



Oak Hill 2020 Neighborhood Meetings

Report to the City
Commission

March 2014

Oak Hill 2020
Neighborhood Meetings

Report to the City Commission

Background

The City of Oak Hill conducted four neighborhood meetings during February 2014 to discuss city priorities, challenges, and opportunities facing the community. Residents were notified of the meetings by way of first class letter and postcard through the U.S. Postal Service, as well as through the CodeRED telephone calling system for households subscribing to this service. In addition, information publicizing the neighborhood meetings was placed on the city website, www.oakhill.tn.us. A follow-up thank you letter under signature of the mayor was also sent to all households following the neighborhood meetings. All of the printed materials are found under the Exhibits section to follow.

The meetings were held on the following dates and locations:

- ❖ Monday, February 10, 6:00 p.m. – Glendale Elementary School
- ❖ Tuesday, February 11, 6:00 p.m. – Church of the Advent
- ❖ Sunday, February 16, 4:00 p.m. – Father Ryan High School
- ❖ Monday, February 17, 7:00 p.m. – Judson Baptist Church

The express purpose of the meetings was to help establish priorities for future city services and to identify options regarding the city's future finances.

The genesis for the community meetings was the financial imbalance in the city budget and the prospect of the elimination of the Hall Income Tax, the single largest revenue source of the city; as well as ongoing and future capital expenditure needs of Oak Hill.

The format for each of the four community meetings were identical and included a PowerPoint presentation by the mayor, vice mayor, city manager, and city engineer; a question and answer session; and small group breakout sessions. The Municipal Technical Advisory Service (MTAS), an agency of the University of Tennessee's Institute for Public Services, was tasked by the city to facilitate the small group sessions. The request was formalized in a February 12, 2014 letter from Oak Hill City Manager Kevin Helms to MTAS Executive Director Jim Thomas (Attachment 1). The salient provisions of that letter regarding the assignment are as follows:

We are requesting that your personnel lead the various groups in a discussion to assess current service levels to see if there are options that could be considered to reduce or eliminate unwanted services. We would also like you to discuss current and potential revenue options (fee for services, property tax, enhanced sales tax, etc.)

We wish to hear all viable alternatives that come up in the meetings, as well as, hope that you can outline recurring themes that your personnel might hear from the citizenry.

MTAS staff participating in the event included Director Thomas and Nashville-based consultants Karen Blake, Jeff Broughton, Ralph Cross, Gary Jaeckel, and Richard Stokes.

A total of 15 breakout sessions were held over the course of the four meetings. Four breakout sessions were held at each of the first three neighborhood meetings with three held on the final night. The sessions were open to all Oak Hill residents and property owners. No limitations were placed on participation; i.e. a participant could share his/her comments at each and every breakout session at each and every neighborhood meeting. No limitations were placed either to limit comments to Oak Hill residents only; persons with property interests in Oak Hill are also known to have participated in the process and as mentioned earlier, were welcomed. Each of the meetings was well attended and took several hours from start to end.

Written comments were accepted by the city until 8:00 a.m. on Friday, February 28, 2014. All comments received by that date and forwarded to MTAS are included in the findings and commentary noted herein. Duplicative written comments sent to more than one city official were only recorded once as attribution could be made to a single person or family.

Findings

A number of recurring themes and general tendencies emerged from the four neighborhood meetings and written comments when taken as a whole. These themes are summarized in the subject areas of Revenue Enhancements, Operating Expenditure Reductions, Capital Expenditures, Privatization of Services, and Service Enhancements. A number of comments regarding governance and other city matters not specific to the express purpose of the neighborhood meeting were received that are outside the scope of the assignment. Nonetheless, they have been provided herein under Attachment 7.

I. Revenue Enhancements

Fee for services or use – The following fee for services or use were identified from respondent comments:

- ❖ Solid Waste – Favorable sentiment was recorded for the implementation of a service fee for solid waste services. “Solid waste services” is used generically herein and encompasses refuse service, recycling service, and chipper service. A majority of responses favored the institution of such a fee (68); a limited number of responses (7) opposed a solid waste fee. This is a favorable response rate of approximately 10:1.
- ❖ Otter Creek toll – A number of responses (19) favored the establishment of a toll for non-residents using Otter Creek Road to access Radnor Lake State Natural Area.

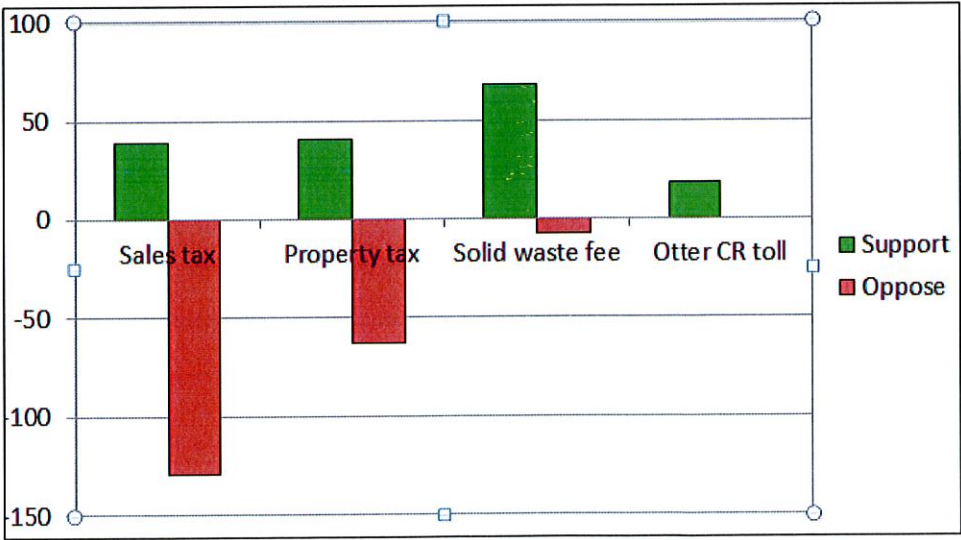
No other fee for service or use was mentioned in any significant way with no recurring theme or general tendency resulting.

Enhanced sales tax - Support in favor and against enhancing sales tax revenue manifested itself in conversations regarding the merits/demerits of allowing commercial enterprise into the city. No mention of raising the 2.25% local sales and use tax rate up to the maximum 2.75% was noted, an available option to increase this revenue source. Consequently, the findings by default speak to a larger sales base associated with greater retail and commercial activity. A majority of responses were against commercial development (133). This was the largest area of comment recorded in any category. That said and in context to the size of the overall response pool, a fair number of responses (48) expressed support for commercial zoning, and by extension, expansion of the retail sales tax base. The unfavorable to favorable response rate is approximately 2.7:1.

Local property tax – The enactment of a local property tax was opposed by the majority of responses (64). Conversely, 45 responses indicated a willingness to pay a local property tax. The unfavorable to favorable response rate is approximately 1.5:1.

Other revenue sources – No other revenue source was mentioned in any significant way and with no recurring theme or general tendency resulting.

Revenue Enhancement Response Summary		
Sentiment	Area	Responses
Oppose:	Sales tax enhancement (anti-commercial)	133
Oppose:	Local property tax	64
Oppose:	Solid waste fee	7
Support:	Solid waste fee	68
Support:	Sales tax enhancement (pro-commercial)	48
Support:	Local property tax	45
Support:	Otter Creek toll	19



A summary of the responses is found under Attachment 2.

II. Operating Expenditure Reductions

Respondents identified several cost saving areas in operational expense reductions with several themes and general tendencies emerging.

Chipper services – The elimination of landscape waste services, or the reduction in the frequency of this service, was a theme identified in twenty-eight (28) responses. However, a greater number of responses opposed any change in chipper services (34).

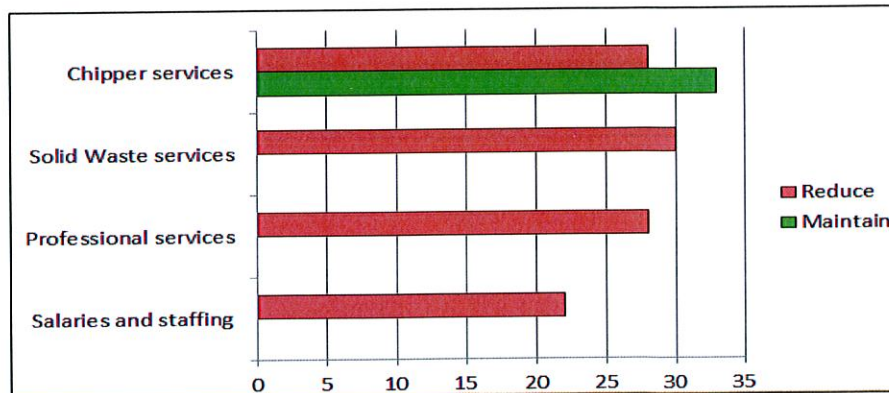
Solid Waste Services – The single largest area for cost saving was identified in this category. Reducing the frequency of garbage service was favored by 33 respondents; this option was opposed by a minority responding to the same prospect of reduced services (7). The favorable response rate is approximately 5:1.

Professional services – Reducing professional services expenses was mentioned in twenty-nine (29) responses; however, no professional service type was specifically mentioned in enough responses to provide guidance.

Salaries and benefits – Twenty-two (22) responses favored a reduction in employee salaries, benefits, or staffing levels as a cost saving measure.

Other operating expenses – No other operating expenditures reductions were mentioned in any significant way with no recurring theme or general tendency resulting.

<u>Sentiment</u>	<u>Area</u>	<u>Responses</u>
Maintain:	Chipper services	34
Reduce:	Solid waste services	33
Reduce:	Professional services	29
Reduce:	Chipper services	28
Reduce:	Salaries, benefits, or staffing	22



A summary of the responses is found under Attachment 3.

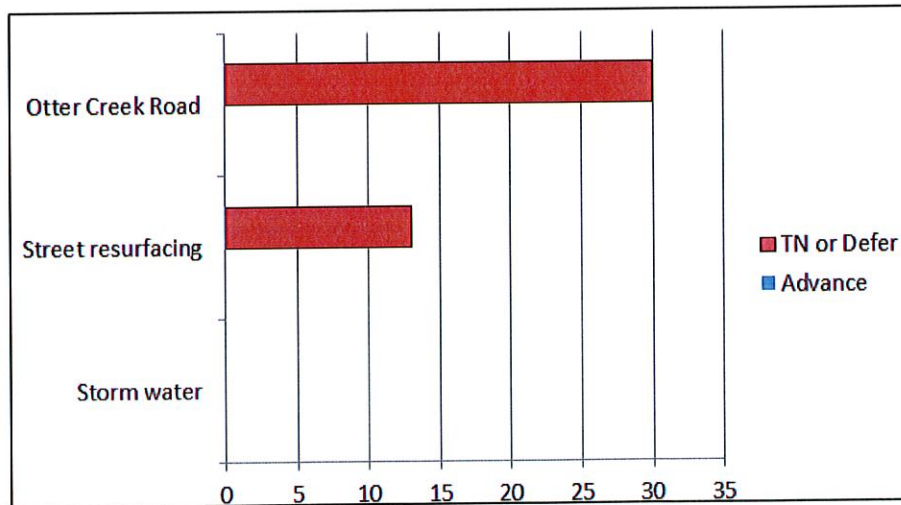
III. Capital Expenditures

The improvement of Otter Creek Road and the street resurfacing program were the two capital projects receiving comment in significant numbers to rise to the level of a theme.

- ❖ Otter Creek Road – Placing the cost responsibility on the state for the improvement of Otter Creek Road was identified in fifteen (15) responses; an equal number of responses (15) were also recorded to defer work on the road.
- ❖ Street resurfacing program – All responses (13) favored leaving the street paving budget at current levels, primarily because the roads were judged to be at acceptable levels (12).

No responses were captured regarding the expenditure of funds for the storm water management program (drainage improvements), an area highlighted in the presentation by city officials as a significant capital expenditure need.

Capital Expenditure Response Summary		
<u>Sentiment</u>	<u>Area</u>	<u>Responses</u>
Transfer cost to state:	Otter Creek Road	15
Defer project:	Otter Creek Road	15
Leave \$ unchanged:	Street resurfacing budget	13

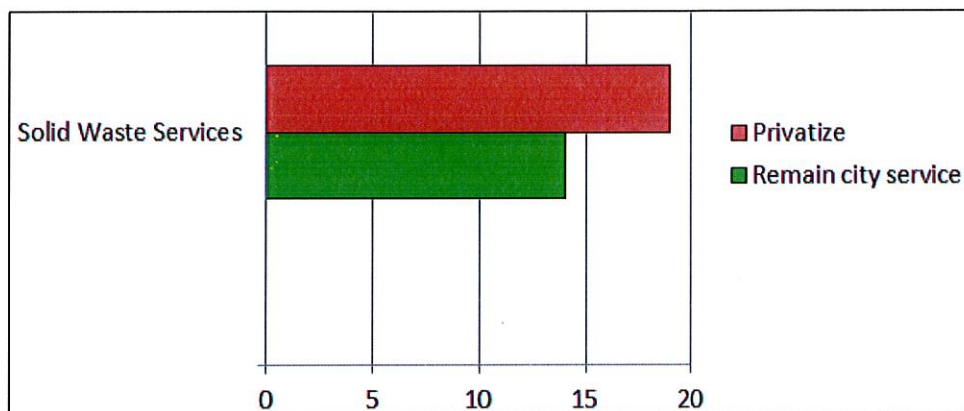


A summary of the responses is found under Attachment 4.

IV. Privatization of Services

All comments received in favor of the privatization of current city services (19) favored the elimination of city-provided refuse and recycling services. Conversely, fourteen (14) responses opposed the elimination of these city-provided services.

Privatization of Services Response Summary		
<u>Sentiment</u>	<u>Area</u>	<u>Responses</u>
Privatize service:	Solid waste	19
Remain city service:	Solid waste	14



A summary of the responses is found under Attachment 5.

V. Service Enhancements

No additional service enhancements were identified by respondents in sufficient numbers for a theme or general tendency to emerge. A summary of the responses is found under Attachment 6.

Conclusion

In order of general tendencies as established by captured responses, the order of priority to address the budget shortfall in the areas of revenue enhancement, operating expenditure reductions, and discontinuance of services are as follows:

- ❖ Revenue Enhancement – (1) Solid waste fee, (2) sales tax, and (3) property tax
- ❖ Operating Expenditure Reductions – (1) Solid waste services, (2) professional services, (3) chipper services, and (4) salaries and benefits

❖ Privatization – Solid waste services

Only two items – both in the same service area of solid waste – were identified by a majority of the responses as potential opportunities to address the current operating and capital budget needs of Oak Hill. They are:

- ✓ Implementation of a solid waste fee; and
- ✓ Reduction of solid waste services

Other responses received were either opposed by a larger number of captured responses or are too general to provide specific, meaningful guidance to city officials.

Three new revenue streams were suggested including (1) establishing a toll to access Radnor Lake State Natural Area, (2) selling sponsorships/ads on the city website and newsletter, and (3) conducting an annual composer-songwriter festival.

As noted in City Manager Helms engagement letter, the process established was not intended to prevent an individual from participating multiple times, thus making total reliance on themes from the meetings unrealistic. Accordingly, the information garnered from the process and presented herein should be used to understand in general terms emerging themes and general tendencies which, together with other sources of input and relevant information that is provided to or becomes known by the board, should be used in the establishment of public policy that best meets the needs of Oak Hill in the wisdom of the City Commission.

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Attachment 1



CITY OFFICE, 5548 FRANKLIN ROAD SUITE 101, NASHVILLE, TN 37220
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Austin McMullen, Mayor
Kyle Felts, Commissioner
M. C. Sparks, Assistant City Manager
Tonya Matthews, Chair, Board of Zoning Appeals
J. Todd Moore, City Attorney

Jennifer Claxton, Vice-Mayor
Kevin L. Helms, City Manager
Bill Burdette, Chief Building Official
John Gillespie, Chair, Planning Commission
Tom Lawless, City Judge

February 12, 2014

Mr. Jim Thomas
Executive Director, MTAS
226 Capitol Boulevard, Suite 606
Nashville, Tn 37219

Dear Mr. Thomas:

The City of Oak Hill requests that MTAS provide facilitation services to us for four community meetings that will be held to seek citizen input about the future of Oak Hill. We anticipate the need for up to four facilitators per meeting. The elected officials plan to use this information as they program and budget for the future.

The meetings will begin with a 30 minute presentation to residents regarding current services provided and their associated costs, current revenues collected, and future infrastructure needs. Following the presentation, we would like to break the crowd up into small groups to be facilitated by your personnel. These groups will be working toward a solution of the city's current \$294,000 annual financial imbalance, plus our infrastructure needs of approximately \$175,000 annually and one-time expense of \$1,000,000. The task essentially comes down to gauging how each resident would solve the financial issue if it were left to them to decide. With almost three years of reserve funds, this does not amount to an immediate crisis. However, a long term solution must be found as we face the likelihood that the repeal of the Hall Tax will only further compound this problem.

We are requesting that your personnel lead the various groups in a discussion to assess current service levels to see if there are options that could be considered to reduce or eliminated unwanted services. We would also like you to discuss current and potential revenue sources to see what resident opinions are with regard to a variety of revenue options (fee for services, property tax, enhanced sales tax, etc.). Once all four meetings have been completed, we request that you designate someone to prepare a report that summarizes for the board the feedback which you receive in these workgroups and from comment submitted by residents who were unable to participate in a small group meeting. We wish to hear all viable alternatives that come up in the meetings, as well as, hope that you can outline recurring themes that your personnel might hear from the citizenry. However, we realize that there is no way to prevent an individual from participating multiple times thus making the total reliance on themes that may come from the

meetings unrealistic. Nevertheless, it should assist us in determining what our next step will be in planning for these challenges.

As a note with regard to logistics, I will remain on site throughout the small group sessions so that your facilitators have a resource to get answers to relevant questions where possible. However, no local official will participate in these small groups as we want the ideas and conversation to flow from the residents and not from the elected or appointed officials.

If you have any questions related to this request, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "K. L. Helms", with a long, sweeping horizontal stroke extending to the right.

Kevin L. Helms
City Manager

Attachments 2 - 7

City of Oak Hill 2020 Neighborhood Meetings

Revenue Enhancements

"Classy" commercial development

"Restricted commercial" could add revenue to offset some city costs

A modest property tax will solve this

Add a sanitation fee

Against commercial development - 16 of 20

Against property tax - 14 of 21

Against property tax - 22 of 31

Am prepared to pay for trash

Are we maximizing recycling benefits?

As a last resort, implement a property tax (similar to Belle Meade) - 2

As a last resort, implement a property tax (similar to Belle Meade) - 2

Ask residents to pay for trash/recycling pickup

Bill residents for garbage

Campaign to expand recycling participation

Charge a reasonable fee for garbage and recyclable collection

Charge for road access to Radnor

Charge for sanitation services

Charge landscape firms for blocking streets

Citizens pay for trash pickup

City charter defines the resident philosophy, no commercial

Close road - toll road

Commercial (Franklin/Old Hickory area)

Commercial area will always expand

Commercial developments in Berry Hill are not all-together negative

Commercial district option is fine; both financial and service/benefit that corner would provide

Commercial is worth exploring!

Commercial opens Pandoras Box

Consider options of proposed commercial

Don't impose a property tax

Don't raise fees on lower income residents

Don't take action on commercial until after election

Down \$350,000 in internal revenue; Hall income tax diminishing

Eliminate free trash pickup - implement fee

Eliminate recycling - 10

Explore ways to increase revenue from MTAS

Favor commercial development at OHB and Franklin Road (over property tax increase)

Fee based Metro property taxes

Fee per household or property tax (4th of 4 priority) - 2

Fees for services - tied to direct expenses

Festival - unique to Oak Hill. Annual fund raiser (composer/song writer fest). Form a 501(c)3. Focus- Battle of Nashville

Flat fee similar to HOA fee/pass trash and recycling costs through

For commercial development - 4 of 20

Garbage fee is acceptable - short term solution - 3

Go after out of compliance builders

Hall income tax = \$283 per household

Have residents assume the cost of trash/recycling

Have residents pay for trash/recycling directly to the city

Higher fees for builders

I adamantly oppose the creation of commercial interests

I am for commercial development that was previously on the table

I am for improving the already commercial corner of Franklin/Old Hickory. The properties there do not enhance the community.

I am in favor of strongly considering the commercial development option

I am neither for against commercial development - I am for considering all alternatives

I am opposed to any commercialization within Oak Hill

I don't think these people (OHB) should have their property locked up, prohibiting commercial development

I unequivocally oppose any retail or commercial development

I sincerely hope that Oak Hill will be able to refrain from imposing a property tax (favor commercial instead)

I strongly prefer the option of allowing commercial property into our city rather than increase fees and taxes

I support commercial development of that corner and think it could be a great thing

I'm willing to pay property taxes rather than commercial

I'm willing to pay service surcharges rather than commercial

Implement a fee for trash services and chipper services - 2

Implement a fee for trash services and chipper services - 2

Increase building permit fees

Increase permit fees

Infrastructure access fee to Otter Creek Park from non residents

Internet sales tax

Let us pay for trash pickup

Limited commercial - 3

Limited commercial development along OHB

Limited commercial; 30 acres with significant buffer - 5

Local Property tax (long-term)

Maybe put a toll booth near Radnor Lake to help fund Otter Creek repairs?

Minimal commercial development for OHB (like Belle Meade)

My family would gladly pay additional property tax to avoid commercial development - 2

My family would gladly pay for trash and recycling in order to avoid commercial development - 2

Need a new revenue stream

No commercial - 18

No commercial (13 of 15)

No commercial (sales tax) - 16

No commercial (sales tax)- 26 of 31

No commercial development

No commercial development

No commercial development

No commercial development
No commercial development
No commercial development in Oak Hill
No commercial development or high density residential in Oak Hill
No commercial development or mixed use or multifamily
No commercial development!
No commercial property
No commercial/No partial commercial - 10
No No No Never commercial!
No non-residential development (112%) , include in charter
No property tax
No property tax - 8
No property tax!
No Property tax: 13 of 15
No support in commercial development
Ok to pay for services. Fee for service. Separate recycle fee from garbage fee
Otter Creek - Toll for non-residents
Pass trash and recycling costs through to homeowners
Pay anything rather than commercial
Pay for garbage, trash, recycling, limb cutting (3rd priority of 4) - 2
Pay for recycling and trash - 5
Pay for some or all of solid waste - 20
Prepared to pay a property tax
Promote recycling
Property tax
Property tax - 7 of 21
Property tax - 9 of 31
Property tax - nobody wants a new tax
Property tax freeze on seniors; increase for others
Property tax is fine
Property tax over commercial - "nose of camel"
Property tax to cover the budget shortfall
Property tax: Long term solution once Hall is gone (\$500 annual home)
Property tax? Yes. 2 of 15
Property taxes are a reliable sustainable revenue
Property taxes are no longer manageable - please consider lower income residents. Don't raise taxes
Property taxes can be raised
Property taxes will always rise once established
provide for no-commercial development in charter
Refuse service fee - 6 of 12
Require applicants to pay more for building permits
Revenue from franchises enhanced
Revenue from other cities sharing building inspection staff
Sanitation fee
Sanitation fee
Seek more grants
Sell signs

Sell sponsorships (ads) for city newsletter/website, but do not underprice. Charge \$100K annually for 3-5 year contract

Small property tax (in lieu of trash fee and reduced spending)

Source of revenue: Internet sales tax

Stormwater fees

Suggest charging for once-per-week trash pickup if Hall Income Tax is eliminated

Support commercial (sales tax) - 2 of 15

Support commercial (sales tax) - 5 of 31

Tax home occupations

Tax on drainage based on capital budget over the span (accrued basis) (storm water utility)

Tax residents that run a home business

Taxes

Toll road - Otter Creek; except for residents - 13

Toll road to Otter Creek park

Trash fee initially; reduce as rising interest income allows back to \$0

Trash pickup surcharge (short-term)

Trash service - paying for service

Trash/recycle fee - 2

Under no circumstances should Oak Hill consider establish commercial zoning - 2

Under no circumstances should Oak Hill consider establish commercial zoning - 2

User fee billing costs will affect revenue

User fees (garbage)

Very limited commercial development

Very limited commercial development (not group consensus) - 5

Very opposed to commercial development

We are against commercial development - 2

We are in favor of allowing commercial building on the property at the edge of Oak Hill - 2

We are in support of a property tax -2

We are in support of a property tax if necessary - 2

We are opposed to a property tax increase

We are opposed to any commercial development - 2

We are willing to pay a small property tax - 2

We are willing to pay for garbage pickup or brush removal -2

We believe limited commercial is the better choice than property taxes

We believe that a proposal that would subject a limited land area to commercial near OHB is a sensible solution

We desperately need to consider sales tax

We don't mind paying for trash pickup (and chipper services)

We strongly object to any commercial zoning, limited or not - 2

We strongly oppose commercial development - 2

We would be in favor of paying increase city taxes - 2

We would be opposed to any pursuit of commercial development - 2

We would be willing to pay for city services including trash and recycling pickup - 2

We're 100% behind this commercial district proposal - 3

What would it take in property taxes?

Willing to consider fee for garbage/recycle

Willing to consider small property tax

Attachment 3

City of Oak Hill 2020 Neighborhood Meetings

Operating Expenditures

Bids of private contractors
Cars? Eliminate/car expense. Mileage instead
Centralized recycling
Chipper cost reviewed and how it works
Chipper services (frequency) can be reduced
Chipper services, reduce to quarterly
Chipper services, reduce to quarterly - 5 of 21
City hall doesn't need to be open 40+ hours a week
City manager salary
Commissioners are not compensated (not unanimous)
Cost of city provided garbage service
Costs of salaries and benefits
Cut back on benefit packages
Cut city manager salary by 50%
Cut commissioner salaries
Cut leasing costs
Cut personnel expenses; don't fill vacant position
Cut police services
Cut professional services - 10
Cut professional services - 11 of 21
Cut salaries. City manager is paid too much
Cut spending
Cut website or newsletter - don't have both
Don't cut trash service
Don't need a full time city manager
Don't spend on pro. Services until the will of the public is known
Eliminate additional police patrol
Eliminate contributions to others
Eliminate office
Eliminate PR firm
Eliminate safety coordinator
Eliminate safety coordinator
Eliminate the police service
Eliminate trash/recycling service
End chipper services - 4 of 21
Engage neighborhoods to self organize watches as a security safeguard - why are extra police services needed when Metro PD is available?
Evaluate wages
Examine staff benefits/credit cards
Garage collection, citizen committee to review bids
Garbage collection costs

Get rid of signs
Hire free-lance, publish 4 x a years
How much are leasing costs?
I stongly prefer the option of reducing outside pesonnel (compliance/site visits) rather than increase fees and taxes
I strongly prefer reducing services (recycling frequency or trash pickup) rather increase fees and taxes
Immediately go to once a week pickup
Keep chipper, or people will place things by street and they never will get removed
Less garbage pickup - 13
Limit professional/consultant services
Local convenience center
Look at current salaries
Look at moving city hall to different location
Look at professional fees
Look at recycling program
Look at salary growth since 09 (5 year history)
No additional police patrol
No donations - 2
No full time city manager
No future charitable donations
No more donations w/o input
Once a week trash service
Once a week trash service
Others pay plan
Pay for garbage, trash, recycling, and limb cutting (2nd priority of 4) - 2
Piedmont to assist w/repair to city infrastructure
Public relations comparisons vs current vendors; firms vs independent contractor
Reconsider professional services cost. What portion has been static?
Reduce /eliminate newsletters
Reduce budget expenses for consultants (first priority of 4) - 2
Reduce chipper services - 17
Reduce expenses
Reduce expenses: trash
Reduce level of garbage service (6/12)
Reduce newsletter costs
Reduce office hours, MWF, part time
Reduce personnel costs by shrinking the city staff
Reduce printing (continue to receive mailings via post)
Reduce spending through contracted services (PR firm)
Reduce staff
Reduce staff (first priority of 4)
Reduce staff compensation (first priority of 4)
Review salaries and benefits; consider analysis of payroll; # of employees
Salary reduction
Some don't want to give up trash/recycling pickup
Stop wasting money on consultants
Support reducing expenditures via once a week trash and recycling service

Tighten our belts especially regarding trash options

Use of cars

Wages and benefits

We are willing to go to once a week garbage (not willing to have curb service) - 2

We have no problem cutting trash/recycling to 1 time each week

City of Oak Hill 2020 Neighborhood Meetings

Capital Expenditures

\$200,000 a year in operating budget

Approach Radnor Lake and State about Otter Creek

Approach state about Otter Creek

Approach state for Otter Creek project

Can Metro help with paving?

Culverts - who prioritized the needs

Defer Otter Creek Road improvement for 3 years - 9 of 12

Discuss needs of residents on Otter Creek Road

Don't do all capital projects at once; spread over time

Don't spend and fix Otter Creek. Radnor Lake or state should pay

Establish longer capital budget horizon (10 years)

Examine if state will defray cost of Otter Creek Road (state park)

Friends of Radnor to support Otter Creek Road improvements

Get money from state for Otter Creek

Go to Metro - Identify Otter Creek road as state road

Heavy equipment causing excessive wear - no improvements until construction subsides

Leave street paving at current levels

Let residents living on Otter Creek pay (1)

Otter Creek - Solicit state grant

Otter Creek - state contribute

Otter creek is fine

Otter Creek Road can be eliminated as cost if state maintains

Otter Creek; delay or ask state

Pave only up to the last house on the street of Otter Creek

Phase in; consider cost to benefit prioritize

Postpone all one time capital projects until yield on investments rise - 2

Postpone all one time capital projects until yield on investments rise - 2

Seek TDOT assistance to pay for Otter Creek Road

State assistance for Otter Creek

State assistance to pay for Otter Creek Road

Stormwater management

Street paving is at acceptable levels - 12 of 12

Table capital improvements until spending is under control

TDOT grant assistance for Radnor Lake Otter Creek Road

Use cuts for expenses and personnel to cover project costs

We are in favor of utilizing existing city funds for unmet capital needs - 2

What are one-time costs?

Attachment 5

City of Oak Hill 2020 Neighborhood Meetings

Privatization of Services

City get out of trash business - 7 of 21

Cut recycling

Eliminate trash service as a city service

Let homeowners negotiate refuse/recycle services

Private trash pickup

Privatize refuse service - 2

Privatize trash and recycling

Remove trash/recycle as a city service; negotiate preferred rates with 2-3 vendors

Residents should contract their own trash pickup - 2

Trash pickup on our own

Trash pick-up on own

City of Oak Hill 2020 Neighborhood Meetings

Service Enhancements

- Better police protection
- Bike lanes
- Citizen requested services are not currently affordable
- Desire expanded parks
- Desire increased police patrols
- Desire more bike lanes
- Desire more sidewalks
- Increase services with commercial taxes
- More police protection
- No additional services at this time
- No bike lanes
- No extra until budget balanced
- No greenways
- No parks are needed

Attachment 7

City of Oak Hill 2020 Neighborhood Meetings

General Comments

5 voting members on the city commission

A few weeks ago the streets were salted - zero percent change of precipitation? Who is making decision to spend money unnecessarily?

Accountability of staff

Add 2 more commission seats effective June 2014

All change is not for the better

Amend charter to say no commercial development without a referendum

Amend charter; put proposition on a referendum to allow commercial development

Amend the charter to increase board from 3 to 5 members

Are there other forms of governing that are more efficient?

Balance budget

Balance budget with existing revenues, no increase in rates or new fees

Benefit breakdown

Break down cost of pickup; once a week, twice a week, backdoor

Break out personnel costs

Breakdown of communication line items

Budget comparisons with other cities

Can't balance budget with expenditure reductions only

Citizen review of city manager performance

Citizens have lost trust in the board

Citizens will pay for services they get

City leadership should have better anticipated the revenue decline

City manager should have been better able to manage the downturn effect on city investments

City should develop list of options and let residents decide

Commercial - traffic impact?

Commercial is available to residents

Commission doesn't listen

Concerned that donations are still being made

Consider cost per mile

Continue to reduce expenses along the lines as have already been reported - 2

Continue to reduce expenses along the lines as have already been reported - 2

Could the commercial property be annexed into Brentwood or Metro with agreement that the revenue would go to Oak Hill?

Could we get a 10 year bar chart showing budget overages/shortages and reserve fund balance? - 10

Current services acceptable no more

Delay all development proposals to after election - pro development and anti candidates

Dissolve the city - NO (21 of 21)

Do we have the ability to add councilmembers?

Do what's right - tax no more!

Does the current \$'s spent for police affect crime up or down?

Earth Savers opted out. New vendor

Either commercial or pay taxes/fees
Examine adding 2 board members effective June 2014
Expand city council to five members
Explore benchmarking
Feeling: divide and conquer being handled, distrust
Fees charged by Metro Water for sanitation collection and recycling collection
From a mathematical standpoint, there seems little doubt that the city must raise additional revenue
Gain back citizen trust of commission
Get a larger council. Having 2 as a majority is not representative
Hall in a real threat
Have options on printed newsletters, web-based
How can Forest Hills help Oak Hill
How much are meetings costing? - 10
How much did the Metro policeman cost for the 4 meetings? We have staff that could do that
How will notices of future ordinances regarding commercial development be communicated to residents
I trust your judgment that you will do what is best for the majority of people
Identify how much was spent on commercial development studies
If Hall income tax is repealed may provide source of income for services
If Halls is revoked, citizens will redirect the funds to pay for what they need
If you can do a census you can do a survey
Implied or real conflict of interest of commissioners
Implied promise that Oak Hill is a residential city
Inadequate notification by city on important issues to the citizens
Increase # of commissioners to 5
Increase board size
Increase board to 5 members
Independently conducted survey of every household regarding opinion for or against commercial development
Individual tuition to Oak Hill students to attend Forest Hills schools
Interest rate rise on investments will make the problem only a \$200,000 problem
Is it possible to organize an Operations Advisory committee similar to the investment advisory committee?
Is residential really the highest and best use for the land near that busy intersection?
It's not necessary to pay for trash pickup or in property taxes - when commercial is available
Lack of public information, no awareness of budget problem
Look at cost of decisions
Look at the survey results already taken
Loss of trust in the city commission
More oversight of spending
No confidence in city commission to do the job they are elected to do
No confidence in city employees doing their jobs
No effort to make case for commercial development
No Hall income tax = revenue for residents to pay for services
No Oak Hill?
Not convinced yet that commercial development is "off the table"
Oak Hill is a residential oasis
One neighborhood should not have to pay for the problems of the whole city
Operate within revenues
Panel of citizens on committee to review major expenditures

