

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, February 10, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Workshop - 5:15 PM

- 1.A.** Discussion of the remodeling, budget, and other items involving the old Mt. Juliet Police Building to be utilized by the Senior Citizens Center.

Attachments: [Public Notice - Workshop - 2-10-25](#)
[MJ Senior Center - Floor Plan](#)
[MJ Senior Center - Preliminary Demo & Buildout Cost Estimate](#)
[MJ Senior Center - Site Plan](#)

Mayor Maness called the workshop to order at 5:17 PM and stated the workshop will adjourn at 6 PM.

Citizens Comments:

Mark Hinesley, 1006 Benton Harbor Blvd., appreciates the support of the Senior Citizens.

Jeff Rowlett, Representing Senior Citizens Center stated the objective is to create something that the community will be proud of. They will have a bid packet that will be available to put this out for bid. Estimated cost is \$1.9 million, the offer they have on the current building is \$1.1 million. We are short \$850K.

Discussion was held.

Parks Director Lee stated we want to partner with the Senior Citizens and the Parks Department can use the additional large space. The drawing presented has been agreed upon by all parties. This is flex space, the City would still own the building and take care of the maintenance. The cost estimate is \$1,857,468.00 they will have \$1.1 million when they sell their building. We can use the Hotel/Motel Tax to fund the shortage of \$850,000.00.

Discussion was held.

Jeff Rowlett stated it is anticipated that the Police Department will move out in October 2025. They will sell the current building.

Mayor Maness stated we also have the Tomlinson Property for sale at \$1.1 million and the Clemmons Road property will revert back to the City.

Vice Mayor Trivett questioned when the construction plans would be available, the budget and recurring cost?

Discussion was held.

Commissioner Hefner questioned the potential of the property across from Amazon with the restrooms. City Manager Kenny Martin stated he might have an appraisal tomorrow. Discussion was held on the additional 5 acres.

Jeff Rowlett stated this cost is only for the demo and build out. It does not include

moving, fixtures, etc. However, the Seniors have money for this.

Commissioner Milele questioned the fundraising money for a new building. Jeff Rowlett stated this is the money that will be used for moving, furnishings, etc.

Discussion was held.

Mayor Maness stated the next step is to get this in the budget which has to be passed by June 30th. Workshops will be at the end of April. We need to pass a formal agreement with the Seniors.

City Manager Kenny Martin stated he and City Attorney Burnett will work on the agreement. He will also look into selling some city property to help with the funding.

Parks Director Lee stated the recurring cost at the current Police Headquarters is \$130K/year.

Adjourned at 5:45 pm

2. Public Hearing 6:15 PM

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

2.A. Public Hearing Notice - 2nd Reading - 2-10-25

Attachments: [Public Hearing Notice Update](#)
[Public Hearing Notice - 2nd Reading - 2-10-25](#)

Mayor Maness called the Public Hearing to order at 6:17 pm

Citizens Comments: No pros or cons voiced.

The Public Hearing adjourned at 6:19 pm

3. 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.

4. Set Agenda

Mayor Maness stated that item 11E (Resolution to negotiate a purchase price for the Global Vision Property) was removed from Consent at request of Commissioner Hefner. No objections voiced.

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

5. Invocation & Pledge of Allegiance

City Manager Martin

6. Approval of Minutes**6.A. Meeting Minutes 1-27-25**

Attachments: [Meeting Minutes - 1-27-25](#)

The minutes of January 27, 2025 were approved as published with no objections.

This Minutes were approved with no objections..

RESULT: APPROVED

7. Citizens Comments

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

No pros or cons voiced.

8. Commissioner Reports & Comments

Commissioner Giles: No comments.

Vice Mayor Trivett: Thanked the Senior Citizens Board and Parks and Greenways Board for attending the workshop tonight. Thanks to the 1st Responders for all they do.

Commissioner Hefner: Thanks to everyone in attendance tonight and online. Welcomed a few new small businesses: Honky Tonk Creamery, and Slick City. Apologized for missing the last meeting, he was on a business trip. Due to his property being in close proximity to the property owned by the city he will not discuss, be involved in the conversation and will abstain from the votes when City Hall property is brought up. He does reserve the right to speak at Citizens Comments as a Citizen.

Commissioner Milele: Shout out to K9 Milo who has served the City and now retiring. Update on the proposed Recreation/Aquatic Center, three town halls have been held and all were open to the public. Since January the committee has had two meetings, it is time for the committee to narrow down the concept due to the budget. We will have to issue a bond for construction, and plan for staffing. She is now the BoC rep for this committee, she is committed to seeing this through, feels Mt. Juliet needs a pool. Shout out to Sam Anderson, Architect for his work on this. The City of Spring Hill (Longview complex) is the foot print we would like to have in Mt. Juliet. There have been lots of request for competition pools for swim teams. Wilson County Schools do not fund swim teams. We cannot afford a competition pool and community pool. Our biggest commitment is to the residents. Estimated cost is \$9-\$10 million for the gym which does not include a pool. We want to build a pool that is large enough which is estimated at \$1-\$5 million, which would include zero entry, play area, water aerobics and lap lanes. We cannot fund the operations today so we need a plan and the Committee is prepared to submit this to the BoC during the budget process.

Mayor Maness: No comment.

9. City Manager's Report

Thanked everyone for attending in person and online. Thanked Public Works for the repairs to several potholes, and the signalization. Thanked BoC for upgrades to LED lighting on Mt. Juliet Road. Please continue to shop local.

10. New Business - Ordinance - 1st Reading

10.B. AN ORDINANCE TO RECONSIDER THE CERTIFICATE OF OCCUPANCY CONDITIONS OF ORDINANCE 2020-11 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE DISTRICT BEING LOCATED AT 108 STONEY CREEK ROAD

Attachments: [Ordinance to Reconsider Conditions of Ord 2020-11 \(updated\) 2020-11](#)
[2020-11 Minutes](#)

Motion made by Commissioner Giles to amend said ordinance to add to Public Works comment 6d: "The developer has agreed to the following off-site improvements...A 10 foot wide greenway shall be constructed along Stoners Creek between Old Mt. Juliet Road and the existing greenway at Hickory station Town homes. This improvement is subject to property owner approval and the ability to acquire a public access easement on the subject properties. The greenway shall be complete before the 38th Certificate of Occupancy is issued for the town homes." seconded by Commissioner Milele.

Vote on 1st Amendment:
Yea: Unanimous

Vote on ordinance as amended 1x:

This Ordinance was recommended for approval to the Board of Commissioners due back on 2/24/2025

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11. Resolutions - Consent Agenda

11.A. RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTE) FOR THE GOLDEN BEAR GATEWAY UTILITY RELOCATION AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

Attachments: [2025-02-10, MTE Contract Resolution - Golden Bear Widening](#)
[2025-02-10, MTE Contract Resolution - Exec Summary](#)
[MTE Contract Golden Bear WO# 16157338 - unsigned](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11.B. RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTE) FOR THE BECKWITH ROAD UTILITY RELOCATION AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

Attachments: [2025-02-10, MTE Contract Resolution - Beckwith Road](#)
[2025-02-10, MTE Beckwith Contract Resolution - Exec Summary](#)
[Utility Relocation Agreement MTE -Beckwith Rutland Phase 1 DRAFT](#)
[MTE Estimate](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11.C. A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF MT. JULIET AND NABHOLZ CONSTRUCTION TO ESTABLISH THE GUARANTEED MAXIMUM PRICE FOR PHASE 2 WORK FOR FIRE STATION 3, A COPY OF SAID AGREEMENT BEING ATTACHED HERETO AND MADE A PART OF THIS RESOLUTION BY REFERENCE

Attachments: [2025 - Approve amndmnt to Nabholz agreement for Fire Station](#)
[2025- Executive Summary for St 3 Nabholz change order and final GMP](#)
[MJFS FS #3 Value Analysis 1.20.25](#)
[PCCO #001 - GMP Balance With Value Analysis DRAFT](#)
[PCO #001 - GMP Balance With Value Analysis DRAFT](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11.D. A RESOLUTION ACCEPTING A GRANT FROM THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION FOR THE PURCHASE OF AN R ONE SERIES RESCUE BOAT AND TRANSPORT TRAILER FOR THE CITY OF MT JULIET FIRE DEPARTMENT

Attachments: [2025- Res to accept FD Firehouse Subs Grant](#)
[MOU- City of Mt. Juliet TN on behalf of Fire Department of Mt. Juliet](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11.F. A RESOLUTION DECLARING THE CITY OF MT JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS

Attachments: [2025- Res surplus property FD SCBAs](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11.H. A RESOLUTION APPROVING A POLICE CANINE TRANSFER AGREEMENT AND RELEASE WAIVER FOR CANINE MAJLO BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND CHRISTOPHER BARTH

Attachments: [Resolution Approving Police Canine Transfer Agreement & Release Waiver](#)
[Police Canine Transfer Agreement & Release Waiver](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

10.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO ACCEPT A GRANT FROM THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION FOR THE PURCHASE OF AN R ONE SERIES RESCUE BOAT AND TRANSPORT TRAILER FOR THE CITY OF MT JULIET FIRE DEPARTMENT

Attachments: [2025- Amd buget for FD Firehouse Subs Grant](#)
[Approved Quote- Boat- Fire Department of Mt. Juliet](#)

Motion made by Mayor Maness to amend said ordinance to state Fire instead of Police, 2nd by Vice Mayor Trivett.

Vote on 1st Amendment:

Vote Yea: Unanimous

Vote on Ordinance as 1 time amended.

This Ordinance was recommended for approval to the Board of Commissioners due back on 2/24/2025

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

New Business - Resolutions

**11.G. A RESOLUTION AUTHORIZING THE CITY MANAGER TO
RESEARCH AND LOCATE A FIRM THAT CAN COMPLETE A
NEEDS ASSESSMENT FOR A NEW CITY HALL**

Attachments: [Res needs analysis for a new City Hall](#)

Commissioner Milele made a motion to suspend the rules to remove item 11G (Resolution authorizing the City Manager to locate a firm to can complete a needs assessment for a new City Hall) from Consent, 2nd by Commissioner Hefner.

Vote to suspend the rules:

Vote Yea: Unanimous

Commissioner Giles stated we need to know what we need in a new City Hall before obtaining bids. We need to do this right, we need to know how much square footage is needed, proposed growth, city chambers, conference space, storage areas, consideration given to the safety for the public, employees and boards/committees. Needs for Ingress/Egress, secured parking for employees, board/committees, parking for the public. The professional will talk to the department heads about the future needs. This will give us a much better idea on what will be needed.

Discussion was held on the probable cost.

Mayor Maness stated the City Manager would bring that cost along with an agreement to the Board of Commissioners for approval.

Discussion was held.

Mayor Maness stated this is a directive for the City Manager to know the will of the Board.

Discussion was held.

Commissioner Giles stated we need to figure in growth. The police study was for 10 years we might want to project for 15-20 years. Land is not being created anymore. We need to plan for growth we are doing this for the citizens, you know we are going to grow in the future.

Discussion was held.

Commissioner Giles stated we need this done professionally, this is what happened with the police department.

Discussion was held

Motion made by Commissioner Milele to go back into regular session, 2nd by Vice Mayor Trivett.

Vote to go back into regular session:

Vote Yea: Unanimous

A motion was made by Commissioner Giles, seconded by Commissioner Hefner, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Art Giles

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11.E. A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE PURCHASE PRICE OF THE GLOBAL VISION PROPERTY LOCATED AT 2060 OLD LEBANON DIRT ROAD, BEING APPROX. 12.08 ACRES

Attachments: [Res to negotiate purchase of 2060 OLDR - Global Vision Global Vision Church Property 1 30 25](#)
[Former Global Vision Church Pictures of Property 2 4 25](#)

Vice Mayor Trivett stated this land was previously used as a church. Commissioner Giles mentioned earlier that land is not growing and this is good Real Estate. Does the BoC want to look into this property? This could be an opportunity to build a park. Most of our parks are in the central area of the city. Is there another need or want for the land? This property has possible deed restrictions. He has spoken with the existing land owner and it is his understanding the City Manager can negotiate with the current land owner.

City Attorney Burnett read the deed restrictions but stated it only applies to one of the parcels.

Discussion was held.

Commissioner Hefner stated Parks Director Lee stated tonight in the workshop that the City has 10 parks. He likes Commissioner Giles idea of a needs analysis. Before we start purchasing more park land we need to take a look at what we have and the City's short and long term goals. What are the plans on financing an aquatic center. We need to sell land the City is not going to use and use the money to help fund other needed projects. The City has numerous expenses. Land sells at a premium in MJ. We need a long term plan.

Mayor Maness stated we received a nice update on the aquatic center tonight. The City currently has no money in the hotel motel tax fund. Stormwater issues have to be corrected on this property. We have property coming back from the Senior Citizens that have deed restrictions. Feels we are pretty good. Earlier at the workshop Parks Director Lee stated we have more parks than other cities around us.

City Manager Martin stated he appreciates the comments and discussion from the BoC. Appreciates this being aired out at the table.

Commissioner Milele stated she would love to have this property but does not feel the timing is right.

Discussion was held.

Vice Mayor Trivett stated his idea was to bring it up for discussion.

Motion made by Vice Mayor Trivett to defer said Resolution indefinitely, 2nd by Mayor Maness.

Commissioner Hefner stated negotiations should not be on the consent agenda.

Vote on Indefinite Deferral:

Yea: Unanimous

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Resolution be deferred indefinitely. The motion carried by the following vote:

RESULT: DENIED

MOVER: Bill Trivett

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

12. Appointments

12.A. Appointment of BoC Representative to the JECDB Position #9

Attachments: [Commissioner Milele Resignation from JECDB](#)

Mayor Maness asked for nominations.

Commissioner Milele nominated Commissioner Hefner.

No other nominations

Nominations ceased.

Discussion was held.

Commissioner Hefner stated he was willing to serve.

Vote on Commissioner Hefner to JECDB Position #9:

Yea: Unanimous

13. Adjournment

at 7:25 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC