



COMMISSIONERS: James V. Hunt, Sr., Mayor • Rusty Moore, Vice-Mayor • Bob Weigel
Louise Bryan • Haley Dale • Beth Reardon, City Manager • Chuck Williams, Chief of Police

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NEWSLETTER TO RESIDENTS OF BELLE MEADE JUNE 2021

Hall Tax, Property Tax, and Public Hearing

By Mayor Jim Hunt and City Manager Beth Reardon

Belle Meade has arrived, finally. Arrived at the point in time that we have been talking about, planning for and wringing our hands for more than a decade – the Hall Income Tax is GONE! With it comes the realization that, in order to balance the City's FY 2021-2022 budget without this substantial source of revenue (\$2M-plus in recent years), the City must take a giant leap forward and consider increasing the property tax rate. The Budget and Finance Committee met this spring to review the budget, and their recommendation to the Commissioners was to balance the budget with a tax increase.

Currently, property tax revenue generates approximately \$1.55M in revenue. Balancing the budget without significantly reducing the fund balance requires increasing the property

tax. The 2021/2022 proposed budget for the General Fund includes total revenues of \$4,667M, total operating expenses of \$4,068M, and total Capital Improvements of \$549K, resulting in \$50K net positive change to fund balance. The total budgeted revenue number includes a proposed property tax rate of \$0.50 cents per \$100 of assessed value.

The City's revenue neutral Certified Tax Rate (CTR) is based on the new 2021 appraisal values. The Commissioners, by law, must accept the CTR of 0.2388. The City must hold a public hearing to adjust the CTR to balance the budget, followed by a vote to accept the final tax rate. This public hearing will be at the next Commissioners meeting on June 16th at 4pm. The Notice below has been published in a local newspaper, The Belle Meade News, as required.

NOTICE OF INTENT TO EXCEED CERTIFIED TAX RATE

The Board of Commissioners of the City of Belle Meade will conduct a public hearing on Wednesday, June 16, 2021, at 4:00 p.m. on the City's intent to exceed the certified (tax neutral) property tax rate. This public hearing will be held at Belle Meade City Hall, 4705 Harding Road, Nashville, Tennessee 37205. The certified tax rate as defined by T.C.A. §67-5-1701 is \$0.2388 per \$100 of assessed valuation. The City's proposed FY 2021-2022 budget, if adopted, will require a proposed tax levy of \$0.50 per \$100 of assessed valuation.

In 2019, the City held public meetings to discuss the effects of the elimination of the Hall Tax. If services, such as police, backdoor trash pickup, or the weekly brush & chipper service were to be maintained, then a property tax increase would be necessary. The residents attending these meetings did not want to eliminate or reduce these services or other amenities. It was apparent then and now that increasing the property tax rate was the best solution to fund the City's operations when the Hall Tax expired. Only three-

eighths of the Hall Tax paid by Belle Meade citizens has been returned to the City, whereas one hundred percent of property tax revenue stays in Belle Meade. The property tax is unquestionably the fairest way to balance the budget because EVERY property owner pays the tax, not just those residents paying the Hall Tax.

The table below illustrates what Belle Meade residents could pay in total based on the proposed tax rate of both Metro GSD and Belle Meade.

Scenario on Changes to Property Tax - 2021

Sample Appraised Value	Sample Assessed Value	Tax Paid by BM Residents to Metro - Proposed (GSD)	Tax Paid by BM Residents to Belle Meade Proposed rate	Total Tax Paid by BM Residents Proposed (GSD) and Local
		\$2,953	\$0.50	\$3,453
\$500,000	\$125,000	\$3,691.25	\$625.00	\$4,316.25
\$750,000	\$187,500	\$5,536.88	\$937.50	\$6,474.38
\$1,000,000	\$250,000	\$7,382.50	\$1,250.00	\$8,632.50
\$1,500,000	\$375,000	\$11,073.75	\$1,875.00	\$12,948.75
\$2,000,000	\$500,000	\$14,765.00	\$2,500.00	\$17,265.00
\$2,500,000	\$625,000	\$18,456.25	\$3,125.00	\$21,581.25
\$3,000,000	\$750,000	\$22,147.50	\$3,750.00	\$25,897.50
\$3,500,000	\$875,000	\$25,838.75	\$4,375.00	\$30,213.75
\$4,000,000	\$1,000,000	\$29,530.00	\$5,000.00	\$34,530.00
\$5,000,000	\$1,250,000	\$36,912.50	\$6,250.00	\$43,162.50

Your Belle Meade tax dollars fund these and other valuable services:

- Police Department that responds to every call
- City-wide LPR/video camera security system
- Back door trash/recycle pickup
- Trash and cardboard dumpsters
- Once-a-week brush/chipper service
- On-call repair service for all grinder pump red light alarms
- Maintenance of planted medians, pocket parks and islands

Residents are encouraged to attend the Public Hearing on Wednesday June 16th at 4:00 pm. This is your opportunity to ask questions or comment on the proposed property tax rate.



FROM THE POLICE DEPARTMENT – CHIEF CHUCK WILLIAMS:



One of the first things I wanted to do when selected as Chief was to meet all the Belle Meade Neighborhood Watch Captains. I have met with almost forty block captains, and the meetings have been such an informative experience for me. I am excited to get the Police Department more involved with the residents through community policing initiatives. Some future programs that I plan on implementing/reinstating are a women's self-defense class, a citizen's police academy, and a "Meet the Officers/Dispatchers Day". These are a few things we are working on implementing and we have other programs in the works for future deployment. It is very humbling to serve a community that supports the police as much as the residents of Belle Meade do. I want to thank everyone who opened their homes to me and allowed me to share some of my goals and objectives with them. Our department is genuinely grateful for the citizen's support, and we are thankful to be working for such a great community. If anyone has any concerns or comments, please contact me at 615-504-0074 or by email at cwilliams@citybellemeade.org. I would love to hear from you!



Officer William Scarbrough

The Police Department is pleased to announce that Officer William Scarbrough graduated from the Tennessee Law Enforcement Training Academy on Thursday, June 3rd, 2021, as a Certified Police Officer. Officer Scarbrough joined the police department as a full-time dispatcher in October 2019. He performed his dispatch duties very well and is well-received by his coworkers. When Officer Dee Howell announced her retirement in 2021, Officer Scarbrough requested the opportunity to replace her. Officer Scarbrough has a few more weeks of field training before being assigned to a permanent shift. I am confident that he will be a great addition to the Patrol Division and is excited about this new challenge



Making Progress Towards Completion of BMT Plan Document

May was a busy month with several Plan Discovery outreach events for citizen participation. While the Virtual Town Hall enjoyed moderate input, the in-person events at the St. George's Farmers Market, Listening Session at the Historic Site and the two Saturday "Walk the Boulevard" events were extremely successful! The BMT core team enjoyed meeting with residents and answering questions about the BMT Plan. Residents were asked to go to the website and complete the short survey about the Plan. The Resident Survey will remain open on the website for

several more weeks, so please click [HERE](#) and take a moment to answer 12 very short questions. There is also space to add your comments if you choose. We need to hear from you now, as the core team and Steering Committee are entering the final stages of meetings and discussion towards completion of the Plan document.

We are planning to have a booth again at the June 10th Farmers Market, so please stop by and speak with the team. All of the Plan display boards and informational handouts are in the City Hall lobby for public access, from 8am to 4pm weekdays.

RECAP OF BOARD OF COMMISSIONERS' MEETING

The Commissioners took action on the following items at the May 26, 2021 meeting:



- Approved request to purchase one Stalker Radar Unit for use in the new Ford Explorer, purchased with THSO grant funds in the amount of \$1,900.00
- Approved request to declare two 2010 Dodge Charger police vehicles and emergency equipment as surplus property so that they can be sold by internet auction.
- Approved request to amend the Kimley-Horn contract for Continuing Professional Services to include a Zoning Code Review, for a lump sum fee of \$26,000
- Approved the final one-year extension to the Solid Waste & Recycle contract thru June 30, 2022, with increase of 4%, as per contract specifications.
- Approved the following invoices over \$5,000:
 - o Gibbs Brothers Construction \$ 5,129.25
 - o Kimley-Horn \$21,635.00
 - o Landscape Services Inc. \$ 9,650.00
 - o Nsite Inc. \$77,900.00
- o Westfield Insurance Co. \$ 7,124.00
- o Applied Concepts, Inc. \$ 5,850.00
- o Straeffer Pump & Supply, Inc. \$12,455.00
- Approved on first reading Ordinance 2021-1, Budget Appropriations for FY 2021-2022
- Approved on first reading Ordinance 2021-2, Amend Title Two of the Belle Meade Municipal Code to Increase the Number of Commissioners on the Historic Zoning Commission from five (5) to seven (7)
- Approved Ordinance 2021-3, on first reading, to Fix the Tax Rate for Fiscal Year 2021-2022
- Approved Resolution 2021-04, Amend Sewer User Charge for Fiscal Year 2021-2022
- Approved Resolution 2021-05, Amending Resolution 2021-03, Establishing Amounts of Fees to be Charged by the City of Belle Meade for Permit Applications and Other Taxes (amending Excavation and Street Cut Permits)

2021 Wastewater Rate Study – New Rate Approved by Commissioners

In January, the City contracted with Buddy Petty, Engineer, of RateStudies, Inc. to conduct a rate study for the City’s Wastewater Enterprise Fund. The Fund was put into operation in 2016 in accordance with state law, and Mr. Petty previously conducted a rate study prior to the implementation of the Enterprise Fund to determine a sewer user rate for Belle Meade that would support the Fund’s operations. A rate of \$2.85 per 100 cubic feet was approved in 2016 and *maintained for five years*. The rate study just completed for the fiscal years 2022 – 2026 recommends a 10% increase in the sewer user rate for FY 21/22, effective July 1st, in the amount of \$3.14 per 100 cubic feet. The study also recommends a 2% increase for each fiscal year 2023 through 2026. These increases should support the operations of the Fund, including depreciation, and provide sufficient cash to cover Metro

Water Services fee increases and fund the Wastewater Capital Improvement Plan.

The Commissioners approved the recommended rate of \$3.14 for FY 2021-2022 at the May board meeting, and will evaluate the Study’s recommendation of an annual 2% increase each year to determine if the increase is sufficient to fund all operations, including depreciation.

At the current rate of \$2.85, the average Belle Meade residential customer’s monthly bill for sewer using 800 cubic feet of water (approx. 6,000 gallons) is \$49.05. Under the new rate of \$3.14, that same customer bill will have a \$4.91 increase, for a monthly charge of \$53.96.

The table below shows the impact of the first year’s 10% increase in rates as compared to the current rate table. The average Belle Meade residential customer’s monthly increase using 800 cubic feet of water will be \$4.91.

2021 Wastewater Rates	
Minimum	
\$26.25	
Per 100 Cubic Feet	
\$2.85	
Water Sold Cubic Feet	Monthly Charge
200	\$31.95
600	\$43.35
800	\$49.05
1,000	\$54.75
2,500	\$97.50
5,000	\$168.75

2022 Wastewater Rates			
Minimum		% Inc.	
\$28.88		10%	
Per 100 Cubic Feet			
\$3.14		10%	
Water Sold 100 Cubic Feet	Monthly Charge	Diff.	Percent Increase
200	\$35.15	\$3.20	10%
600	\$47.69	\$4.34	10%
800	\$53.96	\$4.91	10%
1,000	\$60.23	\$5.48	10%
2,500	\$107.25	\$9.75	10%
5,000	\$185.63	\$16.88	10%

To read the complete 2021 Rate Study on the City website, click [HERE](#). Please do not hesitate to contact City Hall with any questions you may have about this study or the new rate.

CERES SOCIETY DONATIONS – MAY 2021

OAK SOCIETY - \$1,000 and above

Mr. & Mrs. John Henry Bryan, III

MAGNOLIA SOCIETY - \$500 - \$999

Mr. & Mrs. David Brown
Dr. & Mrs. John Warner

TULIP SOCIETY - \$250 - \$499

Mr. & Mrs. John Abbott
Mr. & Mrs. Lawson Allen
Mr. & Mrs. Lindsay Bohannon
Mr. & Mrs. Edward Brown

Mr. & Mrs. Douglas Cahill
Mr. & Mrs. Steven Cates

Mrs. Anita Cochran
Mr. & Mrs. John Esposito
Mrs. Martha Goldner
Mr. & Mrs. Christopher Hardy
Mr. & Mrs. Joseph Howell
Mr. & Mrs. H. Newton Lovvorn, Jr.

Mr. & Mrs. John Phipps, Jr.
Mr. & Mrs. Robert Rolfe
Mrs. Jane Tarkington
Mr. & Mrs. DeWitt Thompson, V
Mr. & Mrs. James Ward, III

Mr. & Mrs. Robert Weigel

CERES SOCIETY - UNDER \$250

Mr. & Mrs. Ron Farris
Dr. & Dr. George Dahir
Ms. Lisa Slinger
Mr. & Mrs. Paul Gentry Smith, Jr.

CERES DONATIONS IN MEMORY OF:

From Mr. & Mrs. H. Newton Lovvorn, Jr.
(In Memory of Ms. Jo Bryan Robertson,

Mr. Ben Rechter & Mrs. Patricia Frist)

Mr. & Mrs. DeWitt Thompson, V
(In Memory of Diana Thompson)

American Flag Sponsorship
From Mr. & Mrs. Edgar Stuart
(In Memory of George Frank Bartlett, Sr.)

Belle Meade Newsletter

REGULARLY SCHEDULED MEETINGS

JULY & AUGUST 2021

All Meetings Held at Belle Meade City Hall

Board of Commissioners

Wednesday, July 21st at 4:00 pm
Wednesday, August 18th at 4:00 pm

Historic Zoning Commission

Tuesday, July 13th at 3:00 pm
Tuesday, August 10th at 3:00 pm

Board of Building Code Appeals

Tuesday, July 13th at 4:00 pm
Tuesday, August 10th at 4:00 pm

Municipal Planning Commission

Tuesday, July 20th at 4:00 pm
Tuesday, August 17th at 4:00 pm

Board of Zoning Appeals

Tuesday, July 20th at 5:00 pm
Tuesday, August 17th at 5:00 pm

Agendas are available online at www.citybellemeade.org



CITY HALL OFFICES WILL BE CLOSED ON MONDAY, JULY 5TH IN OBSERVANCE OF THE FOURTH OF JULY HOLIDAY. IN CASE OF SEWER, STREET, OR OTHER EMERGENCIES, CALL THE POLICE DEPARTMENT AT 615-297-0241.

THE TRASH/RECYCLE AND BRUSH/CHIPPER COLLECTION WILL RUN NORMAL ROUTES ON MONDAY JULY 5TH

WE WISH EVERYONE A SAFE AND ENJOYABLE HOLIDAY!



DRUG COLLECTION BOX – available 24/7 in the Police Dept. for the safe disposal of unused or expired medication.

CITY OF BELLE MEADE
4705 Harding Road
Nashville, Tennessee 37205

return service requested