Place city mission statement in granite
Pressure on state - Halls
Process for collecting citizen comments are poor at best Most people left tonight when breakout into small groups occurred.
Professional services breakdown
Property Development: Taxable vs non-taxable. Isn't it better that it generates revenue for the city
Property tax alternative (future increases) more dangerous than commercial (camels nose under the tent)
Provide detailed line item budget/actual
Question on city manager role
Read my lips: No new taxes!
Reduce spending
Reveal the residences of commissioners & planning commission & conflicts of interest
Role of city manager and costs
Salary breakdown - out of line
Seek feedback from community on trash
Send final report to citizens
Share detailed budget numbers on website
Show budget compared to other cities
Size of commission
Slow down process
Spend less than you bring in
Storm drainage: what is Metro responsibility, what is Oak Hill?
Survey of residents
Survey the community
Teach people how to access city information
Thank you for your patience and professionalism dealing with this difficult topic
The first thing a prudent individual should do is to cut expenses - that is where the BoC should focus its initial efforts
The guardrails along Frankling road need to be replaced or painted
The intersection at Tyne and Lealand needs repaving
The problem is bigger - Halls
The survey as well as MTAS groups should be invalid unless both name and address is given for each comment recorded
There is a pride problem - they want to remain residential only. Pride goeth before a fall!
There is a trust issue. More people would be willing to explore commercial if assured it wouldn't spread
Traffic study - Franklin Road
Two weeks ago with no snow forecast, city salted the streets. Who approved? How much did it cost?
Tyne Blvd and Franklin Road - must have a right turn lane. There is enough room now
Uphold the mission of the city - do not want the mission changed. *Remember to #1
Use of citizen committees
Walkable areas with good public transportation as well as a mix of residential, commercial, retail, and open space is by far more sustainable
Want Oak Hill to oversee codes
We do not believe that an option is to leave things as they are - Halls is going away
We need a scientific, valid survey
When will you announce to news media that there will be absolutely no commercial development?
Why can't we enforce property upkeep?
Why is the mayor of Forest Hills preserving land our our mayor is commercializing it?

Will the "old trolley depot" be repaired? Hope so.

Yield on investments will rise in the future, increasing revenue

Exhibits

Please Join Us for Oak Hill 2020 Neighborhood Meetings



With great pride in our community, affection for our history and service to our neighbors, the residents of Oak Hill are at work every day making our City a very special place to live and raise our families.

But like all communities, we periodically need to come together to discuss City priorities, and some of the challenges and opportunities coming up on the horizon.

That's why we hope you will join us at one of the following four neighborhood meetings we are convening across the City to listen, learn, share and discuss with residents the key issues before us.

Since the information and format will be the same at each meeting, please make plans to attend the Oak Hill 2020 Neighborhood Meeting most convenient to you:

- **Monday, February 10 at 6 p.m.** at Glendale Elementary School, 800 Thompson Avenue
- **Tuesday, February 11 at 6 p.m.** at Church of the Advent, 5501 Franklin Pike
- **Sunday, February 16 at 4 p.m.** at Father Ryan High School, 700 Norwood Drive
- **Monday, February 17 at 7 p.m.** at Judson Baptist Church, 4900 Franklin Pike

During the meetings, we will share some updates about the City, but most importantly, you will have a chance in small group discussions to share your vision and your priorities for the City as we move toward the end of the decade and beyond.

Contrary to some misinformation being circulated throughout the City in flyers, web site and a video, these meetings are NOT solely focused on a commercial development proposal.

The commercial district ordinance the City was considering that would have governed potential development only along an existing commercial area at the corner of Franklin Road and Old Hickory Boulevard next to Brentwood was unanimously voted down by the Board of Commissioners at our December 19, 2013 meeting.

No actual development plan has ever been proposed, and there is no commercial district ordinance vote pending before the Board of Commissioners.

The Board of Commissioners will be using the Neighborhood Meetings and all ideas that come from residents at these meetings to help establish priorities for future City services and to offer multiple options for consideration regarding the City's future finances. As a result, it is important that all City residents and property owners participate in this process.

Oak Hill 2020. Please join us! Your input and that of every resident is very important as we work together to plan for the future. We look forward to seeing you.

Sincerely,

Austin McMullen
Mayor

OAK HILL 2020

Please join us
at a neighborhood
meeting near you
to plan for the
future of our City
and choices on
the horizon.



Your input is important as we plan together for the future.

OAK HILL 2020 MEETINGS

February 10 • 6 p.m.

Glendale Elementary School
800 Thompson Avenue

February 11 • 6 p.m.

Church of the Advent Episcopal Church
5501 Franklin Pike

February 16 • 4 p.m.

Father Ryan High School
700 Norwood Drive

February 17 • 7 p.m.

Judson Baptist Church
4900 Franklin Pike

Please attend the meeting that is most convenient for you. These meetings are open to all Oak Hill residents and property owners.

For more information, visit
www.oakhilltn.us



615.371.8291

5548 Franklin Pike, Suite 101
Nashville, TN 37220

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Please Provide Your Input on the City's Future



Last Call for Special Census!



Please Join Us for Oak Hill 2020 Neighborhood Meetings

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CITIZEN REQUEST MODULE

Please use the form below to send quick requests to City officials. Have a more detailed request? Please fill out our advanced form by clicking here.

NAME PHONE

EMAIL IS BUE -- Please select --

STREET ADDRESS *

UPLOAD FILE

COMMENTS (message will be sent directly to appropriate office)



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Please Join Us for Oak Hill 2020 Neighborhood Meetings

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Oak Hill 2020. Please join us! Your input and that of every resident is very important as we work together to plan for the future. We look forward to seeing you.

[Click here for more background on the Oak Hill 2020 Neighborhood Meetings. To view the Oak Hill 2020 handout, please click here.](#)



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More Background on the Oak Hill 2020 Neighborhood Meetings

Why are we having the Oak Hill 2020 neighborhood meetings?

Like all communities, we periodically need to come together to discuss City priorities, and some of the challenges and opportunities we see coming up on the horizon. During the meetings, we will share some updates about the City, but most importantly, you will have a chance in small group discussions to share your vision and your priorities for the City as we move toward the end of the decade and beyond.

Has an actual commercial development been proposed?

No actual commercial development plan has been proposed. The commercial district ordinance that the Board considered late last year was part of a two-year strategic planning process that included analyzing the City's services and funding, and considering options for the future. But following the input of citizens, the Board voted down the commercial district ordinance at its meeting on December 19, 2013.

Is the City of Oak Hill in a financial crisis?

No. The City has healthy financial reserves. But with the potential loss of City revenues from the state's Hall Income Tax, the loss of investment income, and deferred City maintenance expenses, there are some fiscal challenges ahead. The Oak Hill 2020 neighborhood meetings are for residents to share their vision for Oak Hill so that we can all set priorities and plan for the future together.

Is Board of Commissioners voting on a commercial development ordinance before the end of February?

No. The Board of Commissioners unanimously voted down the commercial district ordinance that had been under consideration on December 19, 2013. There is not another commercial district ordinance pending.

Is the Board of Commissioners planning to take people's homes for a commercial development?

No. Condemnation or eminent domain was never part of the ordinance that the Board rejected on December 19, 2013.

Will the Oak Hill 2020 neighborhood meetings include discussion of options beyond commercial development?

Absolutely. The Commissioners want the Oak Hill 2020 plan to incorporate residents' ideas concerning all aspects of the City's future.

If I go to an Oak Hill 2020 neighborhood meeting, will my vision for the future be drowned out by others who are more vocal? How can I be sure my voice is heard?

These meetings will include facilitated small group discussions so that all residents can safely and openly share their vision and priorities for the City's future. All residents will be heard.

Do I need to go to all four of the Oak Hill 2020 neighborhood meetings?

No. The meetings will involve the same content and the same opportunity for residents to ask questions and share their vision. You need only choose the one meeting that is most convenient for you. Residents and property owners may participate in one facilitated small group discussion so everyone may participate.

If I still have questions, will they be answered at the Oak Hill 2020 neighborhood meetings?

Yes. You will have the opportunity to ask your questions, and they will be answered.

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Please Provide Your Input on the City's Future

If you were not able to attend an Oak Hill 2020 Neighborhood Meeting, please take a moment to view the presentation and submit your thoughts and ideas below. Please note, the comment period will remain open until 8:00 a.m. Friday, February 28.

Should you have any questions or need more information, please do not hesitate to contact Assistant City Manager M.C. Sparks at 615-371-8294.

Thank you for your help and support during the Oak Hill 2020 Neighborhood Meetings.



Oak Hill 2020
Neighborhood Meetings



* Required

First Name *

Last Name *

Home Address

City

State

Zipcode/Postcode



5548 FRANKLIN PIKE, SUITE 101
NASHVILLE, TENNESSEE 37220-2128

Dear City of Oak Hill Residents:

I and the other Oak Hill Commissioners value your input on important issues facing our community. We recently completed four Oak Hill 2020 Neighborhood Meetings, which were very productive in sharing information and gaining the input of residents about the future of our City. I want to say "Thank you" to all who participated in these meetings.

During the meetings, we shared that the State of the City is strong and that our financial reserves remain healthy. The City is doing now more than ever to protect neighborhoods by enforcing zoning ordinances and working for an increased police presence. We also discussed the work that has been done to reduce expenses and increase revenues without significantly impacting residents.

But we also shared some threats on the horizon, and how the long-term financial trend for the City is declining as we wrestle in large part with the loss of interest income from City investments which has fallen 87 percent in recent years due to persistently low interest rates. Also contributing to this trend are long-term infrastructure expenses that must be considered.

In the longer-term, an even bigger challenge—one facing most cities in Tennessee—will come from the likely loss of revenue from the Hall Income Tax. This is the state tax on dividends and interest that leaders in the legislature predict will gradually be eliminated over the next few years.

Since the Hall Tax currently represents 40 percent of the City of Oak Hill's revenues, the potential loss of that income will put a further and significant strain on the City's long-term finances.

We conducted the Oak Hill 2020 Neighborhood Meetings to update you on these challenges and to also get your direct ideas and input on the options and priorities ahead.

A detailed presentation about the City's operations and finances is on the City's web site at www.OakHillTn.us—along with a comments section for your ideas and suggestions. If you were not able to attend a meeting, please take a moment to view the presentation and add your thoughts through the web page. Note that the comment period will remain open until 8:00 a.m. on Friday, February 28.

The professionals of the Municipal Technical Advisory Service (MTAS), a part of the University of Tennessee that helps advise cities across our state, helped moderate the Neighborhood Meetings, and they will collect and report the comments gathered during the meetings and from the web site.

Thank you again for your help and support during the Oak Hill 2020 Neighborhood Meetings. We will share with you the MTAS report once it is complete.

Sincerely,

A handwritten signature in black ink, appearing to read "Austin McMullen". The signature is written in a cursive, flowing style.

Austin McMullen
Mayor