

Mt. Juliet, Tennessee

*2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122*



Meeting Minutes

Monday, January 27, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Workshop 5:15 PM**1.A.** Discussion of RFP for City owned property in the Downtown area

Attachments: [Public Notice - Workshop - 1-27-25](#)

Mayor Maness called the Workshop to order at 5:15 PM

Mayor Maness stated that without objection Citizens Comment would be from 5:15 PM - 5:25 PM with adjournment at 6:00 PM for the Workshop.

Citizens Comments: None

City Manager Kenneth Martin explained he is seeking guidance and direction on what to do with the property owned by the City in the downtown area. Development Services Director Jennifer Hamblen explained the requirements of this area concerning the acreage guidelines.

Discussion was held.

Discussion was held on receiving comments from the residents through a survey.

Discussion was held.

Commissioner Giles stated a City Hall could be built on the back of this property or on other city property and lease the remaining property to have recurring revenue. Feels we need to explore all options, this is prime property on Mt. Juliet Road.

Mayor Maness stated he would like to see the RFP include a plan of a CBID for infrastructure and ongoing maintenance. What would be built (residential, retail, etc.), to include downtown walkability, proposal for what they would build for a City Hall, and a financial impact study/statement.

Mayor Maness asked if there were other items that the Commission would like to see included in the RFP.

Commissioner Milele stated she would like to see walkability, does not want to go in debt. This building is in bad need of repair so something has to be done at some point. She would like to see a new City Hall in the future. Feels like this is a good time to get a vision and master plan. If we wait on a developer(s) to develop the other parcels owned by the City then we have to consider the time frame and the revenue that could be generated. Curious how many cities comparable are in the land use market? And do we want to go in this direction. Likes the idea of a Master Plan and not spending millions on a new City Hall. Does not want to piece this together

Mayor Maness stated what is on the map is a proposal and we will be giving others the opportunity to make a proposal. He does like this first vision that was proposed. City Manager Kenny Martin stated he has only pitched this idea to top tier developers, but this is just an idea. If we go the RFP route he wants to see the vision of others.

Vice Mayor Trivett during this RFP we need to consider commercial and residential development, walkability, etc. Land and the cost of materials does not get any cheaper. We could remodel this building to bring up to current standards, sprinkling, proper ingress/egress. In favor of the RFP since this is forward thinking instead of reactive. An RFP gives us a base line.

Mayor Maness asked if anyone had more to add or delete from the RFP.

Commissioner Giles stated that when he was previously on the Commission he was always in favor of purchasing property. Wants the public to know that we will be considering all proposals.

City Manager Kenny Martin stated this was not a proposal just what could be proposed.

The Workshop adjourned at 6 PM

Mayor Manesss stated the Presentation would begin at 6:05 PM
with the Public Hearing beginning at 6:15 PM

2. Presentations 6:00 PM

2.A. Read to Succeed - Local Rotary Clubs

Mayor Maness presented a Proclamation to the Wilson County Rotary Clubs for the "Read to Succeed Program" that began with Audrey Hamblen Glen's vision at West Wilson Elementary. This programs now serves 18 elementary schools in Wilson County. They have reached 100,000 books given out to 1st graders. They also add to the Little Free Libraries and include MJCA.

3. Public Hearing 6:15 PM

Citizens Comments limited to three (3) minutes per person - Ordinance 2023-15

3.A. Public Hearing - 2nd Reading

Attachments: [Public Notice - 2nd Reading - 1-27-25](#)

Mayor Maness called the Public Hearing to order at 6:16 PM

Citizens Comments: No pros or cons voiced.

Adjourned at 6:18 PM

4. Call to Order & Declare a Quorum Present

Mayor Maness called the Board of Commissioners to order at 6:30 PM and declared a quorum present.

Present: Commissioner Art Giles, Vice Mayor and Commissioner Bill Trivett,
Mayor James Maness, and Commissioner Jennifer Milele

Absent: Commissioner Scott Hefner

5. Set Agenda

Mayor Maness stated that items 11A (Amend FY 24/25 Budget - Central Pike Interchange), 11B (Amend FY 24/25 Budget - West Elementary School's sewer Infrastructure), 12A (Approve conveyance of land containing West Elementary's Sewer Infrastructure), 12B (Approve TDOT agreement for utility relocation Lebanon Road widening between Terrace Hill Road and Adeles Garden and authorize Mayor to sign), 13 (Adjournment) would be considered under consent with no objections.

No objections voiced.

6. Invocation & Pledge of Allegiance

City Manager Kenneth Martin

7. Approval of Minutes

7.A. Meeting Minutes 1-13-25

Attachments: [Meeting Minutes 1-13-25](#)

Mayor Maness stated the minutes would be approved as published with no objections.
No objections voiced.

8. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

No pros or cons voiced.

9. Commissioner Reports & Comments

Commissioner Giles: Appreciates the Rotary Clubs in attendance tonight and the participation in the "Read to Succeed" program. This program was started by Audrey Hamblen Glen, which gave each first grader a book. They have currently given out 100,000 books.

Vice Mayor Trivett: Thanked everyone that attended from the Rotary Club. Nice to find out that Jennifer Hamblen's daughter started the program. MJPD is doing a great job with folks that enter the city that have warrants against them, drugs, etc. Thanked the Fire Department and EMS Division. Thanks to the Public Works Department.

Commissioner Milele: Working on her newsletter. Mt. Juliet Activity Center had the ribbon cutting last week which includes a Teen Center and location of the new Toddler Park.

10. City Manager's Report

Thanked everyone for attending the earlier workshop. Being kind and respectful to everyone goes a long way. The local businesses spend lots of money on their businesses and have to wait for the residents to patronize them. We try to find creative ways to help the businesses. Other cities are starting to mimic several of our projects including City Beautiful.

11. Unfinished Business - Ordinances - 2nd Reading - Consent

- 11.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR THE CENTRAL PIKE INTERCHANGE PROJECT

Attachments: [2025- Amend Capital Proj budget for ROW ph of Central Pike Interchange](#)

Mayor Maness stated the items on consent would be adopted if there were no objections. No objections voiced, all consent agenda items were adopted.

RESULT: ADOPTED

- 11.B.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE (ORDINANCE 2024-25) TO APPROPRIATE FUNDS FOR OBTAINING OWNERSHIP OF WEST ELEMENTARY SCHOOL'S SEWER INFRASTRUCTURE

Attachments: [Draft Ordinance re Budget Amendment for West Elementary Pump Station](#)

Mayor Maness stated the items on consent would be adopted if there were no objections. No objections voiced, all consent agenda items were adopted.

RESULT: ADOPTED

12. Resolutions - Consent Agenda

- 12.A.** A RESOLUTION APPROVING THE WILSON COUNTY BOARD OF EDUCATION'S CONVEYANCE OF LAND CONTAINING WEST ELEMENTARY SCHOOL'S SEWER PUMP STATION

Attachments: [Resolution Accepting Warranty Deed for West Elementary Pump Station Land](#)
[Warranty Deed \(Wilson County Board of Education\) 8.5x11](#)
[Sewer Pump Location West Elem 1.6.24](#)

Mayor Maness stated the items on consent would be adopted if there were no objections. No objections voiced, all consent agenda items were adopted.

RESULT: ADOPTED

- 12.B.** A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE UTILITY RELOCATION PORTION OF TDOT'S LEBANON ROAD WIDENING PROJECT BETWEEN TERRACE HILL ROAD AND ADELES GARDEN ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

Attachments: [Resolution Approving Agreement with TDOT for Utility Relocation on Lebanon Road](#)
[Resolution Approving Agreement with TDOT for Utility Relocation on Lebanon Road - Executive Summary](#)
[Utility Relocation Contract \(Contract No 9485\)](#)
[Utility Relocation Contract \(Contract No 9485\) - Request Letter for Deposit](#)
[Resolution 60-2022 \(relevant portions\)](#)

Mayor Maness stated the items on consent would be adopted if there were no objections. No objections voiced, all consent agenda items were adopted.

RESULT: ADOPTED

13. Adjournment

at 6:42 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC