

COMMISSIONERS: James V. Hunt, Sr., Mayor • Bob Weigel, Vice Mayor • Gray O. Thornburg,
Cathy Altenbern, Boyd Bogle • Beth Reardon, City Manager • Tim Eads, Chief of Police

City Hall (615) 297-6041 / Police Dept. (615) 297-0241 / www.citybellemeade.org



NEWSLETTER TO RESIDENTS OF BELLE MEADE JULY 2017

The 2017 PROPERTY REAPPRAISAL, by Mayor Jim Hunt



Mayor Hunt and Davidson County Property Assessor Vivian Wilhoite signing certified tax rate calculation.

Amid confusion over Belle Meade residents new property values as a result of the 2017 reappraisal, it was thought that a short recap of the recent correspondence from the Davidson County Property Assessor would be in order and welcomed. Let's try to unravel some of the this by defining a few terms first.

- **Appraised Value** - The **APPRAISED VALUE** of each taxable property is an estimate of market value based on established set of tables, manuals, and procedures mandated by state statute to provide equal treatment of all properties in the jurisdiction for tax purposes.
- **Assessment Ratio** - The **ASSESSMENT RATIO** for each different class of property. Residential assessed at 25% of value. Commercial assessed at 40% of value and Personal Property assessed at 30% of value. Belle Meade residential is 25%
- **Assessed Value** - The **ASSESSED VALUE** is calculated by multiplying the appraised value by the assessment ratio.
- **Certified Tax Rate** - The **CERTIFIED TAX RATE** for each county and municipality is set by the legislative body of counties and municipalities based on the amount budgeted to fund services. These tax rates vary depending on the level of services provided and the total value of the county's tax base.
 - o **General Services District (GSD)** -Property in Belle Meade are subject to the Metro GSD tax rate plus the

Belle Meade City tax. Services provided by Belle Meade include police protection, weekly back door garbage collection, weekly brush pick up, sewer services, street lighting and fire protection (Metro)

- o **Urban Services District (USD)** - (Non-Belle Meade residents). The additional USD tax covers the more extensive services not provided by Belle Meade who pay only the basic GSD rate.

Facts

- 2017 Assessed Value of Belle Meade's residential properties has increased by an average of 22.77%
- The Certified Tax Rate (CTR) for real property in the GSD will decrease by 29.79% (from \$3.924 to \$2.755 per \$100 of Assessed Value)
- The Certified Tax Rate for Belle Meade's property tax will decrease by 14.31% (from .30 to .25705 cents per \$100 of Assessed Value)
- On average, a Belle Meade GSD resident's real property tax will decrease by \$1365*. On average, a Belle Meade resident's Belle Meade real property tax will increase by \$39**

The Davidson County Trustee Office will prepare the tax statements and mail to all Davidson County residents in October 2017 with payments due by February 28, 2018. If you have questions or need additional information, direct requests to Mayor Jim Hunt (jhunt@citybellemeade.org) or Beth Reardon, City Manager (breardon@citybellemeade.org)

**based upon \$1,000,000 appraised residence prior to 2017 and reappraised at \$1,227,700 in 2017. (average 2017 reappraisal increase of 22.77%)

VIDEO SURVEILLANCE SYSTEM PROJECT UPDATE

At a special meeting held on Friday, July 7, 2017, the Commissioners voted unanimously to award the contract for surveillance equipment and installation to SCI Technologies, Inc. of Memphis, TN. Their bid of \$315,910.73 to install video and LPR cameras

at nineteen intersections was below the City's budgeted amount of \$350,000. **STAY TUNED** - The Commissioners plan to hold a public information meeting very soon for residents to come and learn more about the project and ask questions.

UPCOMING CITIZEN SURVEY

Our last survey (Survey Monkey) in October 2016 covered broad topics from alarms and video surveillance systems to speed limits. The number of responses was overwhelming and the quality of those responses allowed Commissioners to make some very critical decisions. Another survey will be conducted in the next few weeks that will cover such topics as a proposed tree or-

dinance, American flags display on Belle Meade Blvd, Belle Meade's political relationship with Metro, City's beautification fund (Ceres Society), neighborhood sidewalk considerations as well as other ideas and questions. Make sure your email with the City is on file by going to the following link on the website. <https://app.e2ma.net/app2/audience/signup/1794761/33905/?v=a>

HIGHLIGHTS OF THE 2017-2018 CITY BUDGET

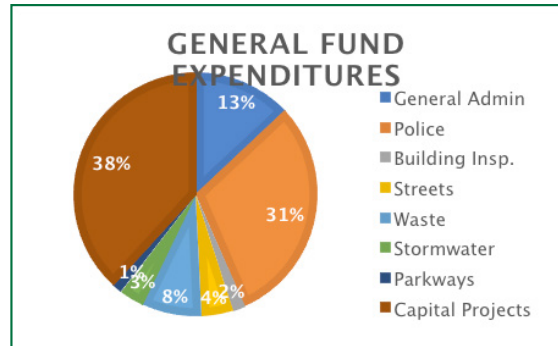
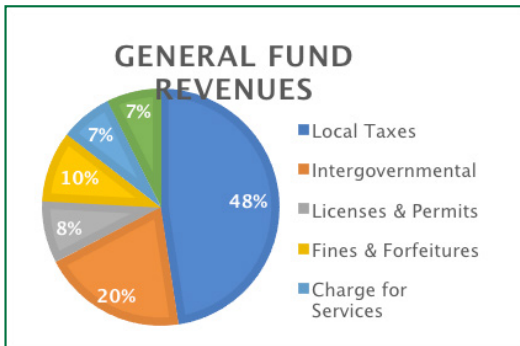
The City's budget is a legally binding plan on how it will spend money over the next year. The budget process takes several months of planning and discussion by staff and commissioners. This fiscal year there will be no property tax increase. Although this is a reappraisal year and some will see an increase due to appreciation of property value, the Commissioners voted to maintain the calculated certified tax rate (see the Mayor's article for more details). This fiscal year's budget will be impacted by the IMPROVE Act legislation. The legislation continues to phase out the Hall Income Tax, the City's largest revenue source. It also will increase revenue for the Street Aid Fund through the phase-in of increased gasoline and diesel taxes. Another notable difference this fiscal year is the amount of capital improvements planned. For many years, the City has reserved funds so that they would be available when needed. This fiscal year will see \$1.9 million in capital improvements across the City. Budgeted capital improvements include:

- Installation of the city-wide Video Surveillance System
- Paving projects on Lynwood Blvd (N & S of Lynwood Terrace), East Brookfield Ave, West Brookfield Ave, Westview Ave

- (bridge area only), and Jackson Blvd (Gerald Pl to Harding Pl)
- TDOT will replace the Hillwood Bridge and the city of Belle Meade along with Metro Nashville contributes the local portion of funding for the project
- Progression of the sidewalk project on Harding Place
- 3 replacement vehicles (1 Police, 1 Public Works, 1 Sewer Utility)
- Upgrades to the Sewer Utility System
- Stormwater project on Belle Meade Boulevard

As shown in the budget table, the General Fund contains revenue and expenditures that relate to the majority of city services (see graph illustrations). The bulk of revenue still comes from the "Intergovernmental" category which includes the Hall tax, sales tax, mixed drink/beer taxes and gasoline taxes. "Local Taxes" include property taxes, personal property taxes, and public utilities property taxes. Stormwater user fees are not a tax, and are included in the item "Charges for Services".

Please contact the Finance Director, Aspen Collins, if you have questions regarding the budget at 615-297-6041 or via email at acollins@citybellemeade.org.



CITY OF BELLE MEADE ANNUAL BUDGET 2017-18							
FUNCTIONS	GENERAL FUND	BEAUTIFICATION FUND	CAPITAL PROJECTS FUND	STREET AID FUND	WASTE COLLECT FUND	SEWER UTILITY FUND	TOTAL
EXPENDITURES							
General Admin.	670,273		1,450				
Police	1,563,843		384,500				
Building Insp.	86,521						
Streets	211,329		1,398,789	67,956			
Waste					405,700		
Sewer Utility			120,542			510,063	
Stormwater	168,460		49,000				
Parkways	69,200	70,625	13,255				
Transfers	<u>2,239,439</u>	<u>13,255</u>	<u>1,967,536</u>		<u>405,700</u>	<u>120,542</u>	
Total Exp:	5,009,065	83,880		67,956		630,605	5,791,506
REVENUES							
Local Taxes	1,301,683						
Permits	157,300					1,000	
Intergovernmental	2,001,977			96,678			
Fines	181,750						
Charges for Svcs.	151,300					480,000	
Other	129,612					74,085	
Contributions	22,000	68,596					
Sewer Utility							
Transfers	<u>(2,239,439)</u>	<u>(13,255)</u>	<u>(1,967,536)</u>		<u>(405,700)</u>	<u>(120,542)</u>	
Total Revenue:	3,945,622	68,596		96,678		630,605	4,665,981
Net Change to Fund Balance:	(1,063,443)	(15,284)		28,722		(75,520)	(1,125,525)



FROM THE POLICE DEPARTMENT – CHIEF TIM EADS:



I hope everyone is having a great and safe summer so far. Please remember to use our House Check Services while you are out of town. Officers will provide extra patrol of your residence even if you are gone for one day. A few things to be aware of:

- We have received at least one report of unauthorized dumping in construction dumpsters in the City. If you see someone dumping items in a construction dumpster and it is not during work hours or they do not appear to be construction workers, please let us know so we can intervene and stop this practice.
- Please make sure your mailbox or property is clearly marked with your address number. This saves valuable time for first responder when you need us. We recommend numbering that is reflective.
- Keep your pets on a leash if you are walking them. Both Belle Meade and Davidson County have leash laws.
- If you are walking your dog, be prepared to pick up after them. There are leashes designed with a handy bag dispenser to make it quick and sanitary plus it is the neighborly thing to do.
- Remember to continue to Park Smart everywhere. By getting into the habit of parking smart you are actively helping with crime prevention.
- Always set your home alarm system even if you are going to be away for a short time.
- Be Aware that there are always multiple scams going on, so take precautions. If you are contacted and are uncertain what is going on, please call us immediately

at 615-297-0241 and we can assist you in determining if it is a scam. There has been some scam information from the “Letgo” app, which allows persons to sell or trade items. Whether selling or buying, please considering making the exchange in a known safe place such as the parking lot of the police station. This can reduce your chance of becoming a robbery or scam victim.



The Board of Commissioners voted unanimously at their June monthly meeting to **REDUCE THE SPEED LIMIT TO 25 MPH ON JACKSON BLVD., between Harding Road and Belle Meade Boulevard.** After careful consideration, and after receiving the endorsement of the Chief of Police and the Jackson Blvd. neighbors who live between Harding Road and Belle Meade Blvd., the Commissioners determined that for the safety of the public, the speed limit on this portion of Jackson Blvd. should be reduced to 25 miles per hour for motor vehicles and retained at the current 20 miles per hour limit for trucks. (*“trucks” are defined as any motor vehicle of one and one-half (1-1/2) ton rated capacity or more.*)

Neighbors recently came to the Commissioners meeting to report that this section of Jackson Blvd. was experiencing increased cut-through traffic and excessive speeding. Results from the speed monitoring equipment showed traffic volumes averaging close to 2,000 vehicles per day as well as excessive speeds.

RECAP OF BOARD OF COMMISSIONERS’ MEETINGS



The Commissioners took action on the following items at the June meeting:

- Approved the application for a Parade Permit from Harpeth Hall School for their annual Plaid Dash 5K run in August.
- Declared (2) Public Works vehicles surplus property.
- Approved the proposal for engineering services from Barge Cauthen for street resurfacing.
- Declared (4) police issued handguns as surplus property.
- Approved the application for an activity permit from Belle Meade Plantation.
- Appointed Gloria Sternberg and Joe Dughman to the

Board of Zoning Appeals as alternates for three-year terms.

- Approved (1) invoice over \$5000 - Wascon - \$5154.20
- Approved Ordinance 2017-3, Budget Appropriations for Fiscal Year 2017-2018, on second reading.
- Approved Ordinance 2017-4, Fix Tax Rate for Fiscal Year 2017-2018, on second reading.
- Approved Resolution 2017-08, Amend Ordinance 2016-6, Budget Appropriations for Fiscal Year 2016-2017.
- Approved Resolution 2017-09, Reduce Speed Limit on Jackson Blvd from Belle Meade Blvd. to Harding Road.



**REGULARLY SCHEDULED MEETINGS
FOR AUGUST AND SEPTEMBER 2017**

**ALL MEETINGS ARE HELD AT
BELLE MEADE CITY HALL**

Municipal Planning Commission

Tuesday, August 15th at 4:00 pm
Tuesday, September 19th at 4:00 pm

Board of Building Code Appeals

Tuesday, August 8th at 4:00 pm
Tuesday, September 12th at 4:00 pm

Board of Zoning Appeals

Tuesday, August 15th at 5:00 pm
Tuesday, September 19th at 5:00 pm

Board of Commissioners

Wednesday, August 16th at 4:00 pm
Wednesday, September 20th at 4:00 pm

Agendas are available online at www.citybellemeade.org

REMINDERS:

- Paint that is still liquid CANNOT be disposed of in the regular weekly trash and will not be picked up if the city trash contractor sees it. Paint that has dried in the can is permissible for the trash. Please let your paint contractors know that they must dispose of all liquid paint properly.
- **Please recycle cardboard boxes in your regular weekly trash.** Boxes should be broken down and flattened. Do not throw them in the city dumpsters. Our dumpsters are overloaded with cardboard boxes that have not been flattened. This takes up a tremendous amount of room in the dumpsters, really reducing the amount of space for other trash.
- Please continue to use BLUE BAGS for all recycle items. There is no need to take the blue bag(s) to the curb on trash day. The trash crew will pick up your recycle bags from the recycle can and place them at the curb, if necessary, for the recycle truck to pick up.
- Warmer weather means a lot more activity outdoors, resulting in more noise complaints about construction, lawn maintenance, and barking dogs. City Code states that construction and yard work cannot start before 7am and must stop at 7pm. Construction activity is limited on Saturday from 8am to 5pm and should not occur on Sunday. Please call the police if you have complaints about noise in your neighborhood – 615-297-0241.

CITY OF BELLE MEADE
4705 Harding Road
Nashville, Tennessee 37205

return service requested