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# 2019 CITIZEN SURVEY AND PROPERTY TAX RATE PUBLIC MEETING

JUNE 6, 2019 AND JUNE 11, 2019



# SURVEY OVERVIEW

- Purpose
  - Measure resident satisfaction
  - Determine issues
  - Help develop a plan to prioritize issues
- Survey Period of 3 weeks
- 757 Respondents (126 incomplete)
- 50% of total invitations sent responded

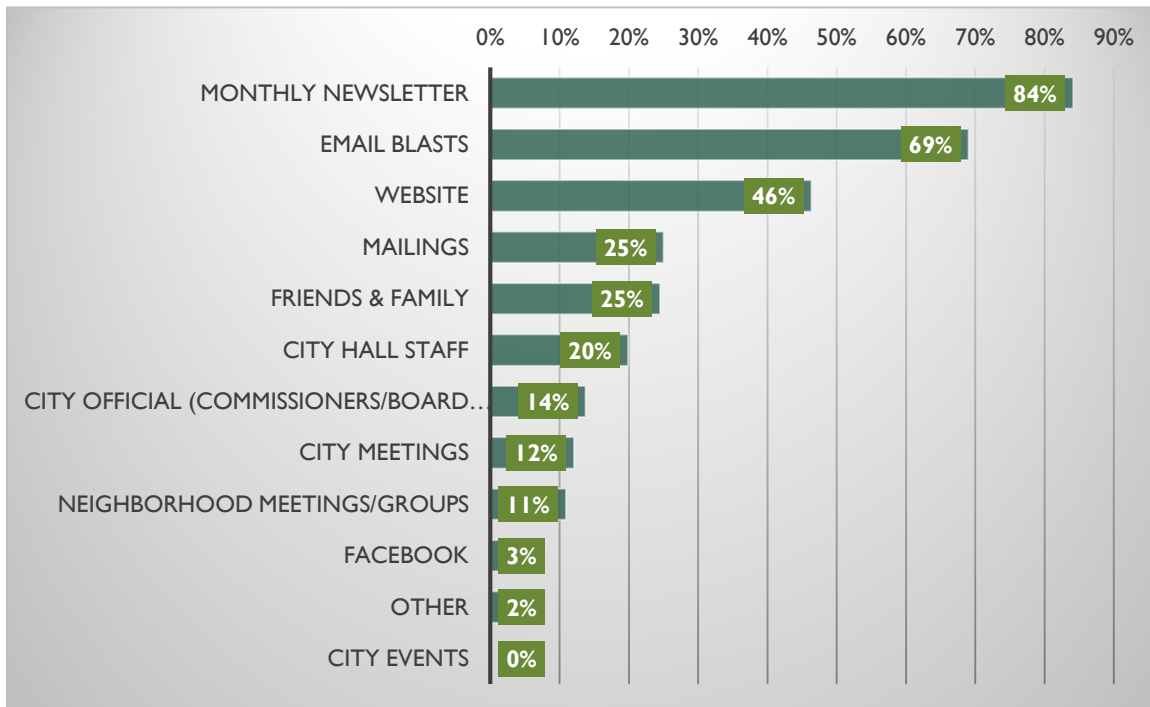




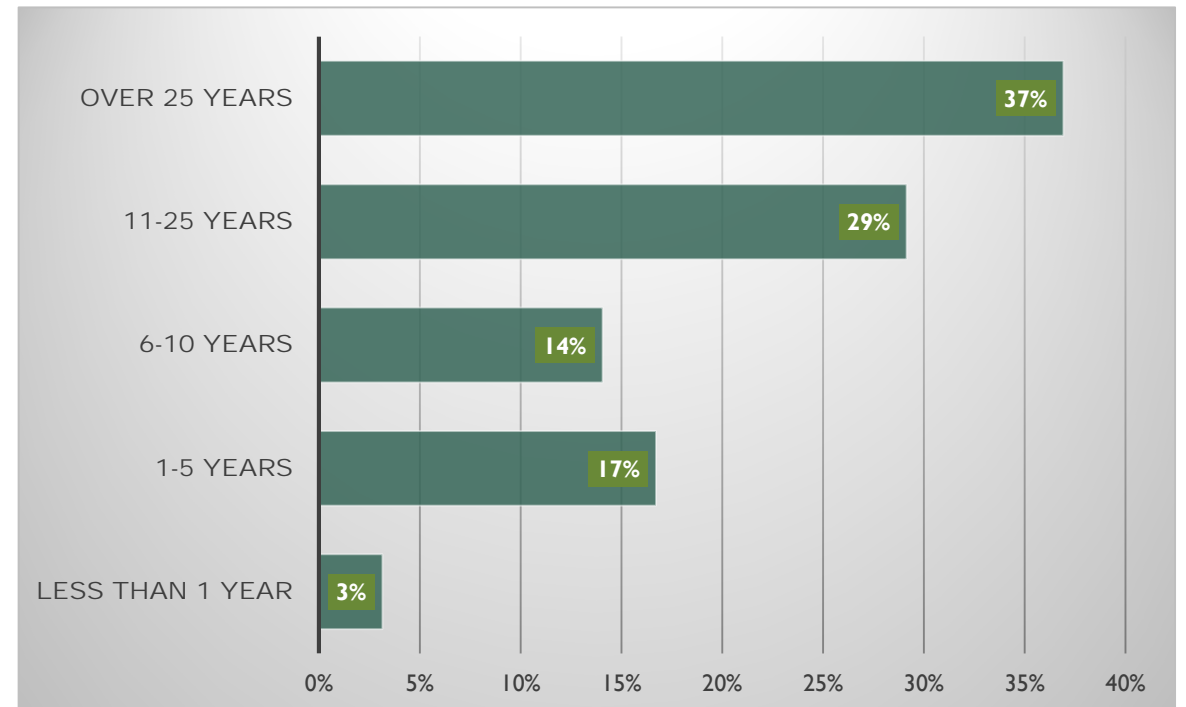
# RESULTS: GENERAL



How do you get information about the City of Belle Meade?



How long have you lived in the City of Belle Meade?



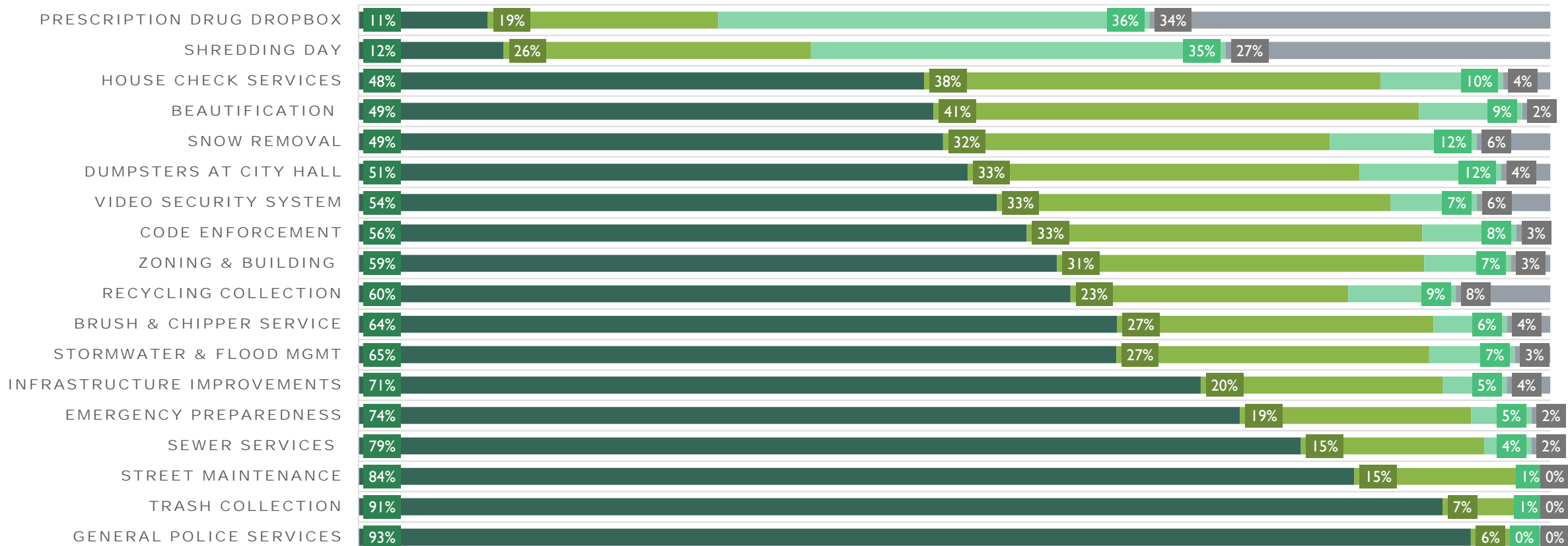


# RESULTS: SERVICES



## HOW ESSENTIAL IS THE PROGRAM/SERVICE

■ VERY ESSENTIAL   ■ SOMEWHAT ESSENTIAL   ■ NEITHER ESSENTIAL NOR NOT ESSENTIAL   ■ NOT SO ESSENTIAL OR NOT ESSENTIAL



Things I can get

Satisfaction

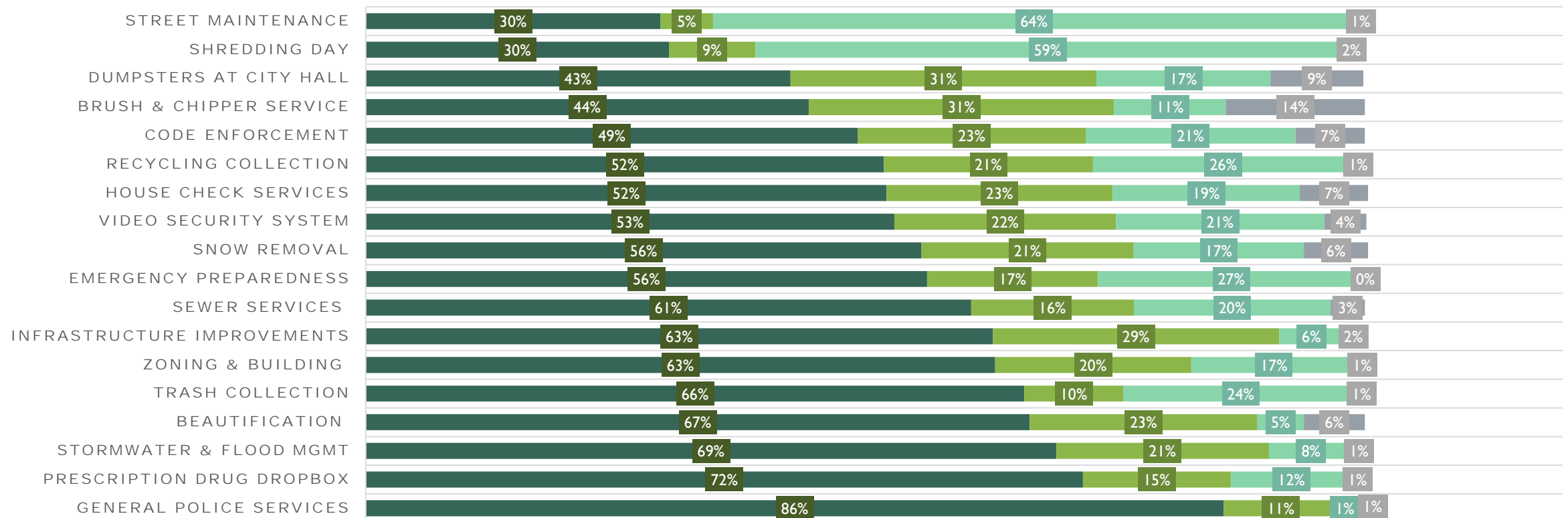
Things I can get

Satisfaction

# RESULTS: SERVICES

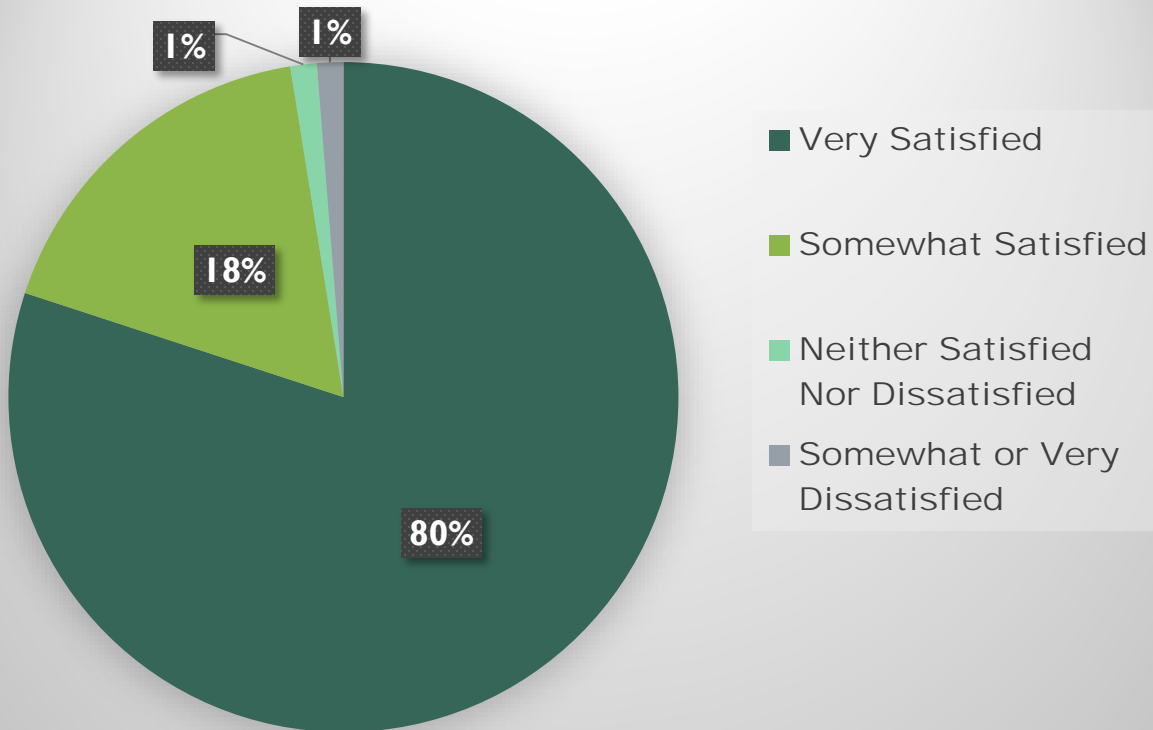
## SATISFACTION WITH SERVICES

■ VERY SATISFIED    
 ■ SOMEWHAT SATISFIED    
 ■ NEITHER SATISFIED NOR DISSATISFIED    
 ■ SOMEWHAT OR VERY DISSATISFIED

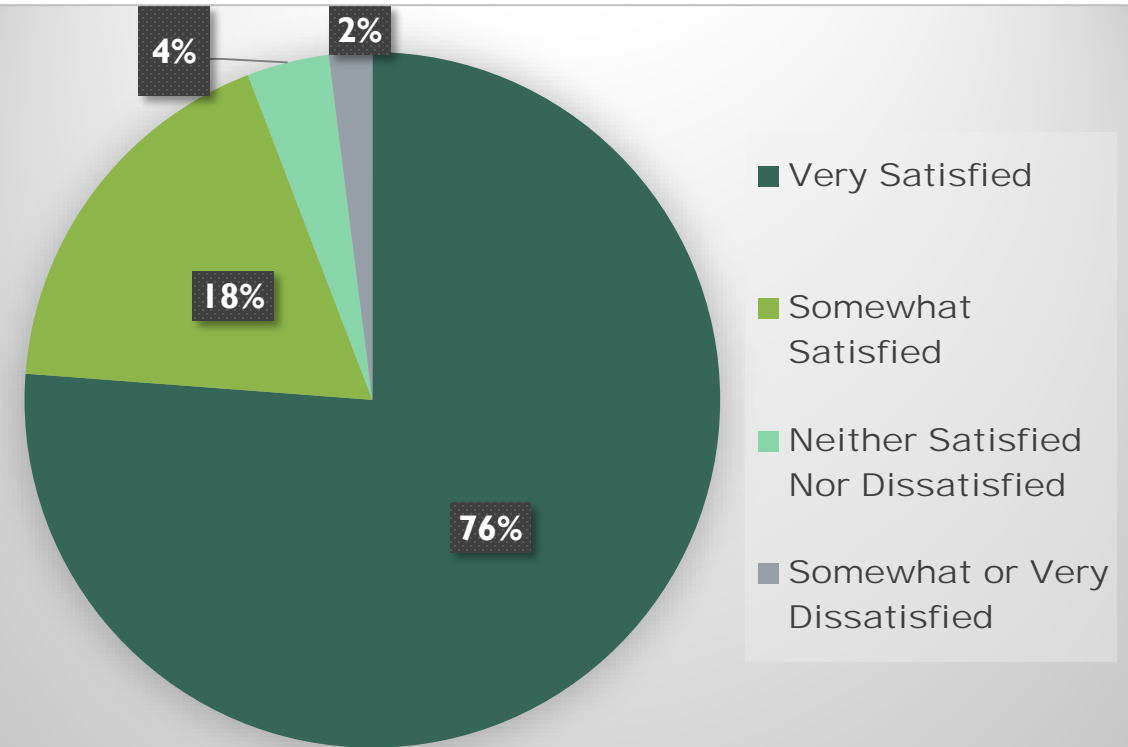




## RESULTS: SERVICES



Satisfaction With Quality of Life



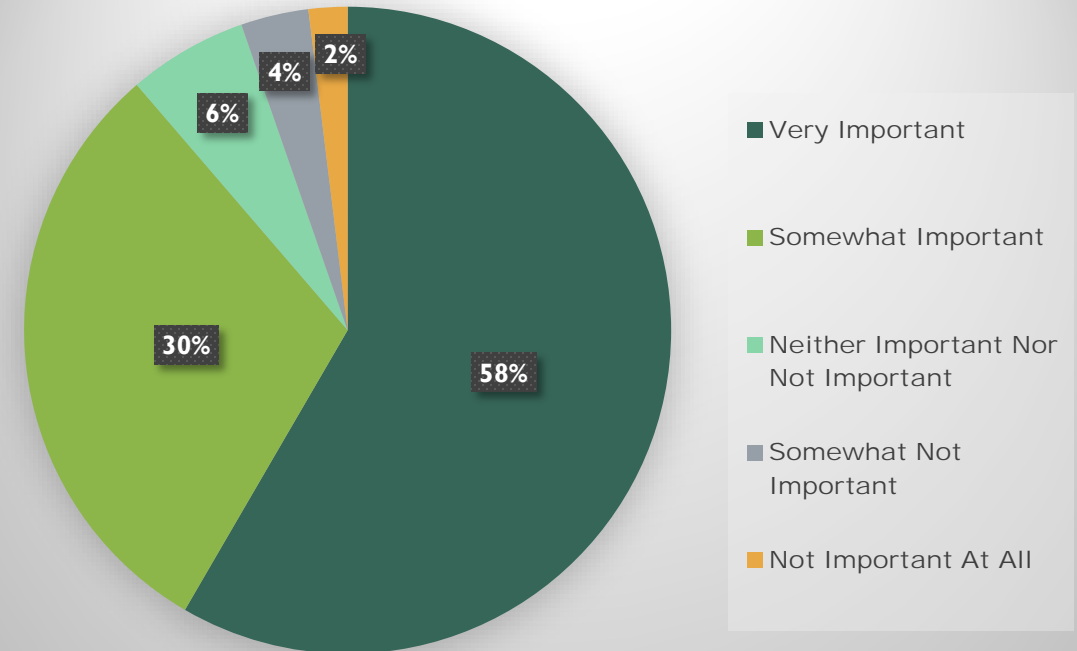
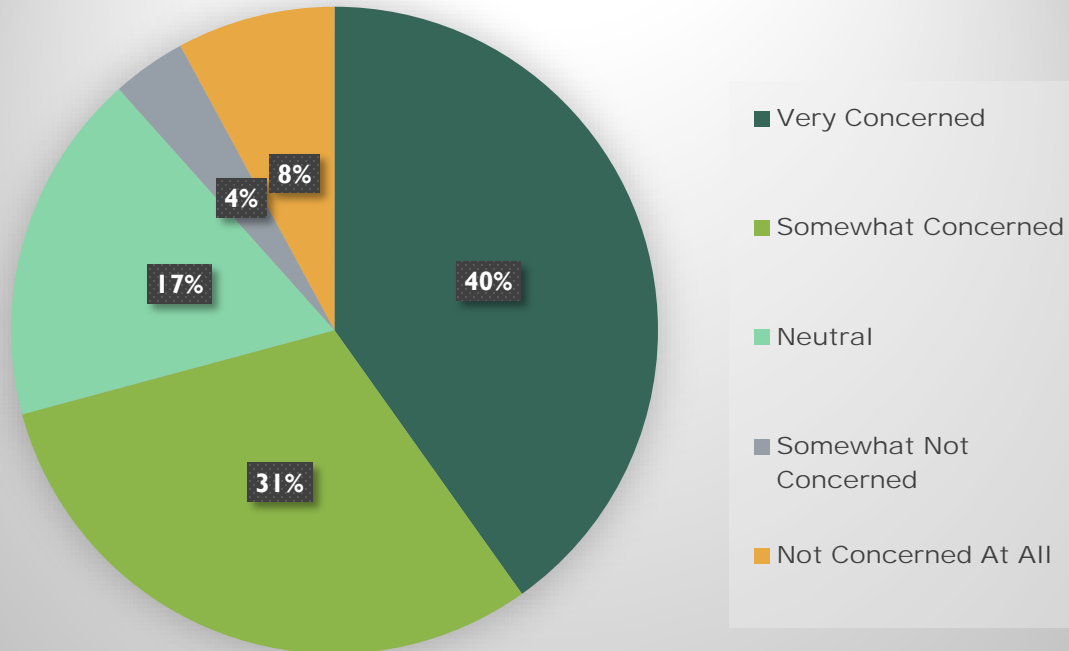
Satisfaction With Customer Service



# RESULTS: PLANNING

How concerned are you about the changing architectural image of new home construction in Belle Meade?

How important do you think zoning should be in balancing economic growth with architectural identity?

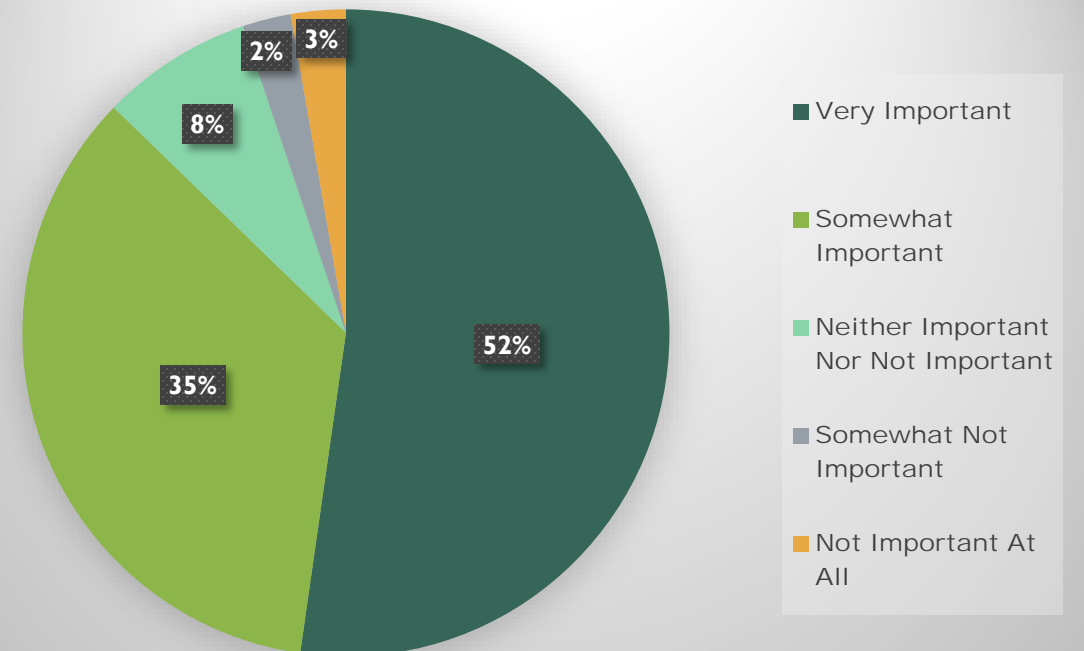
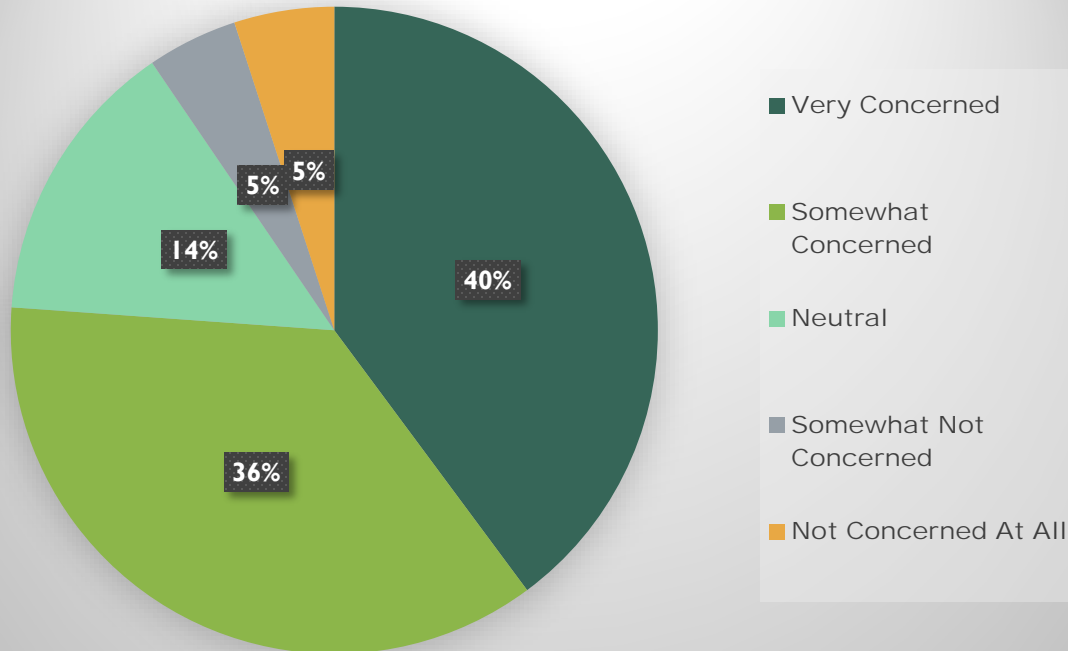




# RESULTS: PLANNING

How concerned are you about the ability of homeowners to remove the number and type of trees when building new homes?

How important do you think it would be for Belle Meade to use community involvement to create a long-term plan to address walkability, traffic calming, beautification, and branding/identity?



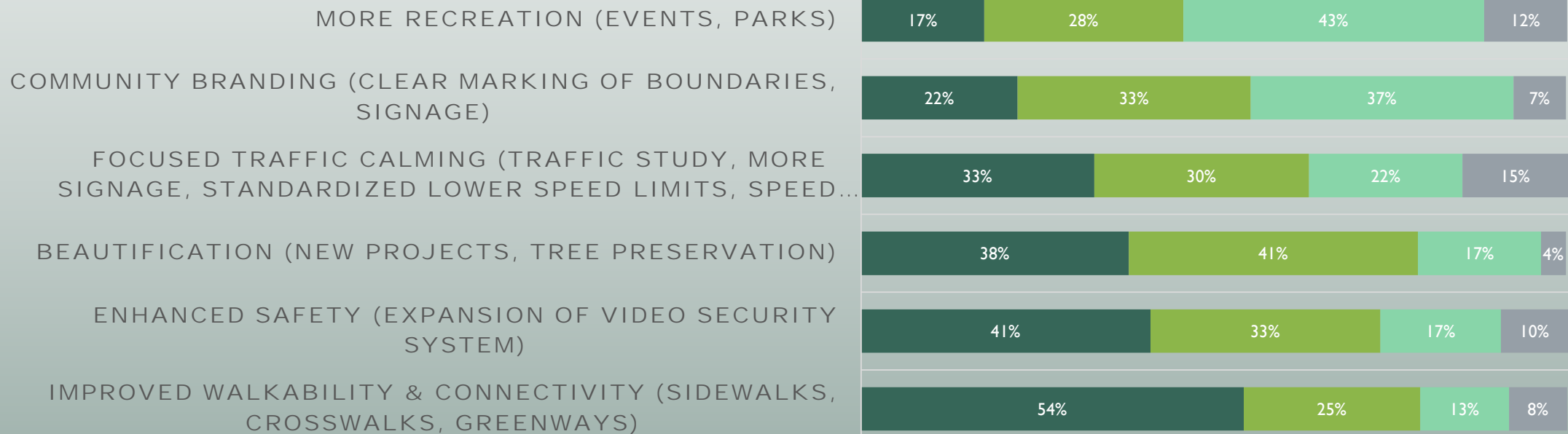




# RESULTS: PLANNING

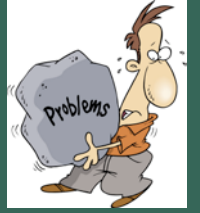
Below is a list of issues that residents have said they would like to see the City government address. Please share your level of support for each item.

■ STRONGLY SUPPORT   ■ INCLINED TO SUPPORT   ■ NEUTRAL   ■ OPPOSE OR STRONGLY OPPOSE





# FREQUENTLY MENTIONED CONCERNS



## General

- Nashville
- More community engagement
- Tax freeze after 75

## Code Enforcement

- Noise before 7 am (barking dogs, lawn equipment, construction)
- Animal control (dogs not on leashes, coyotes)
- Property maintenance (mailboxes in disrepair, rental house upkeep)
- Construction vehicles

## Zoning/Codes

- Zoning too restrictive/ Zoning not restrictive enough
- Remodeling too restrictive, needs time limit
- Allow use/improvement of auxiliary structures, pools, porches, other not visible by road
- Too many teardowns
- Too many large homes
- Density/Aesthetics
- Noncompatible architecture of new construction
- Tree preservation

## Public Works

- More sidewalks and connectivity (Tyne, Lynwood, Jackson)
- More walkability
- Underground utilities on BMB
- Too many crosswalks on BMB
- Street signs need straightened
- Too many signs
- Invasive plants around bridges
- Establish plan for tree trimming by utilities (NES)
- More streetlights
- Preventive maintenance program for grinder pump systems
- Post paving plan online

## Waste Collection

- Trash service issues
- Glass recycling, electronics recycling day
- Dumpsters- don't like new procedure, need a cardboard dumpster only, post on website when dumpsters are full

## Public Safety

- Speeding (Lynwood, Park Hill, Westview, Forsythe, BMB, Glen Eden, Jackson)
- City wide speed limit continuity
- Traffic (Walnut, Abbott Martin, Glen Eden, Jackson, Iroquois)
- Feedback for residents when house checks are completed

# POTENTIAL SOLUTIONS/PRIORITIZATION OF ISSUES

## Concerns indicate need for Master Plan

- A long-term approach (15-30 years) to addressing and prioritizing issues
- Addresses areas such as:
  - Walkability
  - Traffic Calming
  - Zoning
  - Infrastructure Needs
- Includes a group of professionals from different fields working together for a common goal (traffic engineer, urban planner, civil engineer, landscape architect, etc.)
- Will rely heavily on community engagement



# COMMENTS/ QUESTIONS: SURVEY RESULTS



# PROPERTY TAX RATE OVERVIEW

## EXISTING TAX STRUCTURE

### DAVIDSON COUNTY DIVIDED INTO TWO DISTRICTS:

**URBAN (USD)**- Downtown, East Nashville, Green Hills, North Nashville, Donelson and Antioch

- Rate \$3.155 paid to Metro Nashville
- Includes additional services such as trash and recycling collections, street lights, and sanitary and storm sewer coverage

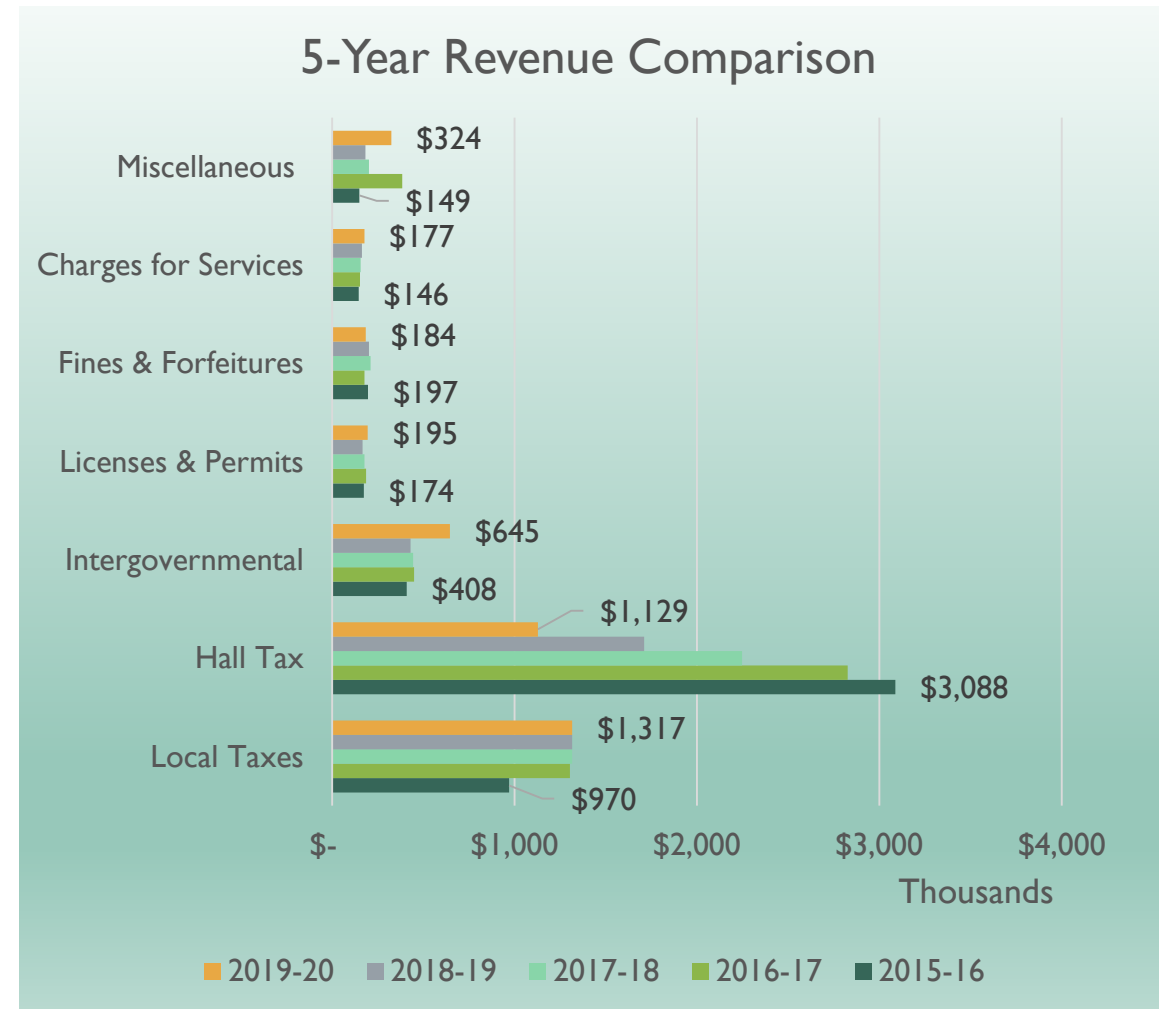
**GENERAL (GSD)**- Belle Meade, Berry Hill, Oak Hill, Bellevue, Hermitage, Old Hickory, Goodlettsville, Ridgetop, and most of the northern areas of the county

- Rate \$2.755 paid to Metro Nashville
- Some municipalities provide the additional services, while others require residents to pay for the services individually

	Green Hills (USD)	Goodlettsville (GSD) and Local		Belle Meade (GSD) and Local	
Existing Base Tax Rate	3.155	3.503		3.012	
Breakdown between Metro and Local		2.755	0.748	2.755	0.257
New Tax Rate with Proposed Increase	3.155	3.503		3.055	
Breakdown between Metro and Local				2.755	0.30

# HISTORY OF THE HALL INCOME TAX PHASE OUT

- State Income Tax of 6% on dividends and interest income
- Hall Income Tax has historically made up more than 50% of revenue for the City of Belle Meade
- In 2016, HB 813 decreased the rate from 6% to 5% with nonbinding intent to reduce rate 1% per year
- In 2017, Improve Act bound the reduction at 1% per year, with full repeal as of January 1, 2021
- The City has received unexpected amounts in the past few years, even as the reduction has been in place due to an increase in dividends/interest
- Approximately 1,000 households (3 yr. avg.) pay some level of Hall Income Tax



## ACTIONS TAKEN TO OFFSET THE LOSS

### Reduced annual shortfall from \$2.2 mill to \$1.3 mill by the following actions:

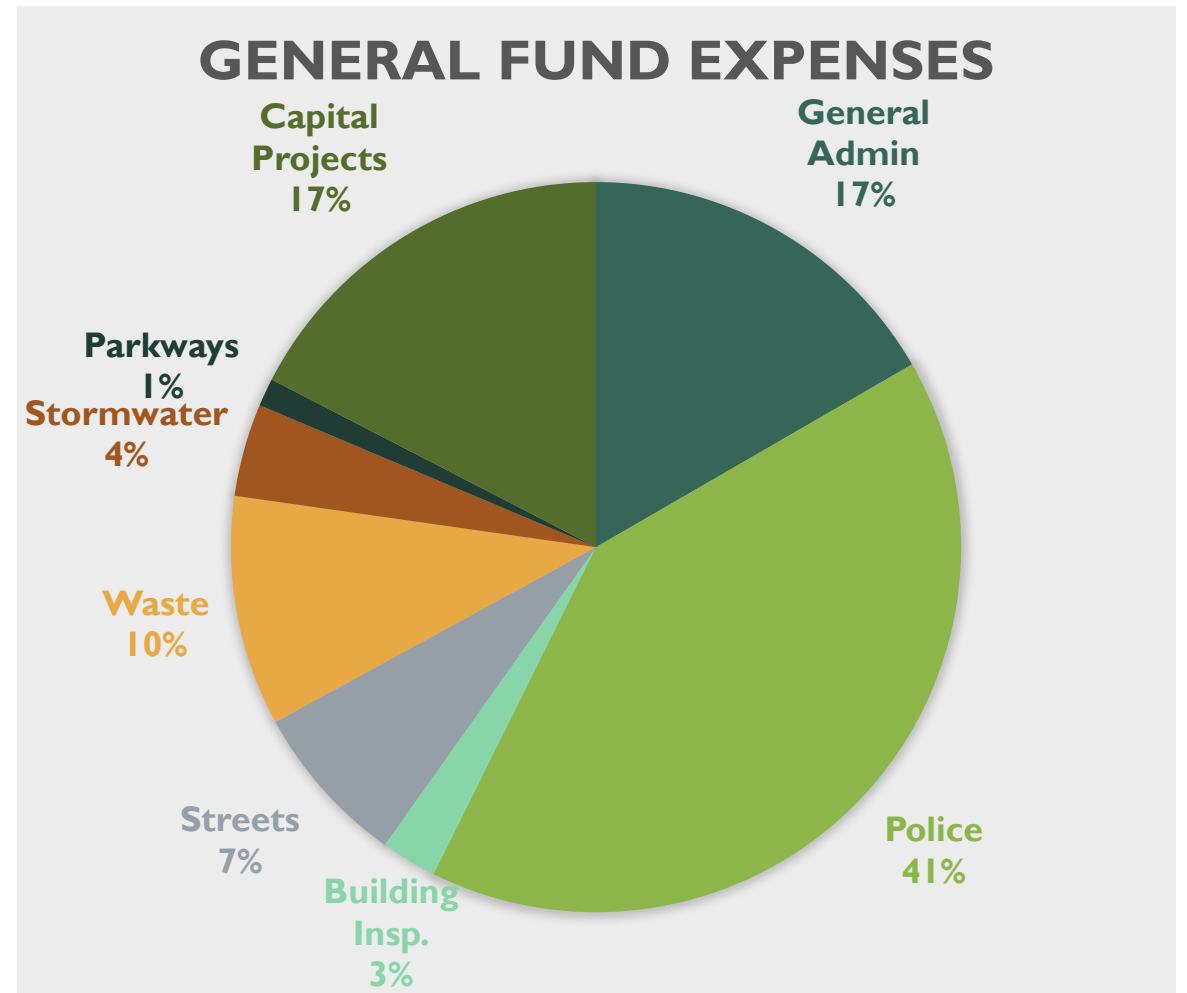
- Public Meeting June 7, 2016 notifying public of upcoming tax increases to offset loss of Hall Income Tax; Raised property tax to \$0.30; Increase was neutralized after reappraisal to \$.025705
- Passed Resolution 2016-03, committing Commissioners to looking at the need for a property tax increase on a yearly basis
- Invested a portion of fund balance in CD Laddering program, doubling investment income (additional \$200,000 yearly)
- Revisited Memorandum of Understanding with Metro to include additional funding for Street Maintenance (additional \$300,000 yearly)
- Conservative budgeting and disciplined spending by Commissioners.



# OPTIONS

How do we make up \$1.3 million shortfall?

- Decrease expenses?
  - ✓ Trash Collection - \$266,000
  - ✓ Brush Removal - \$168,000
  - ✓ Police Services - \$1,725,000
- Increase revenue?
  - ✓ Property Tax increase
  - ✓ Other





# WHAT DOES THIS 4.3 CENTS PROPOSED INCREASE MEAN TO ME?

Appraised Value	Assessed Value	Metro Tax Urban Svc District (USD) Green Hills	Total Proposed Tax Paid by BM Residents (GSD) and Local	Proposed BM Tax	Tax Paid by BM Residents Currently to BM	Difference From Current BM
		\$3.155	\$3.05500	\$0.30000	\$0.25705	\$0.004295
\$500,000	\$125,000	\$3,943.75	\$3,818.75	\$375.00	\$321.31	\$53.69
\$750,000	\$187,500	\$5,915.63	\$5,728.13	\$562.50	\$642.63	\$80.53
\$1,000,000	\$250,000	\$7,887.50	\$7,637.50	\$750.00	\$642.63	\$107.38
\$1,500,000	\$375,000	\$11,831.25	\$11,456.25	\$1,125.00	\$963.94	\$161.06
\$2,000,000	\$500,000	\$15,775.00	\$15,275.00	\$1,500.00	\$1,285.25	\$214.75
\$2,500,000	\$625,000	\$19,718.75	\$19,093.75	\$1,875.00	\$1,606.56	\$268.44
\$3,000,000	\$750,000	\$23,662.50	\$22,912.50	\$2,250.00	\$1,927.88	\$322.13
\$3,500,000	\$875,000	\$27,606.25	\$26,731.25	\$2,625.00	\$2,249.19	\$375.81
\$4,000,000	\$1,000,000	\$31,550.00	\$30,550.00	\$3,000.00	\$2,570.50	\$429.50

# FUND BALANCE (RESERVES)

		.25705 RATE	.30 RATE
ANTICIPATED FUND BALANCE JUNE 30, 2019		14,098,512	14,098,512
UNRESTRICTED		8,083,492	8,083,492
RESTRICTED AND ASSIGNED/DESIGNATED		6,015,020	6,015,020
<b>RESTRICTED (LEGALLY BOUND BY STATE OR FEDERAL LAW)</b>			
COMPENSATED ABSENCES	(280,092)		
UNFUNDED PENSION LIABILITY	-		
STORMWATER/FRANCHISE FEE BALANCE	(191,800)		
TOTAL RESTRICTED	(471,892)		
<b>ASSIGNED/DESIGNATED (LEGALLY BOUND BY CITY LAW)</b>			
ONE YEAR'S OPERATING EXPENSES AT 103%	(3,615,128)		
4 YEARS OF CAPITAL MAINTENANCE FY 21-24	(1,928,000)		
TOTAL ASSIGNED/DESIGNATED	(5,543,128)		
2019-2020 FISCAL YEAR ACTIVITY			
FY 2020 REVENUES		3,971,479	4,187,314
FY 2020 EXPENDITURES		(4,249,665)	(4,249,665)
FY 2020 INCREASE (DECREASE) TO UNRESTRICTED FUND BALANCE		(278,186)	(62,351)
UNRESTRICTED FUND BALANCE JUNE 30, 2020		7,805,306	8,021,141

# IMPACT OF POTENTIAL PROPERTY TAX INCREASE

Fiscal Year	Proposed Tax Rate Per \$100 of Assessed Value		Projected Decrease	Increase From Property Tax		Fund Balance Used		Unrestricted Fund Balance
	BM Only	Combined						
2019-20	.30	3.055	(261,779)	215,835		(45,944)		8,021,141
2020-21	.35	3.105	(703,038)	472,193		(230,845)		7,744,352
2021-22	.40	3.155	(1,278,734)	726,197		(552,537)		7,191,815
2022-23	.45	3.205	(1,334,995)	980,201		(354,794)		6,837,021
2023-24	.52	3.275	(1,392,780)	1,300,043		(92,737)		6,744,284
			Green Hills (USD)	Goodlettsville (GSD) and Local		Belle Meade (GSD) and Local		
<b>Long Term Comparable Tax Rates</b>			3.155	3.503		3.275		
<b>Breakdown between Metro and Local</b>				2.755	0.748	2.755	0.52	

# COMMENTS/ QUESTIONS: PROPERTY TAX RATE

