

ORDINANCE 2026-8

AN ORDINANCE TO AMEND TITLE 12, CHAPTER 3 (STORMWATER FEE ORDINANCE) OF THE BELLE MEADE MUNICIPAL CODE TO INCREASE THE STORMWATER USER FEE FROM A MONTHLY RATE OF \$22.41 PER EQUIVALENT RESIDENTIAL UNIT ("ERU") TO \$26.89 PER ERU FOR ALL RESIDENCES AND OTHER DEVELOPED LAND WITHIN THE CITY OF BELLE MEADE AND PROVIDING UPDATED LANGUAGE REGARDING MONTHLY BILLING PROCEDURES.

WHEREAS, in 2011 the Belle Meade City Commission ("Commission") adopted the Stormwater Fee Ordinance (Ordinance 2011-11) providing for stormwater management and establishing a stormwater user fee within the City of Belle Meade; and

WHEREAS, in 2015 and 2022, the Stormwater Fee Ordinance was further amended to provide for Stormwater Fees for other developed land within the City of Belle Meade, including multifamily units (condos), churches, country club, and the historic site; and

WHEREAS, the revenue from the Stormwater User Fee is intended to meet the costs to the City of services and facilities, including, but not limited to, the payment of principal and interest on debt incurred for stormwater management purposes, the creation of reserves for the replacement of permanent improvements for stormwater management, and other reasonable expenses necessary and convenient for the acquisition, construction, operation, maintenance, education and regulation of the stormwater management system and of properties affecting the stormwater management system; and

WHEREAS, specifically, the City is currently using revenue from stormwater fees for street sweeping, creek cleaning, capital projects, maintenance of infrastructure, emergency repairs, compliance with federal regulations for municipal separate storm sewer systems ("MS4"), stream monitoring, mapping of input and outfalls; and

WHEREAS, such fees are to be based both upon the reasonable cost to the City of the above services and activities and the benefit to each user actual or estimated use of such stormwater system and facilities; and

WHEREAS, the current fees of Twenty-Two Dollars and Forty-One Cents (\$22.41) per ERU have been in force since 2022 and are no longer adequate to cover the annual costs to the City without the City's having to subsidize these expenses out of its general fund; and

WHEREAS, the Commission hereby finds that based upon the known costs and reasonable estimates of future costs, the fee should be increased to Twenty-Six Dollars and Eight-Nine Cents (\$26.89), effective on the beginning of the next fiscal year, July 1, 2026;

WHEREAS, the City of Belle Meade has transferred the payment of stormwater fees to be included in the monthly Metro water bills to provide ease of use for residents; and

NOW THEREFORE:

SECTION ONE: BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that Section 12-302 (5)(e) of the Belle Meade Municipal Code is hereby amended to delete the figures "\$22.41" and to substitute therefore the figures "\$26.89."

SECTION TWO: BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that Section 12-302 (5)(f) of the Belle Meade Municipal Code shall be amended to read as follows:

(f) The stormwater fee for independently owned multiple dwelling unit residential properties (hereinafter "condominiums") shall be based upon the fee for detached dwelling units, using the lower tier factor in the Table in Section 12-302 (5)(a), and shall be assessed on a per unit basis at \$13.44 per month.

Total Lot Area (sq. ft.)	Factor X ERU Monthly Rate	Monthly Fee	Annual Fee
0-40,000	0.5 x \$26.89	\$ 13.44	\$ 161.28
40,001-70,000	1.0 x \$26.89	\$ 26.89	\$ 322.68
> 70,001	2.0 x \$26.89	\$ 53.78	\$ 645.36

SECTION THREE: BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE, that Section 12-302 (5)(b) of the Belle Meade Municipal Code shall be amended to read as follows:

(b) Churches and schools, historic homes or sites, country clubs, and other commercial properties shall be charged according to the table below based upon the ERU as specified below in subsection 5(e) or as specified in or as amended by ordinance in the future. Where “F” is defined as the impermeable surface area at the parcel divided by 12,200 square feet.

Total area of parcel (square feet)	Factor x ERU Monthly Rate
Churches and schools	F x \$26.89
Historic home or site	F x \$26.89
Country Clubs	F x \$26.89
Commercial properties	F x \$26.89

SECTION FOUR: BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that Section 12-302 (7)(c) of the Belle Meade Municipal Code shall be deleted in its entirety and amended to read as follows:

(c) The stormwater user fee shall be paid by the due date on the Metro water bill and shall become delinquent according to their billing standards.

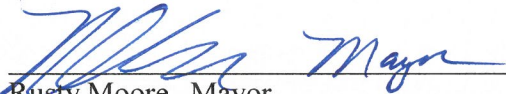
SECTION FIVE: BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that Section 12-302 (8) of the Belle Meade Municipal Code shall be deleted in its entirety and amended to read as follows:

(8) The City of Belle Meade shall bill the stormwater user fee through the monthly Metro water bill.

SECTION SIX: BE IT FINALLY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE THAT THIS ORDINANCE SHALL TAKE EFFECT ON JULY 1, 2026, THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS REQUIRING IT.

Passed on First Reading: May 20, 2026

Passed on Second Reading: June 17, 2026


Rusty Moore, Mayor


Rusty Terry, City Recorder



