

Mt. Juliet, Tennessee

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



Agenda

Monday, June 23, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Public Hearing 6:15 PM

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

1.A. Public Hearing Notice 6-23-25**[1278](#)**

Attachments: [Public Hearing Notice - 6-23-25](#)

2. Call to Order & Declare a Quorum Present**3. Set Agenda****4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. Meeting Minutes to be Approved - 6-9-25****[1277](#)**

Attachments: [Meeting Minutes to be Approved - 6-9-25](#)

6. Citizens Comments

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

7. Commissioner Reports & Comments**8. City Manager's Report****9. Unfinished Business Consent Agenda Items:****9.A. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - PROPERTY MAINTENANCE****[1241](#)**

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance re Amending City Code Ch 8 Fire Fees](#)
[Redline Edits re Amending City Code Ch 8 Fire Fees](#)
[Current Fire Fees](#)

Legislative History

6/9/25

Board of Commissioners

recommended for second
reading to the Board of
Commissioners

- 9.B.** AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16 [1211](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Reserve at Tate Ln ORD](#)
[Reserve at Tate Lane EX A - Legal Description](#)
[Reserve at Tate Lane EX B - PMDP PUD](#)
[Reserve at Tate Lane SR](#)

Legislative History

5/15/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 9.C.** AN ORDINANCE ADOPTING THE PROPERTY TAX FREEZE PROGRAM FOR ELDERLY LOW-INCOME HOMEOWNERS OF THE CITY OF MT. JULIET, TENNESSEE, AS AUTHORIZED BY STATE LAW [1271](#)

Sponsors: Scott Hefner, Commissioner

Attachments: [Ordinance to Establish Tax Freeze Program](#)
[TN Property Tax Freeze Act](#)

Legislative History

6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
--------	------------------------	--

10. Unfinished Business - Land Use Amendment, Annexation, and Rezone of 6235 Central Pike

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 6235 CENTRAL PIKE PROPERTY, LOCATED AT 6235 CENTRAL PIKE MAP 097 & 076 PARCELS 013.00 & 053.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1248](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike Plan of Services](#)

Legislative History

6/9/25	Board of Commissioners	deferred to the Board of Commissioners
--------	------------------------	--

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1126**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike AX ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- Annexation](#)
[6235 Central Pike SR](#)

Legislative History

3/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
6/9/25	Board of Commissioners	deferred to the Board of Commissioners

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED AT 6235 CENTRAL PIKE **1250**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike - Res in Memorandum Relative to Annexation](#)

Legislative History

6/9/25	Board of Commissioners	deferred to the Board of Commissioners
--------	------------------------	--

- 10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 FROM MIXED USE TO MULTI-FAMILY RESIDENTIAL **1125**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike LUA ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- LUA](#)
[6235 Central Pike SR](#)

Legislative History

3/20/25	Planning Commission	**Positive Recommendation
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners

- 6/9/25 Board of Commissioners deferred to the Board of Commissioners
- 10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN [1127](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike PMDP PUD ORD](#)
[6235 Central Pike EX A - Legal Description](#)
[6235 Central Pike EX B - PMDP PUD Rezone](#)
[6235 Central Pike SR](#)

Legislative History

3/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
5/12/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
6/9/25	Board of Commissioners	deferred to the Board of Commissioners

11. Unfinished Business

- 11.A.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 [1273](#)

Sponsors: City Manager Kenny Martin,

Attachments: [FY 26 Budget Ordinance 2nd reading](#)
[FY 26 Budget 2nd reading](#)

Legislative History

6/9/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
--------	------------------------	--

12. New Business

- 12.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00, FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS AND GREENWAY **1173**

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Courtyards at McFarland LUA ORD](#)
[Courtyards at McFarland EX A - Legal Description](#)
[Courtyards at McFarland EX B](#)
[Courtyards at McFarland SR](#)

Legislative History

4/17/25	Planning Commission	**negative recommendation to the Board of Commissioners
6/9/25	Board of Commissioners	deferred to the Board of Commissioners

- 12.B.** A RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE IMPLEMENTATION OF SAFETY IMPROVEMENTS ON VARIOUS ROADWAYS THAT WERE IDENTIFIED IN THE CITY OF MT. JULIET'S SAFETY ACTION PLAN FOR THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) SAFE STREETS FOR ALL (SS4A) PROGRAM GRANT CYCLE **1279**

Sponsors: City Manager Kenny Martin,

Attachments: [SS4A Implementation Grant Application Resolution](#)
[SS4A Implementation Grant Application-Exec Summary](#)
[Mt Juliet SS4A Fact Sheets](#)
[Mt. Juliet - SS4A Implementation Grants - Cost Estimates](#)

- 12.C.** A RESOLUTION OF THE CITY OF MT. JULIET BOARD OF COMMISSIONERS STATING ITS INTENT TO PLACE A \$14 MILLION BOND REFERENDUM BEFORE THE VOTERS FOR THE PURPOSE OF CONSTRUCTING AN AQUATIC CENTER **1281**

Sponsors: James Maness, Mayor

Attachments: [Aquatic Center Bond Resolution](#)

- 12.D.** A RESOLUTION TO AUTHORIZE AND APPROPRIATE FUNDS FOR AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 8-36-212.

[1282](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Mt. Juliet -Hazardous Duty A- Study Resolution](#)
[Executive Summary](#)
[39-2025](#)

- 13. Adjournment**



Mt. Juliet, Tennessee

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

Staff Report

File #: 1278

Agenda Date: 6/23/2025

Agenda #: 1.A.

Title:

Public Hearing Notice 6-23-25

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on June 23, 2025 at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- An ordinance to amend the City of Mt. Juliet Code of Ordinances, chapter 8 - Buildings and Building Regulations, Article iii - Property Maintenance
- An ordinance to reapprove the preliminary master development plan for Reserve at Tate Lane, formerly known as Lynn Haven phase iii, approximately 18.5 acres of property on Tate Lane, map 073, parcels 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16
- An ordinance adopting the property tax freeze program for elderly low-income homeowners of the City of Mt. Juliet, Tennessee, as authorized by state law
- An ordinance to annex into the corporate boundaries of the City of Mt. Juliet approximately 15.08 acres, property located at 6235 Central Pike, map 076, parcel 053.00 and located within the city's urban growth boundary, and adopt a plan of services
- An ordinance to amend the land use plan for the property located at 6235 Central Pike, map 076, parcel 053.00 from mixed use to multi-family residential
- An ordinance to rezone approximately 34.14 acres of property at 6235 Central Pike, map 076, parcel 053.00, and map 097, parcel 013.00 from Wilson County R-1 and Mt. Juliet RS-40 to RM-16 PUD and RS-30 PUD and to adopt the preliminary master development plan
- An ordinance of the City of Mt. Juliet, Tennessee adopting the annual budget, property tax rate and sewer rates for the fiscal year beginning July 1, 2025, and ending June 30, 2026
- An ordinance to amend the land use plan for the property known as Courtyards at McFarland, located at 5025 Old Lebanon Dirt Road, map 077, parcel 001.00, from mixed-use to multi-family residential and parks and greenway

The public is invited to attend/comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1277

Agenda Date: 6/23/2025

Agenda #: 5.A.

Title:

Meeting Minutes to be Approved - 6-9-25

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, June 9, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Public Hearing 6:15 PM

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

1.A. Public Hearing Notice 6-9-25[1246](#)

Attachments: [Public Notice - 6-09-25](#)

Randall Dunham, 199 Burton Pl; against development

Cynthia Sharp, 902 Lexie Ct; against Mira Bella development

David Shiraishi, 613 Cooks Hill Rd; against Mira Bella development

Lucas Dancy-Cabeal, 602 Cooks Hill Rd, against Mira Bella development due to lack of planning for roadway

2. Call to Order & Declare a Quorum Present

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

3. Set Agenda

The Mayor requested and explained the removal of the Mira Bella items from the agenda, as the conditions set during the first reading were not met. These items would now be indefinitely deferred.

The Tillman items were deferred to the June 23 meeting at the request of the applicant.

The Mira Bella and Tillman deferrals included all items under numbers 10 and 12. There were no objections to any of these changes.

The Mayor made a motion to move item 14J to the beginning of the agenda. Commissioner Hefner objected and requested to defer the item to the June 23 meeting. There were no objections to the deferral.

The Mayor moved items 13C, 14C, 14K, 14L (redline), and 14M (redline) to the consent agenda. Commissioner Milele requested to remove item 13C from the consent agenda. There were no objections.

Commissioner Hefner requested to defer item 14A indefinitely. There were no objections.

4. Invocation & Pledge of Allegiance

City Manager Martin led the invocation and the Pledge of Allegiance.

5. Approval of Minutes

5.A. Meeting Minutes to be Approved 5-12-25 **1245****Attachments:** [Meeting Minutes 5-12-25](#)

This Minutes was approved.

RESULT: APPROVED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner**5.B.** Workshop Minutes to be Approved 5-19-25 **1262****Attachments:** [Workshop Minutes 5-19-25](#)

This Minutes was approved.

RESULT: APPROVED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner**5.C.** Workshop Minutes to be Approved - 5-29-25 **1268****Attachments:** [Workshop Minutes 5-29-25](#)

This Minutes was approved.

RESULT: APPROVED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

6. Citizens Comments

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

Randy Parks, 118 Due West Drive, spoke in support of the Reserve at Tate Lane, referencing the 2014 plan.

Lesley Penny, 705 Parthenia Lane, spoke against including the recreation center in reference to the budget and financing plan, stating that while the community needs the facility, there is no funding available for it.

Kristen Bexa, 443 Spring Valley Dr, expressed support for the recreation center but opposed its budget and financing plan, as well as the overall planning of the project.

Cory Caillouet, 4032 Ethan Avenue, spoke in opposition to the proposed property tax increase.

Andrew Griswold, 1240 Bass Drive, spoke in favor of the proposed connection to Tate Lane, stating it would improve emergency response times and help reduce traffic congestion.

Amber Dixon, of 2003 Lynn Haven Court, spoke in opposition to the proposed connection to Tate Lane.

Joan Giltner, 1409 Tate Lane, spoke in opposition to the Reserve at Tate Lane and the new plans associated with the project.

Tracy, owner of Just Love Coffee located at 63 Belinda Parkway, spoke on behalf of Communications Director position. She expressed concern about his position being eliminated..

Hunter Briley, owner of Emeraude Bakery at 9904 Lebanon Road, spoke on behalf of the Communications Director and expressed concern about his position being eliminated.

Regina Girtten, Director of the Volunteer Network, expressed support for the Communications Director position, highlighting his important role in posting weather and disaster updates on social media to keep the community informed.

Callie Heatherly, 210 Quad Oak Dr, spoke on behalf of Tiffany Wilson from Jackson Hills, expressing support for keeping the Communications Director position.

Joe Dubin, of 537 River Crest Cove in Nashville, spoke in support of keeping the Communications Director position.

Mayor Randall Hutto of Wilson County, residing at 2502 Kinderhill Way, spoke in support of the Communications Director position, noting his role in helping to bring in sales tax revenue by supporting small businesses.

Brian Peterson, 997 Tate Lane, spoke in support of the Reserve at Tate Lane.

Jay Easter, representing the Courtyards at McFarland, requested to give a presentation at the time the related item is heard.

Jim Hunter, of 1478 Tate Lane, spoke in support of the Communications Director position. He stated he is not opposed to the Reserve at Tate Lane but expressed concerns about the wall and other changes in the revised plans.

Theodore Bunting, of 2009 Lynn Haven Court, stated he is opposed to the proposed connection to Tate Lane but not to the overall development.

Jeremy Sakovich, 124 Due West Dr, stated he is opposed to the proposed connection to Tate Lane, but is for the addition of sidewalks.

A representative from Angelies Permanent Cosmetics, located at 3582 N Mt. Juliet Rd, requested an amendment to the tattoo ordinance to address current zoning restrictions.

Kris Midget spoke on behalf of Sheri Arnold of Third Coast Salt, located at 103a Sunset Dr, expressing support for amending the tattoo ordinance amendment. She also voiced support for the Communications Director position.

Olivia Hedges, a business owner in Mt. Juliet, spoke in support of amending the tattoo ordinance to allow for permanent makeup.

Michelle Eva, of 2549 Cooks Road and a business owner in Mt. Juliet, spoke in support of the Communications Director position.

Shari Nowlin, of 1409 Tate Lane, shared information about the design of a mural and expressed support for honoring the plans from 2014 and 2021 for Tate Lane.

Joel Hardy, of 1795 Bass Drive, expressed opposition to the connection associated with the Reserve at Tate Lane.

Shawn Donovan, of 3515 North Foulk Court, spoke about concerns regarding the budget and positions being cut.

Alan McMurtry, of 219 Oakpoint Lane, spoke in support of the Communications Director position.

Peter Heimbach, of 1126 Sydney Terrace, spoke against the proposed property tax rate increase.

David Smith, of 141 Denney Drive, expressed opposition to the connection at Tate Lane.

Jake Porter, engineer for the Reserve at Tate Lane, was present to answer questions.

Steve Griffith, of 1614 Tate Lane and developer of the Reserve at Tate Lane, expressed

opposition to the proposed connection and stated a preference for a wall instead of a fence .

A representative from Weller Life requested to give a presentation regarding their project .

Gerald Gibbs, of 1930 N Bass Lane, expressed concern about the tax increase and opposed the connection to Tate Lane .

Davis Martin, representing Weller Life, was present and willing to answer questions .

The Mayor explained that emails have been received from various businesses and citizens and assured everyone that they have been distributed to all commissioners .

7. Commissioner Reports & Comments

Commissioner Giles spoke about the success of Ride Mt. Juliet Day and thanked the Police Department and Mt. Juliet Fire Department for their support. He also praised the spectacular drone show by Needhams and announced a ribbon-cutting event for a new sidewalk and bridge in Woodridge on June 22 at 2 PM.

Vice Mayor Trivett thanked everyone for attending and sharing their concerns. He addressed the budget, noting the challenges during COVID-19 and the decision not to increase taxes then due to widespread job losses and illness. He emphasized that the commission is striving to be good stewards of public funds and is committed to maintaining public safety, including keeping roads safe during snow events. He praised the Police Department, Mt. Juliet Fire Department, EMS, and staff for their excellent response times. He assured that the commission has been careful with every dollar and penny, and noted that City Manager Martin is reviewing costs thoroughly. He encouraged the public to continue reaching out to City Manager Martin with concerns.

Commissioner Hefner thanked everyone for attending and watching the meeting online. He noted that the commission has done a good job at slowing growth, emphasizing that growth is needed but must be managed responsibly. He stressed the importance of investing in infrastructure, EMS, and road improvements, reminding everyone that the Mt. Juliet Police Department does not come free and that its services come at a cost. He acknowledged that tax increases should have been considered earlier. Commissioner Hefner praised City Manager Martin and staff for their efforts in trimming the budget and emphasized the need to present a responsible budget.

Commissioner Milele addressed some comments made during citizens' comments, clarifying that Channel 5 reported inaccurately. She stated that the phrase "we cannot afford this" referred to competition pools, not the full recreation center. She noted that pickleball and basketball courts are included, but the rec center has not yet broken ground. She clarified that the recreation center is funded through the hotel-motel tax, not the general fund. Commissioner Milele expressed appreciation for the positions discussed and indicated she will motion to reinstate them. Regarding the budget, she highlighted that the Mt. Juliet Fire Department's budget has increased every year and that EMS has also been added, together accounting for nearly half of the budget. She stated that sales tax revenue is no longer sufficient to sustain the city and expressed her belief that cutting COLA and positions to fund the fire department and EMS is not the right approach.

The Mayor offered condolences to Commissioner Hefner and thanked Commissioner Milele for correcting news statements. He acknowledged differing views on the budget but emphasized the importance of cutting expenses before considering a tax increase. He noted that the tight budget forces careful scrutiny of expenditures. The Mayor highlighted that the city has the lowest crime rate in the state and is ranked fourth best overall. He expressed strong support for emergency services and stated that even if the property tax increase is approved, the city will still have the lowest tax rate in the county.

8. City Manager's Report

City Manager Kenny Martin thanked everyone for attending and expressed appreciation for the passion within the community. He shared that Marty Potts' wife passed away last week and thanked staff for their support during the funeral. He expressed continued prayers for those facing challenges behind closed doors and conveyed his appreciation for all the feedback received.

9. Unfinished Business Consent Agenda Items:

Items 14C, 14K, 14L (redline version), and 14M (redline version) were moved to the consent agenda during the set agenda portion of the meeting.

- 9.A.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR STREET LIGHTING IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS [1071](#)

Sponsors: Planning Commission Positive Recommendation, Art Giles, Commissioner

Attachments: [ZOA Subdivision Lighting ORD](#)
[ZOA Subdivision Lighting SR](#)

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-24

10. Unfinished Business - Land Use Amendment, Annexation, and Rezone of Mira Bella

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE MIRA BELLA SUBDIVISION PROPERTY, LOCATED AT THE SOUTHEAST INTERSECTION OF LEBANON ROAD AND BASS LANE MAP 055 PARCELS 70.02, 70.03, 92.00, 92.04, 102.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1247**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella Subdivison POS](#)

This Resolution was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 403.44 ACRES, PROPERTY LOCATED OFF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1066**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella AX ORD](#)

[Mira Bella LUA AX PMDP PUD SR](#)

[Mira Bella Legal Description](#)

[Mira Bella Annexation Exhibit B 11 12 24](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED OFF OF BECKWITH RD, LEBANON RD, AND BASS LN, ALSO KNOWN AS MIRA BELLA **1249**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Res in Memorandum Relative to Annexation - Mira Bella](#)

This Resolution was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS MIRA BELLA SUBDIVISION LOCATED ON LEBANON ROAD, MAP 055, PARCELS 070.02 AND 070.03, FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL **1065**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Mira Bella LUA AX PMDP PUD SR](#)
[Mira Bella LUA ORD](#)
[Mira Bella Legal Description](#)
[Mira Bella Exhibit B LUA 5-5-25](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 403.44 ACRES OF PROPERTY OFF OF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 FROM WILSON COUNTY R-1 TO RS-40 AND CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR MIRA BELLA SUBDIVISION **1067**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella PMDP PUD ORD](#)
[Mira Bella LUA AX PMDP PUD SR](#)
[Mira Bella Legal Description](#)
[Mira Bella Exhibit B PMDP 5-5-25](#)
[Mira Bella Rezone Exhibit C 11 8 24](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 11. Unfinished Business - Land Use Amendment and Rezone of Paddocks Senior - Weller Life Communities**

- 11.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS PADDOCKS SENIOR - WELLER LIFE COMMUNITIES, LOCATED AT 535 PLEASANT GROVE ROAD, MAP 077, PARCELS 072.21 AND 072.25 FROM INTERSTATE-COMMERCIAL TO MULTI-FAMILY RESIDENTIAL

[1072](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Paddocks Senior LUA ORD](#)
[Paddocks Senior - Weller Life @ MJ LUA PMDP SR](#)
[09 - LEGAL DESCRIPTION Paddocks - word doc](#)
[WellerLifeMJ Exhibit B LUA 5-5-25](#)

The Mayor made a motion to read items 11A and 11B together, and no objections were heard.

Discussion was held.

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Nay: Commissioner Giles
Enactment No: 2025-25

- 11.B.** AN ORDINANCE TO REZONE APPROXIMATELY 33.52 ACRES OF PROPERTY AT 535 PLEASANT GROVE ROAD, MAP 077, PARCELS 072.21 AND 072.25 FROM RS-40 TO RM-8 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR PADDOCKS SENIOR - WELLER LIFE COMMUNITIES

[1074](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Paddocks Senior PMDP PUD ORD](#)
[Paddocks Senior - Weller Life @ MJ LUA PMDP SR](#)
[09 - LEGAL DESCRIPTION Paddocks - word doc](#)
[WellerLife Exhibit B PMDP PUD w Rezone 2-13-25](#)
[Paddocks Senior PMDP PUD ORD](#)

The Mayor made a motion to read items 11A and 11B together, and no objections were heard.

Discussion was held.

Commissioner Hefner made a motion to add a left turn lane at the site access shall be constructed with 100 feet of storage plus bay taper designed to TDOT standards. Commissioner Giles seconded the motion.

Vote yea unanimous

Back on ordinance as 1x amended:

Commissioner Hefner made a motion to include a \$7,500 per-lot voluntary contribution to paid at the issuance of the erosion control permit, with the construction cost of the left turn lane to be credited towards the contribution (construction cost determined at the posting of the LOC). Any remaining balance from the \$7,500 per-lot voluntary contribution shall be allocated towards the widening of Pleasant Grove Road or the Central Pike Interchange, at the discretion of Public Works. Vice Mayor Trivett seconded the motion.

yea: Commissioner Milele, Commissioner Hefner, Vice Mayor Trivett, Mayor Maness
nay: Commissioner Giles

Back on the ordinance as 2x amended:

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Bill Trivett

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

Nay: Commissioner Giles
Enactment No: 2025-26

12. Unfinished Business - Land Use Amendment, Annexation, and Rezone of 6235 Central Pike

- 12.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 6235 CENTRAL PIKE PROPERTY, LOCATED AT 6235 CENTRAL PIKE MAP 097 & 076 PARCELS 013.00 & 053.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1248](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike Plan of Services](#)

This Resolution was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED

- 12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1126](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike AX ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- Annexation](#)
[6235 Central Pike SR](#)

This Ordinance was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED

- 12.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED AT 6235 CENTRAL PIKE [1250](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike - Res in Memorandum Relative to Annexation](#)

This Resolution was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED

- 12.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 FROM MIXED USE TO MULTI-FAMILY RESIDENTIAL **1125**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike LUA ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- LUA](#)
[6235 Central Pike SR](#)

This Ordinance was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED

- 12.E.** AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN **1127**

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike PMDP PUD ORD](#)
[6235 Central Pike EX A - Legal Description](#)
[6235 Central Pike EX B - PMDP PUD Rezone](#)
[6235 Central Pike SR](#)

This Ordinance was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED

13. Unfinished Business

- 13.A.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS VIRTUE MODERN MT. JULIET HEADQUARTERS, LOCATED AT 3073 CURD ROAD, APPROXIMATELY 1 ACRE, MAP 054, PARCEL 090.00 FROM RS-20 TO CNS

[1180](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [3073 Curd Rd ORD](#)
[3073 Curd Rd EX A - Legal Description](#)
[3073 Curd Rd EX B - RZ](#)
[3073 Curd Rd RZ SR](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-27

13.B. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART A, SUBDIVISION REGULATIONS, ARTICLE IV. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGNS

1186

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance re Amending Subdivision Regs Article IV](#)
[Redline Edits re Amending Subdivision Regs Article IV](#)
[Staff Report - Code Amendment for City Street Regulations](#)

The Mayor made a motion to amend page 223 of the packet, under Section 9 of the Subdivision Regulations, by striking the entire second sentence. That sentence reads "Private streets may be permitted within a subdivision with the approval of the Planning Commission and the Board of Commissioners." Vice Mayor Trivett seconded the motion.

Vote yea unanimous

Back on the ordinance as 1x amended:

Discussion was held.

Commissioner Hefner made a motion to defer the item for two meetings, until July 14. Commissioner Giles seconded the motion.

A motion was made by Commissioner Hefner, seconded by Commissioner Giles, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 7/14/2025. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Scott Hefner

SECONDER: Art Giles

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

13.C. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART B, ZONING REGULATIONS, ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS **1187**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance re Amending Zoning Regs Article IX](#)
[Redline re Amending Zoning Regs Article IX](#)
[Staff Report - Code Amendment for Access Management](#)

Discussion was held.

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-28

14. New Business

14.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS WINDTREE PINES TOWNHOMES, LOCATED AT 764 NONAVILLE ROAD, MAP 050, PARCELS 114.00, 115.00, 116.00 FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY **0959**

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Windtree Pines Addition LUA ORD](#)
[Windtree Pines Addition EX B](#)
[Windtree Pines Addition SR](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 14.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU [1115](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [615 Rutland Drive RZ ORD](#)
[615 Rutland Drive EX A- Legal Description](#)
[615 Rutland Drive EX B RZ](#)
[615 Rutland Drive RZ SR](#)

The item initially failed due to a lack of a second following a motion by Vice Mayor Trivett, but it was later brought back for reconsideration.

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 7/14/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 14.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - PROPERTY MAINTENANCE [1241](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance re Amending City Code Ch 8 Fire Fees](#)
[Redline Edits re Amending City Code Ch 8 Fire Fees](#)
[Current Fire Fees](#)

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

- 14.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00, FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS AND GREENWAY **1173**

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Courtyards at McFarland LUA ORD](#)
[Courtyards at McFarland EX A - Legal Description](#)
[Courtyards at McFarland EX B](#)
[Courtyards at McFarland SR](#)

Commissioner Hefner asked if there was interest in hearing from the representatives. Commissioner Giles objected, and a discussion was held. Vice Mayor Trivett then made a motion to defer the item for one meeting, which Commissioner Hefner seconded.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Commissioner Milele

- 14.E.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING SECTION 6-102A, USES PERMITTED IN COMMERCIAL AND MIXED-USE DISTRICTS, TO INCLUDE SINGLE FAMILY AND DUPLEX DWELLINGS IN MIXED USE PLANNED UNIT DEVELOPMENTS **1242**

Sponsors: Planning Commission Positive Recommendation

Attachments: [ZOA Single Family Mixed Use ORD](#)
[ZOA Single Family Mixed Use SR](#)

Commissioner Milele made a motion; however, it died for lack of a second. No action was taken on the item.

