumes completion of \$515,000 in paving projects before the fiscal year ends.

Budget for FY 2023-24. By publication time, the Board of Commissioners ("BOC") will have adopted a budget for FY 2023-24. The proposed budget projects total revenues of \$3,223,659, consisting primarily of local sales tax - \$450,000; state sales tax - \$495,000; state street aid - \$171,185; Metro street aid - \$545,131; building permits - \$400,000; interest on reserves - \$195,000; plus \$590,000 of our federal ARPA grant that is scheduled for expenditure. These numbers reflect the BOC's insistence on conservative estimates of revenues. Estimated expenditures are \$3,081,864. Staff compensation has a 4.5% across the board cost of living increase (except for one recently-filled position), which appears to be within the range of other municipalities. Paving is projected to be \$731,000, about \$50,000 ahead of the City's expected outlay by June 30 this year, and way ahead of the City's average annual expenditures over the last decade. The budget also anticipates spending \$650,000 on stormwater issues including the ongoing study by Barge Design Services. This budget does not include garbage service revenues and expenses: the State required a separate "fund" budget for that.

Road Paving. As noted above, much road paving is anticipated before June 30 - nearly \$600,000 worth! This includes the long-awaited completion of roadwork on Norfleet Drive and Prescott Road. Seven other roads are due for work. Paving needs to be performed in the warmer months, and we have experienced delays this Spring from bad weather and our contractor's schedule. However, we expect paving throughout June. The City is aware of the condition of Otter Creek Road. While a major reworking of that roadway is beyond the City's capabilities, and funding through the State's process could take years to attain, the City Manager and City Engineer have developed a repaving plan the City might afford. The BOC expects to consider proceeding with that plan in the near future.

Stormwater Runoff Study. In May the BOC received a status report from Barge about our stormwater issues. Barge is creating a database of stormwater structures in the City, including culverts and ditches. The majority of culverts are under driveways, and there are more than were budgeted. Our Public Works contractor and City staff are logging the

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When Is a Permit Required in the City of Oak Hill?

Stephen Snow—Oak Hill Code Officer

During the conception and design of a building project within the City of Oak Hill, this single question is frequently posed by homeowners, contractors, designers, and developers in order to ensure the proposed project is compliant: "Does my project require a permit?"

To obtain an answer to that question, those inquiring should first be directed to Chapter 14 of the City of Oak Hill Municipal Code. The first passage in § 14-104 emphasizes the "Applicability" of the entire "Zoning and Land Use Control" chapter: **No building or land shall hereafter be used and no building or part thereof shall be erected, moved or altered unless for a use expressly or by necessary implication permitted or authorized by this ordinance.** This broad statement addresses any use of both buildings and land as being a permissible activity.

The second passage from § 14-113, (yy) is the definition of "Structure": **Anything constructed or erected requiring more or less permanent location on the ground or attachment to something having permanent location on the ground, excluding wheels. Any new structure requires a building permit.** This definition captures most everything involved in a construction or property enhancement project, and then finishes with an all-inclusive permit requirement.

The following passage addresses trees and vegetation via the City's latest *Woodland and Tree Protection Ordinance*. This ordinance applies to any tree-related disturbance activity on a lot held by the same owner for less than two years. The exceptions to this ordinance are summarized as:

1. Removal of dead or naturally fallen trees or vegetation.
2. Removal of severely damaged or diseased trees that have been diagnosed by a certified arborist or the City to be beyond treatment or recovery.
3. Limited tree or vegetation removal necessary for sight-lines or for field surveying.
4. Actions of utility companies within their easements.

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Vacation Watch

Tommy Campsey—Oak Hill Safety Coordinator

Sign up for our free Vacation Watch program to arrange to have me keep a closer eye on your residence while you're gone. This is a free service provided to you through the City. It's real important to fill out the form under VACATION WATCH on the City's website, go to oakhilltn.us

While we hope that this will reduce the risk of your property being burglarized while you are away, it is not a substitute for other important safety steps to take before leaving home for an extended time. The (PDF) form, which can be found on the City's website, includes several questions to remind you of what should be done before leaving home to reduce the signs that no one is at your home. Simply fill out the necessary information and submit it prior to leaving for vacation. I work two days a week and will conduct a perimeter walk around your home, checking to make sure all doors and windows are locked and secure, and with no signs of forced entry. 🍷

Upcoming Community Days at The Land Trust's Glen Leven Farm

July Community Day at The Land Trust's Glen Leven Farm with Travellers Rest | July 8, 2023 | 9 a.m. to 1 p.m. CT

Free registration: <https://bit.ly/JulyCD23>

Historically a large tract of farmland covering almost 1,000 acres, The Land Trust's Glen Leven Farm today is made up of 64 acres of conserved land in the Oak Hill suburb of Nashville. Protected by the mission of The Land Trust for Tennessee, this special place offers a unique window into the history of the region. Just a few times a year we open the historic home at Glen Leven Farm to visitors. For our July Community Day, we're excited to have our neighbors from Travellers Rest at the farm to speak to the layers of history surrounding us in Nashville.

August Community Day at The Land Trust's Glen Leven Farm with Turnip Green Creative Reuse | August 12, 2023 | 9 a.m. to 1 p.m. CT

Free registration: <https://bit.ly/Aug23CD>

For August's Community Day, we've partnered with Turnip Green Creative Reuse to foster creativity and sustainability. Enjoy a day on the farm and learn about the incredible things you can create with old materials! It's our hope that you will leave surprised and inspired by what can repurposed - and kept from ending up in a landfill! While you're here, use the field guide to hike the Nature Trail, see what's blooming in the Education Garden, and say hello to our resident miniature donkeys.

Kate Barnes
Communications Manager
Land Trust of Tennessee
O: (615) 244-5263 • C: (615) 482-8757



Is Your Yard Wildlife Habitat Certifiable?

This year my mother gave me another special birthday present. She shared a book my parents used that showed them how to garden for wildlife. My birthday package held the notes that my father had made on the plat map of my parents' home here in Nashville. My mother also included a copy of the onion-skin overlay that Dad made with all of the plants they wanted to include in their landscape. I was thrilled to see these handwritten notes – including Dad's extra consonants thrown in willy-nilly.

The book, *Gardening with Wildlife*, was published by the National Wildlife Federation (NWF) in 1974. It shares the basics of what wild creatures need to survive and thrive in our own back and front yards. As I perused through the chapters, I began to understand just how deep my love of gardening for wildlife runs. I was steeped in the ongoing process of my parents transforming their very basic suburban lawns into an oasis for all manner of creature!

The subtitle of the book is "A Complete Guide to Attracting and Enjoying the Fascinating Creatures in Your Back Yard". If you are interested in gardening for wildlife there are four things you should include in your landscape:

1. Food – Native plants provide nectar, seeds, leaves, nuts and other plant parts that birds, insects, and mammals eat.
2. Water – Keep a clean reservoir of water in both your front

and back yards for animals to drink, bathe in, and possibly breed in (think frogs!). It doesn't have to be fancy but it does need to be clean.

3. Shelter – Native trees, evergreen and deciduous shrubs, rocks, wood piles and compost piles all provide shelter for various animals.
4. Places To Raise Young – Many animals use the sheltering sites already mentioned to build nests, or to lay their eggs, or raise their babies. Bluebird boxes are a good manmade addition.

If you provide these four essential ingredients in your landscape you are eligible to certify your yard with the Nation Wildlife Federation as a Wildlife Habitat! Check the website, nwf.org, for more details.

By the way, the gardening that my parents started back in the 70's has yielded a Tennessee native garden, a moss lawn, and a pollinator garden in my parent's yard; three families (mine and my siblings') that love the outdoors; gardens in each of our own yards; and many, many delightful interactions in nature. My mother's last note in my gift states that 127 species of birds have been sighted from their yard!

Enjoy Gardening for Wildlife! 🍷

Marian Tidwell

From the Mayor's Desk

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additional culverts to reduce costs. Barge will provide recommendations for maintenance or upgrades needed to help alleviate water runoff problems, including obvious “fixes” that can be addressed before the completed study. Per City policy, driveway culverts are the responsibility of property owners; determining how to deal with that depends on the results of the study, completion of which we expect this summer.

MS4 Stormwater Audit and Recommendations.

The City of Oak Hill has an MS4 permit from the Tennessee Department of Environment and Conservation (“TDEC”), which allows small cities like Oak Hill to manage their own stormwater runoff systems. However, having the permit carries with it certain legal obligations, including regular water quality testing of creeks. An audit conducted in the summer of 2018 found that Oak Hill was not and had not been fulfilling its obligations. The City did not follow through on making corrections after the 2018 audit. During the difficult transitions of city managers in the eighteen months from December 2020 to June 2022, needed actions were either not taken or not reported to the State agency. TDEC conducted another audit in January 2023 when the continuing deficiencies were brought to the attention of our current City Manager. After briefing the BOC, the City Manager presented TDEC a proposed Stormwater Management Plan as part of the corrective action initiative. He has retained an MS4 expert from our engineering firm, Kimley-Horn, to get our MS4 program back on track after many years of apparent sub-par performance. We expect ongoing compliance to cost the City \$20-50,000 per year.

In Closing. Further details about the BOC’s activities can be found in minutes as well as videos of our meetings on the City website at www.oakhilltn.us. We always welcome your questions, concerns, and suggestions, so please feel free to seek out any member of the BOC to discuss. Have a safe and enjoyable Summer! 🍉

When Is a Permit Required in the City of Oak Hill?

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5. Removal of trees and plants listed in the current edition of “Invasive Plants”, published by the Tennessee Invasive Plant Council.

*see Ordinance 0-20-01-01-01 for complete verbiage.

And there is one more piece of the puzzle that must be included -- the role of the adopted model code for residential projects that has been adopted by the City -- the *2018 International Residential Code (IRC)*, generally for single-family homes.

This nationally recognized code with its specific scope is published by the International Code Council (ICC) primarily for the use and adoption by jurisdictions such as Oak Hill. The code includes its own lists of exemptions:

1. Most of the exemptions listed in the IRC involve construction activities already cited in the City’s Municipal Code, each instance in which a permit is required. Examples of the Municipal Code requiring permits for IRC-exempted construction include: § 14-123 Fences, § 14-130 Permissible Structures, and § 14-132 Accessory Structures, among others.
2. The Municipal Code generally states in § 14-107: **Where the conditions imposed by any provisions of this ordinance upon the use of land or buildings or upon the height or bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this ordinance or any other law, or ordinance of any kind, the provisions which are more restrictive shall apply.**

Although there are very few exceptions to Oak Hill’s permitting process which are truly “construction-related”, it can be confusing when the line between “construction” and “maintenance” becomes blurred. For example, yardwork, wall-covering, power washing, furnishing, painting, gardening, and similar maintenance activities generally do not require a permit.

City officials and staff have endeavored through the years to clarify this distinction in its ordinances and codes, particularly in the passages noted above, so it is helpful to begin with these requirements for a proper understanding of why and when a permit is necessary. Beyond that, if you are still unsure if a permit is required for a project, the staff at Oak Hill is available and eager to discuss the project and address any questions that may arise. 🍉

Newgarden Wins Indy 500

The City would like to extend its congratulations to Oak Hill resident Josef Newgarden on his exciting win at the 107th running of the Indianapolis 500 on Sunday, May 28, 2023.



4th of July Parade & Picnic

- Come. Enjoy. Meet your neighbors.
- Dress in your patriotic red, white, and blue!
- 9:45AM Line up for the Parade at the corner of Stonewall Drive and Clendenin Road. Decorate your bikes, trikes, wagons, and lawn mowers!
- 10:00AM Parade begins after welcome by community leaders.
- 10:30AM Pony rides courtesy of Mindy Orman.
- 12:00PM Covered dish picnic at 1105 Stonewall Drive.
- Bring drinks and ice for your family.
- Don't forget blankets, chairs, etc.
- Fun and games to follow!



Visit us at: oakhilltn.us

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Our goal is to eventually make the *Oak Hill News* available only in electronic form. If you wish to subscribe to this publication and receive additional important updates on Official City Business, please scan the QR code below or visit our website —*Thank you.*



Do we need to update your mailing information? If so, please email any corrections to cityadmin@oakhilltn.us.

Updating information on the Stormwater Master Plan



J. Steven Collie—Oak Hill City Manager

As we mentioned earlier this year, the City of Oak Hill is in the process of developing a Stormwater Master Plan (SMP). The master plan will identify assets in the City’s stormwater system needing repair or replacement. Once these projects have been scoped and identified, a design model will be completed. The City plans to utilize funds from the America Re-sue Plan Act of 2021 (ARPA) and other grant sources towards the construction costs for the projects which are identified in the plan.

The City earnestly pursued and was recently awarded \$738,569 from TDEC. In addition to the aforementioned ARPA grant of \$1,339,953 this gives us a grand total of \$2,078,522 for replacement, rehab and construction projects for the City’s Stormwater system. The master plan is scheduled for completion in the fall of 2023, and all funds must be spent by September 2026.

In the coming weeks, our Public Works our Public Works Contractor will be collecting data on culverts, ditches and run off in the city. They will have an Oak Hill Identification card and letter of introduction for themselves as they go about the survey work in the streets and near the culverts in the city. We ask citizens to be patient and cooperative with the crews and when all is complete, the project will add value and safety to the citizens of Oak Hill. Please contact us at citymanager@oakhilltn.us if you have questions or concerns.

City of Oak Hill Staff

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City of Oak Hill Boards and Commissions

Board of Commissioners

Regular Meetings—6:00 pm the 4th Tuesday of every month at the Oak Hill City Office

Members

Dale Grimes, Mayor
Winston Evans, Vice Mayor
David DeMarco, Commissioner
Joy O’Dell, Commissioner
Scott Price, Commissioner

Commission Term:

2022-2026
2020-2024
2020-2024
2022-2026
2022-2026

Board of Zoning Appeals

Regular Meetings—6:00 pm the 3rd Tuesday of every month at the Oak Hill City Office

Members

Chris Taylor, Chair
Zach Baldwin
Kathryn Booth
Mary Catherine Bradshaw
Chris Goetz

Term Expires:

June 30, 2025
June 30, 2023
June 30, 2025
June 30, 2024
June 30, 2024

Planning Commission

Regular Meetings—6:00 pm the 1st Tuesday of every month at the Oak Hill City Office

Members

Wade Hill, Chair
Robert Diehl, Vice Chair/Secretary
Mitch Barnett
Michael Barry
Flynn Doyle
Winston Evans
Dale Grimes
Shali Scott
Greer Tidwell

Term Expires:

August 31, 2025
August 31, 2024
August 31, 2025
August 31, 2024
August 31, 2023
August 31, 2024
August 31, 2024
August 31, 2024
August 31, 2023