



COMMISSIONERS: Gray O. Thornburg, Mayor • James V. Hunt, Sr., Vice Mayor • Cathy Altenbern, Stephen Rick, Ed Freeman • Beth Reardon, City Manager/Treasurer • Tim Eads, Chief of Police • Linda Berner, City Recorder

Belle Meade City Hall (615) 297-6041 / Belle Meade Police Department (615) 297-0241

NEWSLETTER TO RESIDENTS OF BELLE MEADE

OCTOBER 2011

PROPOSED PROPERTY MAINTENANCE & STORMWATER ORDINANCES SCHEDULED FOR SECOND READING

Proposed Ordinances 2011-10 (Property & Premises Maintenance Code) and 2011-11 (Establishing a Stormwater Utility) are up for second and final reading at the regular meeting of the Board of Commissioners on Wednesday, October 19th at 4:00 p.m. Both of these Ordinances can be viewed in their entirety on the City's website (www.citybellemeade.org). Listed below are some of the citizen questions we have received about the ordinances. The Commissioners encourage everyone who has a comment or question about this proposed legislation to attend the public hearing at the beginning of the meeting on October 19th.

Why do we need a new property maintenance ordinance?

The City Code has always contained regulations for property maintenance and unsafe buildings, but some of the language was vague and difficult to interpret and the code did not define a clear and objective enforcement process. The proposed legislation better defines the minimum standards of care for the premises and property, as well as spreading the responsibility for authority and enforcement between the City staff and the citizen members of the Board of Building Code Appeals (BBCA) (listed below).

Does the Property Maintenance Ordinance allow City staff to come into homes without permission to inspect for maintenance violations? Will this Ordinance place undue financial burdens upon homeowners?

The study group chaired by Commissioner Steve Rick and comprised of the members of the BBCA was unanimous in their opinion that this Ordinance would be applied to exterior maintenance issues only. The City staff will not have the right to make interior inspections of homes under the guidelines of this ordinance. The BBCA is responsible

for taking action and enforcing remedies pursuant to this Ordinance, and consideration of the financial burden on the homeowner will be a factor in their decisions.

Who are the members of the Board of Building Code Appeals?

Chairman Clay Bright, Steve Rick, John Phipps, Jeannette Whitson, and Kristin Taylor.

Why does the City need to establish a Stormwater Utility?

In short, the stormwater regulations are a federal unfunded mandate. The City has used General Fund monies, which include state shared taxes and property taxes, to pay for its stormwater costs since 2003. Due to budget constraints and declining revenues, the City has had to limit its spending for stormwater related improvements. A defined user fee rate structure would supplement the General Fund monies and allow the City to address the list of pending projects and activities related to stormwater that will benefit the entire Belle Meade community.

How much will the stormwater user fee be for each property owner?

The Commissioners are currently analyzing several proposed rate structures, but it is anticipated that the rate will be minimal and in line with what other cities and counties have approved, which ranges between \$4 and \$10 per month for an average sized lot. Lots that are larger or that have an excessive amount of impervious surface will pay slightly more. The City will continue to utilize General Fund monies to support the majority of stormwater projects and activities, including the annual creek debris clean up, monthly street sweeping, and semi-annual water/wastewater testing.

2011 PROPERTY TAXES:

Property tax statements have been mailed to each property owner, regardless of any arrangements made with a mortgage company for payment. Taxes are due on or before February 29, 2012. The City of Belle Meade still provides

the opportunity to take a 2% discount if your taxes are paid on or before October 31st. The City's tax rate remains at 22.9 cents per \$100 of assessed value. Please call Linda Berner at 297-6041 if you have any questions.

RECAP OF SEPTEMBER 21, 2011 BOARD OF COMMISSIONERS' MEETING

The Commissioners took action on the following items at their regular meeting:

- Approved the final one-year extension on the Snow & Ice Removal Contract with Sammie Gibbs Construction, extending the contract through October 2012.
- Appointed Mr. Charlie Atwood to the Municipal Planning Commission and as an alternate on the Board of Zoning Appeals. Appointed Mrs. Mary Ann Blaufuss to the Board of Zoning Appeals.
- Approved the purchase of 136 holiday wreaths from Boy Scouts of America Troop 6, at a cost of \$21 each. (Funded from Ceres Society/Beautification Fund).
- Approved the purchase of a 2012 Dodge Avenger from Cardinal Chrysler/Dodge for the City staff at a cost of \$16,435.36 and a 2011 Ford Fusion from Golden Circle Ford for the Codes Department at a cost of \$16,519.00. These vehicles will replace a 1996 Jeep and a 2004 Impala, which will be sold on a government Internet auction site.
- Approved the bid from West Meade Decorating for cleaning and painting exterior portions of the City Hall building in the amount of \$9,720.00.
- Ordinance 2011-1, adopting the 2006 International Property Maintenance Code, failed on second reading due to lack of a motion.
- Ordinance 2011-2, adopting 2009 International Energy Conservation Code, failed on second reading due to lack of a motion.
- Approved Ordinance 2011-10, on first reading, adding Chapter 3, "Maintenance Code" to Title 13 of the Belle Meade Municipal Code.
- Approved Ordinance 2011-11, on first reading, establishing a Stormwater Utility, User Fee, and Maintenance Policies.

FROM THE POLICE DEPARTMENT:



We will be having our annual Safe Halloween Event on Thursday, October 27th from 5 p.m. until 7 p.m., so dress up your little goblins and come out for some safety tips and fun. We will have

Halloween bags, treats, and a chance to pose for pictures at our festive backdrop. See you there!

Our Neighborhood Watch program is still growing at an incredible rate thanks to our residents that have volunteered to become Block Captains. A big **Thank You** from the City of Belle Meade to those that have made the commitment to help

organize the Watches. We appreciate your efforts towards keeping Belle Meade a safe place live. Our current Watch count has doubled since the last Newsletter! We currently have 27 active programs in place. If you have questions about organizing a Watch program for your neighborhood, call Officer Dee Howell at 297-0241.

Please continue to report any suspicious activity or person to the Police Department by calling us at 615-297-0241.

Be Safe,
Chief Tim Eads



PUBLIC WORKS / STORMWATER:

Creek Maintenance Etiquette – Each year the City budgets significant funds for the maintenance and clean-up of the creeks within Belle Meade. Former Mayor Fillebrown began this annual maintenance project over a decade ago and it has considerably reduced the flooding of properties throughout the City. Residents can assist with this worthwhile project by keeping yard waste and fallen leaves out of the creeks. PLEASE do not dispose of landscaping debris or any other items

(pumpkins!) by throwing them in the creek, thinking they will disappear harmlessly. In fact, these items become a nuisance by clogging the creeks, increasing the chance of flooding, and causing the City to spend additional funds for cleanup. Please dispose of yard waste properly by placing it at the street for weekly pickup by the brush and chipper contractor. If you hire a landscaper to clean your yard this fall, please inform them of this information.

WASTE COLLECTION FIGURES (IN TONS)

	TOTAL	COMINGLE	CARDBOARD	GLASS	TRASH
JULY	97.96	12.68	1.96	2.72	80.60
AUGUST	90.82	13.31	1.92	2.54	73.05
SEPTEMBER	116.27 (5 Wks)	16.48	2.11	2.64	95.04

NOTE: Thanksgiving Holiday Trash Pickup: The Thursday route households will be picked up on WEDNESDAY before Thanksgiving Thursday. The Friday route will run as usual.

CITIZEN SURVEY:

The Commissioners are hard at work preparing a citizen survey that will aid them and future commissioners in long range planning for our City. We hope every household will participate by sharing ideas and useful information to help both Commissioners and

City staff make more informed decisions and policy choices, as well as offer services that are responsive to citizen preferences and needs. The survey should be ready in a few weeks. We look forward to your participation!

Help us shape the future of Belle Meade!



MONTHLY SCHEDULED BOARD MEETINGS

**ALL MEETINGS ARE HELD AT
BELLE MEADE CITY HALL,
4705 HARDING ROAD**

Municipal Planning Commission

Meets the 3rd Tuesday of each month at 5:00 p.m.

Board of Building Code Appeals

Meets the 3rd Tuesday of each month at 6:30 p.m.

Board of Zoning Appeals

Meets the 3rd Tuesday of each month at 7:30 p.m.

Board of Commissioners

Meets the 3rd Wednesday of each month at 4:00 p.m.

Agendas are available online at www.citybellemeade.org

CERES SOCIETY / BEAUTIFICATION:

Thank you to the many citizens who so quickly and generously responded to the annual Ceres Society letter campaign. At publication, just over 200 members had sent in their annual dues. We will list all the donor names in our next newsletter.



CITY OF BELLE MEADE
4705 Harding Road
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return service requested