This Ordinance had no action taken.

RESULT: NO ACTION TAKEN

- 14.F.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 718 MONTICELLO DRIVE, APPROXIMATELY 16 ACRES, MAP 076, PARCEL 41.01 FROM RS-40 TO AR-40

[1209](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [718 Monticello Dr RZ ORD](#)
[718 Monticello Dr EX A - Rezone](#)
[718 Monticello RZ SR](#)

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 7/14/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

14.G. AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

1211

Sponsors: Planning Commission Positive Recommendation

Attachments: [Reserve at Tate Ln ORD](#)
[Reserve at Tate Lane EX A - Legal Description](#)
[Reserve at Tate Lane EX B - PMDP PUD](#)
[Reserve at Tate Lane SR](#)

Discussion was held.

The Mayor made a motion to amend item number 23 under Planning conditions to require 70% masonry and 30% secondary materials. Vice Mayor Trivett seconded the motion, and it passed unanimously.

Back on ordinance as 1x amended:

Commissioner Giles proposed an amendment under Public Works condition number 9 to require six-foot sidewalks. Vice Mayor Trivett seconded the amendment. Discussion was held, and the amendment passed unanimously.

Back on ordinance as 2x amended:

Commissioner Giles moved to remove Public Works item number 16. Vice Mayor Trivett seconded the motion. Discussion was held.

yea: Commissioner Milele, Commissioner Giles, Vice Mayor Trivett
nay: Commissioner Hefner, Mayor Maness

Back on ordinance as 3x amended:

Discussion was held.

The Mayor moved to adopt Public Works item number 6. Vice Mayor Trivett seconded the motion. Discussion was held, and the amendment passed unanimously.

Back on ordinance as 4x amended:

Commissioner Milele moved to amend Public Works Condition number 6.C. to state "The Planning Commission supported the request to exceed cul-de-sac length and unit count (Sub Reg 4-104.4) conditionally that the pavement width is at least 24'." Vice Mayor Trivett seconded the amendment, which passed unanimously.

Back on ordinance as 5x amended:

The Mayor moved to strike condition number 19 under Planning. Commissioner Hefner seconded the motion.

yea: Commissioner Giles, Vice Mayor Trivett, Commissioner Hefner, Mayor Maness
nay: Commissioner Milele

Back on ordinance as 6x amended:

The Mayor moved to amend Planning condition number 15 to apply only to front-facing garages. Vice Mayor Trivett seconded the amendment, which passed unanimously.

Back on ordinance as 7x amended:

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

14.H. AN ORDINANCE ADOPTING THE PROPERTY TAX FREEZE PROGRAM FOR ELDERLY LOW-INCOME HOMEOWNERS OF THE CITY OF MT. JULIET, TENNESSEE, AS AUTHORIZED BY STATE LAW

1271

Sponsors: Scott Hefner, Commissioner

Attachments: [Ordinance to Establish Tax Freeze Program](#)
[TN Property Tax Freeze Act](#)

Commissioner Hefner explained the ordinance and his reasons for sponsoring it, stating why he brought it forward for consideration.

Discussion was held.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

**14.I. AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE
ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND
SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025
AND ENDING JUNE 30, 2026**

1273

Sponsors: City Manager Kenny Martin,

Attachments: [FY 26 Budget Ordinance 2nd reading](#)
[FY 26 Budget 2nd reading](#)

Vice Mayor Trivett made a motion to reduce the property tax rate to 44 cents.
Commissioner Giles seconded the motion. Discussion was held.

yea: Mayor Maness, Vice Mayor Trivett, Commissioner Giles
nay: Commissioner Hefner, Commissioner Milele

Back on ordinance as 1x amended:

Commissioner Hefner stated that the personnel positions are much needed and important, and proposed adding a staff attorney at a salary of \$90,000 per year, with the position to begin in the second half of the year. The motion did not receive a second.

Back on ordinance as 1x amended:

Commissioner Hefner made a motion to add the Public Information Officer position back into the budget. Commissioner Milele seconded the motion. Commissioner Hefner also proposed adding grant writing responsibilities in coordination with Public Works Director Matt White. Discussion was held.

yea: Commissioner Hefner, Commissioner Milele
nay: Mayor Maness, Vice Mayor Trivett, Commissioner Giles

Fails.

Back on ordinance as 1x amended:

Commissioner Hefner made a motion to add the Deputy Parks Director position back into the budget. Commissioner Milele seconded the motion. Discussion was held, and Parks Director Rocky Lee spoke in support of the motion.

yea: Commissioner Hefner, Commissioner Milele
nay: Mayor Maness, Vice Mayor Trivett, Commissioner Giles

Fails.

Back on ordinance as 1x amended:

Discussion was held.

yea: Mayor Maness, Vice Mayor Trivett, Commissioner Giles, Commissioner Milele
nay: Commissioner Hefner

Commissioner Milele made a motion to reconsider this item to be able to change her vote. Commissioner Hefner seconded.

Back on ordinance as 1x amended:

yea: Mayor Maness, Vice Mayor Trivett, Commissioner Giles
nay: Commissioner Hefner, Commissioner Milele

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Commissioner Milele, and Commissioner Hefner

- 14.J.** A RESOLUTION APPROVING A CONTRACT WITH CITI STATION LLC
FOR THE RELOCATION OF THE WATER LINE LOCATED ON EAST
DIVISION STREET AND N. MT. JULIET ROAD

1244

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving Agreement with Citi Station LLC](#)
[Agreement with Citi Station LLC](#)
[Agreement with Citi Station LLC - Exhibit A](#)
[Agreement with Citi Station LLC - Exhibit B](#)
[Agreement with Citi Station LLC - Exhibit C](#)

This Resolution was deferred to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED

14.K. A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT **1269**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving MJRD ADA Upgrades, Ph 2 TDOT Contract Amendment 3](#)
[PIN 132345.00, TDOT Contract Amendment 3](#)
[MJRD ADA Upgrades, Ph 2 TDOT Contract Exec. Summary](#)

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 48-2025

14.L. A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND R.J. CORMAN RAILROAD COMPANY/NASHVILLE AND EASTERN RAILROAD LINE FOR THE RAILROAD GRADE CROSSING IMPROVEMENTS ON CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **1270**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving RJ Corman Construction Contract](#)
[RJ Corman Construction Contract](#)
[RJ Corman Construction Contract Exec Summary](#)
[NERR CostEst - 348715L Surface](#)
[NERR ConstEst - 348715L Signal](#)

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Enactment No: 49-2025

- 14.M.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A MODIFIED AGREEMENT BETWEEN FLOCK SAFETY AND THE CITY OF MT. JULIET POLICE DEPARTMENT [1274](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving Flock Safety Contract](#)
[Flock Safety Contract - Statement of Work](#)
[Flock Safety Contract - Order Form](#)
[Flock Safety Contract - Executive Summary](#)

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 50-2025

15. Appointments

- 15.A.** Planning Commission Appointment [1263](#)

Sponsors: James Maness, Mayor

Attachments: [Sec. 18 22. Membership.](#)

The Mayor appointed Commissioner Bobby Franklin to the Planning Commission.

This Discussion Item was approved.

RESULT: APPROVED

- 15.B.** Mt. Juliet Library Board Appointment [1264](#)

Sponsors: James Maness, Mayor

Attachments: [Mt. Juliet Library Board Appointment Letter](#)

The Mayor appointed Rick Brown to the Mt. Juliet Library Board with no objections.

A motion was made that this Discussion Item be approved. The motion carried by the following vote:

RESULT: APPROVED

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

16. Adjournment

11:43 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC



Mt. Juliet, Tennessee

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

Staff Report

File #: 1241

Agenda Date: 6/23/2025

Agenda #: 9.A.

Title:

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - PROPERTY MAINTENANCE

ORDINANCE 2025-

**AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES,
CHAPTER 8 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE III – PROPERTY
MAINTENANCE**

WHEREAS, the Board of Commissioners of the City of Mt. Juliet desires to amend the City of Mt. Juliet Code of Ordinances, Chapter 8, Article III; and

WHEREAS, the amendments to Chapter 8 will amend and update the Code to clarify the requirements and associated fees for Fire Operational Permits and Fire Sprinkler Permits, formally adopting existing fee practices into the municipal code to improve transparency, consistency, and enforceability in alignment with the International Fire Code; and

WHEREAS, the amendments to Chapter 8 will amend and update the City Code to establish fee structures for Fire Operational Permits and Fire Sprinkler Permits for all construction projects; and

WHEREAS, the following Section of Chapter 8 of the Code of Ordinances are desired to be amended:

ARTICLE	SECTION	SECTION TITLE
Article III	Section 8-59	Building permit fees; plan review and inspection fees.

WHEREAS, the specific amendments desired to be made to Chapter 8 of the Code of Ordinances are exhibited in redline form in the attached document.

NOW, THEREFORE, BE IT ORDAINED by the City of Mt. Juliet Board of Commissioners, the City of Mt. Juliet Code of Ordinances is amended as follows:

Section 1. Article III, Section 8-59 Building permit fees; plan review and inspection fees, Subsections (d) and (e), are added to read in their entirety as follows:

- (d) A Fire Operational Permit Fee Schedule for all Construction is adopted as follows:
 - For Fixture or Item - Alarm Systems \$.02 per square foot of building, minimum \$100.00
 - All other Construction or Operation Permits required by the International Fire Code \$100.00 each event or annually as needed.

(e) A Fire Sprinkler Permit Fee for all Construction is adopted as follows:

- For a Residential Single Family Dwelling: \$25.00
- For all other structures: \$250.00 or \$1.00 per sprinkler head or suppression fixture (Whichever is greater)

BE IT FURTHER ORDAINED

Section 2. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 3. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE III. PROPERTY MAINTENANCE

Sec. 8-59. Building permit fees; plan review and inspection fees.

(a) A graduated building permit schedule for all nonresidential buildings is adopted as follows:

Building Size in Square Footage (in square feet)	Permit Fee (per square foot)
10,000 or less	\$0.30
10,001—30,000	0.20
30,001—50,000	0.15
50,001—100,000	0.10
100,001—200,000	0.06
200,001—400,000	0.04
400,001 or greater	0.03

(b) A plan review and inspection fee for all nonresidential buildings is adopted as follows:

Building Size (in square feet)	Plan Inspection Fee (per square foot)
100,000 or less	\$0.05
100,001 or greater	\$0.05, maximum of \$20,000.00

(c) The plan review and inspection fee shall be payable at the time that construction plans are submitted, but shall be exclusive of the building permit fee.

(d) A Fire Operational Permit Fee Schedule for all Construction is adopted as follows:

- For Fixture or Item - Alarm Systems \$.02 per square foot of building, minimum \$100.00
- All other Construction or Operation Permits required by the International Fire Code \$100.00 each event or annually as needed.

(e) A Fire Sprinkler Permit Fee for all Construction is adopted as follows:

- For a Residential Single Family Dwelling: \$25.00
- For all other structures: \$250.00 or \$1.00 per sprinkler head or suppression fixture (Whichever is greater)

(Ord. No. 2005-06, §§ 1—3, 4-11-2005)



FIRE SUPPRESSION PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

Applicant to complete numbered spaces only.

1	JOB ADDRESS		CITY / ZIP CODE																																								
2	LOT NO.	SUBDIVISION / LOCATION																																									
3	OWNER NAME		MAILING ADDRESS	CITY / ZIP CODE																																							
	PHONE		EMAIL																																								
4	CONTRACTOR		MAILING ADDRESS	CITY / ZIP CODE																																							
	PHONE	LICENSE #	EMAIL																																								
5	PROPOSED USE: <input type="checkbox"/> NON-RESIDENTIAL / COMMERCIAL <input type="checkbox"/> SINGLE FAMILY RESIDENCE <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> APARTMENTS <input type="checkbox"/> OTHER																																										
6	CLASS OF WORK: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR																																										
7	DESCRIBE WORK:		<div>THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR PLAN REVIEW TO THE EXTERNAL FTP FOR REVIEW. https://cityofmtjuliet.exavault.com/share/view/wak-85tj30st PASSWORD Juliet</div> <table border="1"><tr><td></td><td colspan="2">SHOP DRAWINGS OR HOOD DRAWINGS (WORKING DRAWINGS)</td></tr><tr><td></td><td colspan="2">SPRINKLER / HOOD CALCULATIONS (IF APPLICABLE)</td></tr><tr><td></td><td colspan="2">LIST OF EQUIPMENT TO BE USED, MAKE, MODEL AND TYPE</td></tr><tr><td></td><td colspan="2">FLOOR PLAN OF BUILDING, SHOWING ALL ROOMS AND AREAS</td></tr><tr><td>No.</td><td>TYPE OF FIXTURE OR ITEM</td><td>FEE</td></tr><tr><td></td><td>SPRINKLER SYSTEMS - COMMERCIAL / NON-RESIDENTIAL</td><td>\$1.00 per sprinkler head or \$250 min</td></tr><tr><td></td><td>SPRINKLER SYSTEMS - RESIDENTIAL SINGLE FAMILY</td><td>X \$25</td></tr><tr><td></td><td>HOOD SUPPRESSIONA SYSTEMS</td><td>X \$100</td></tr><tr><td></td><td>OTHER SUPPRESSION SYSTEMS</td><td>X \$100</td></tr><tr><td></td><td>FIRE PUMPS & RELATED EQUIP.</td><td>X \$100</td></tr><tr><td></td><td>PRIVATE FIRE HYDRANTS</td><td>X \$100</td></tr><tr><td></td><td>STANDPIPE SYSTEM</td><td>X \$100</td></tr><tr><td></td><td>TOTAL FEE</td><td>\$</td></tr></table>			SHOP DRAWINGS OR HOOD DRAWINGS (WORKING DRAWINGS)			SPRINKLER / HOOD CALCULATIONS (IF APPLICABLE)			LIST OF EQUIPMENT TO BE USED, MAKE, MODEL AND TYPE			FLOOR PLAN OF BUILDING, SHOWING ALL ROOMS AND AREAS		No.	TYPE OF FIXTURE OR ITEM	FEE		SPRINKLER SYSTEMS - COMMERCIAL / NON-RESIDENTIAL	\$1.00 per sprinkler head or \$250 min		SPRINKLER SYSTEMS - RESIDENTIAL SINGLE FAMILY	X \$25		HOOD SUPPRESSIONA SYSTEMS	X \$100		OTHER SUPPRESSION SYSTEMS	X \$100		FIRE PUMPS & RELATED EQUIP.	X \$100		PRIVATE FIRE HYDRANTS	X \$100		STANDPIPE SYSTEM	X \$100		TOTAL FEE	\$
	SHOP DRAWINGS OR HOOD DRAWINGS (WORKING DRAWINGS)																																										
	SPRINKLER / HOOD CALCULATIONS (IF APPLICABLE)																																										
	LIST OF EQUIPMENT TO BE USED, MAKE, MODEL AND TYPE																																										
	FLOOR PLAN OF BUILDING, SHOWING ALL ROOMS AND AREAS																																										
No.	TYPE OF FIXTURE OR ITEM	FEE																																									
	SPRINKLER SYSTEMS - COMMERCIAL / NON-RESIDENTIAL	\$1.00 per sprinkler head or \$250 min																																									
	SPRINKLER SYSTEMS - RESIDENTIAL SINGLE FAMILY	X \$25																																									
	HOOD SUPPRESSIONA SYSTEMS	X \$100																																									
	OTHER SUPPRESSION SYSTEMS	X \$100																																									
	FIRE PUMPS & RELATED EQUIP.	X \$100																																									
	PRIVATE FIRE HYDRANTS	X \$100																																									
	STANDPIPE SYSTEM	X \$100																																									
	TOTAL FEE	\$																																									
<div>NOTICE THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.</div>																																											
8	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)	SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)																																							



FIRE OPERATIONAL PERMIT APPLICATION

CITY OF MT. JULIET - BUILDING DEPARTMENT

Applicant to complete numbered spaces only.

1	JOB ADDRESS		CITY / ZIP CODE																																																										
2	LOT NO.	SUBDIVISION / LOCATION																																																											
3	OWNER NAME		MAILING ADDRESS	CITY / ZIP CODE																																																									
	PHONE		EMAIL																																																										
4	CONTRACTOR		MAILING ADDRESS	CITY / ZIP CODE																																																									
	PHONE	LICENSE #	EMAIL																																																										
5	PROPOSED USE: <input type="checkbox"/> NON-RESIDENTIAL / COMMERCIAL <input type="checkbox"/> SINGLE FAMILY RESIDENCE <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> APARTMENTS <input type="checkbox"/> OTHER																																																												
6	CLASS OF WORK: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR																																																												
7	DESCRIBE WORK:		<div style="background-color: yellow; padding: 5px;">THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR PLAN REVIEW TO THE EXTERNAL FTP FOR REVIEW. https://cityofmtjuliet.exavault.com/share/view/wak-85tj30st PASSWORD Juliet</div> <table border="1"><thead><tr><th>No.</th><th>TYPE OF FIXTURE OR ITEM</th><th>FEE</th></tr></thead><tbody><tr><td></td><td>ALARM SYSTEMS .02 PER SQ FT OR \$100 MIN</td><td></td></tr><tr><td></td><td>COMPRESSED GASES / *LP-GAS</td><td>X \$100</td></tr><tr><td></td><td>COVERED MALL BUILDINGS</td><td>X \$100</td></tr><tr><td></td><td>CUTTING AND WELDING</td><td>X \$100</td></tr><tr><td></td><td>EXPLOSIVES</td><td>X \$100</td></tr><tr><td></td><td>*FIREWORKS (DISPLAY)</td><td>X \$100</td></tr><tr><td></td><td>FLAMMABLE & COMBUSTIBLE LIQUID</td><td>X \$100</td></tr><tr><td></td><td>TAR KETTLES</td><td>X \$100</td></tr><tr><td></td><td>HAZARDOUS CHEMICALS</td><td>X \$100</td></tr><tr><td></td><td>HIGH PILED COMBUSTIBLE STOCK</td><td>X \$100</td></tr><tr><td></td><td>TENTS OR AIR SUPPORTED STRUCTURE</td><td>X \$100</td></tr><tr><td></td><td>AEROSOL PRODUCTS</td><td>X \$100</td></tr><tr><td></td><td>*UNDERGROUND STORAGE TANK</td><td>X \$100</td></tr><tr><td></td><td>OXIDIZERS & ORGANIC PEROXIDES</td><td>X \$100</td></tr><tr><td></td><td>AMUSEMENT BUILDINGS</td><td>X \$100</td></tr><tr><td></td><td>CARNIVALS & FAIRS / EXHIBITS & TF</td><td>X \$100</td></tr><tr><td></td><td>OTHER</td><td>X \$100</td></tr><tr><td></td><td>TOTAL FEE</td><td>\$</td></tr></tbody></table>		No.	TYPE OF FIXTURE OR ITEM	FEE		ALARM SYSTEMS .02 PER SQ FT OR \$100 MIN			COMPRESSED GASES / *LP-GAS	X \$100		COVERED MALL BUILDINGS	X \$100		CUTTING AND WELDING	X \$100		EXPLOSIVES	X \$100		*FIREWORKS (DISPLAY)	X \$100		FLAMMABLE & COMBUSTIBLE LIQUID	X \$100		TAR KETTLES	X \$100		HAZARDOUS CHEMICALS	X \$100		HIGH PILED COMBUSTIBLE STOCK	X \$100		TENTS OR AIR SUPPORTED STRUCTURE	X \$100		AEROSOL PRODUCTS	X \$100		*UNDERGROUND STORAGE TANK	X \$100		OXIDIZERS & ORGANIC PEROXIDES	X \$100		AMUSEMENT BUILDINGS	X \$100		CARNIVALS & FAIRS / EXHIBITS & TF	X \$100		OTHER	X \$100		TOTAL FEE	\$
No.	TYPE OF FIXTURE OR ITEM	FEE																																																											
	ALARM SYSTEMS .02 PER SQ FT OR \$100 MIN																																																												
	COMPRESSED GASES / *LP-GAS	X \$100																																																											
	COVERED MALL BUILDINGS	X \$100																																																											
	CUTTING AND WELDING	X \$100																																																											
	EXPLOSIVES	X \$100																																																											
	*FIREWORKS (DISPLAY)	X \$100																																																											
	FLAMMABLE & COMBUSTIBLE LIQUID	X \$100																																																											
	TAR KETTLES	X \$100																																																											
	HAZARDOUS CHEMICALS	X \$100																																																											
	HIGH PILED COMBUSTIBLE STOCK	X \$100																																																											
	TENTS OR AIR SUPPORTED STRUCTURE	X \$100																																																											
	AEROSOL PRODUCTS	X \$100																																																											
	*UNDERGROUND STORAGE TANK	X \$100																																																											
	OXIDIZERS & ORGANIC PEROXIDES	X \$100																																																											
	AMUSEMENT BUILDINGS	X \$100																																																											
	CARNIVALS & FAIRS / EXHIBITS & TF	X \$100																																																											
	OTHER	X \$100																																																											
	TOTAL FEE	\$																																																											
<div style="text-align: center;"><h3>NOTICE</h3><p>THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.</p><p>I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.</p></div>																																																													
8	SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		SIGNATURE OF OWNER (IF OWNER BUILDER)																																																										
	(DATE)		(DATE)																																																										



Mt. Juliet, Tennessee

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

Staff Report

File #: 1211

Agenda Date: 6/23/2025

Agenda #: 9.B.

Title:

AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

ORDINANCE NO. _____

AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

WHEREAS, the Regional Planning Commission considered this request during their meeting of May 15, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of (7-0-1) and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2025 and notice thereof published in the Chronicle of Mt. Juliet on May 28, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to reapprove the Preliminary Master Development Plan for The Reserve at Tate Lane, formerly known as Lynn Haven Phase III, approximately 18.5 acres on Tate Lane, Map 073, Parcels 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 1. – The Preliminary Master Development Plan for The Reserve at Tate Lane (Exhibit B), formerly known as Lynn Haven Phase III is hereby reapproved, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. All waivers are subject to the Planning Commission and Board of Commissioners approval.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered excepting any waivers granted.
3. Two car garage doors shall be separated by a masonry column per 5-104.4.
4. Low maintenance materials are required for all the fencing proposed.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl and metal shall not be utilized for secondary façade materials.
8. For all wet ponds include aeration with lighted fountains.
9. Signage is to be reviewed via a separate application to the Planning Department.
10. Add additional amenity features for the open space area, such as a dog park or playground equipment.
11. Remove the landscape buffers from individual lots and place in open space.

12. Provide landscaping around the perimeter of the retention and detention ponds.
13. Add a note stating all landscape buffers shall be located in open space and be maintained by the HOA.
14. The mail kiosk shall be covered and lighted.
15. Driveways for **front facing garages** shall be at least 22' long and 18' wide.
16. Provide decorative streetlighting at the entrance and throughout the subdivision.
17. Decorative fixtures and poles are required for any outdoor lighting.
18. Incorporate sod where appropriate.
19. Previously vested zoning, to 5-103, allowing for 10' side yard setbacks.
20. Previously vested zoning, to 5-103, allowing for the minimum lot width at the building line to be 70'.
21. Previously vested zoning, to 5-103, allowing for 35% maximum lot coverage.
22. The Board of Commissioners granted a waiver to 5-104.4 single family residential design standards – allowing for cumulative **70%** masonry and **30%** secondary materials for each home façade.

Public Works:

1. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. Roadway variances and waiver requests:
 - a. **The Board of Commissioners** granted the request to allow private roads (Sub Reg 4-103.3)
 - b. **The Board of Commissioners** granted the request to waive the future transportation plan connection to Due West Drive
 - c. The Board of Commissioners granted the request to **exceed cul-de-sac length and unit count (Sub Reg 4-104.4) conditionally that the pavement width is at least 24'.**
 - d. **The Board of Commissioners** granted the request that all roads to have a design speed of 25 mph (Sub Reg 4-104.4)
7. The development shall maintain adequate intersection sight distance at all times at the project entrance. The amount of proposed cut at the entrance restricts sight distance. Updated sight distance profiles will be required at FMDP.
8. Improvements to Tates Ln are subject to review and approval by the Wilson County Road Commission. Provide staff with approved plans at construction plan review.
9. **Sidewalk along the Tates Ln frontage shall be 6' wide and installed outside of the ROW and shall be the maintenance responsibility of the HOA.**
10. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
11. Grinders or on-site step systems will not be allowed for this development.
12. All sewer mains (minus laterals) shall be public and within a 20'(minimum) easement.

13. Sewer availability has been requested.
14. Flare the on-street parking stalls.
15. Street grades shall be reviewed at construction drawings.
16. Provide enhanced crosswalk protections where the Division St. Greenway Trail crosses Tate Ln.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water line where the proposed road goes in. There appears to be a 2' to 3' cut over the water line.

Section 2. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 3. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 5. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description

RESERVE AT TATE LANE BOUNDARY DESCRIPTION

01st Civil District – Wilson County Tennessee

Map 73, Parcels 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, & 22.16

Registered in Deed Book 1375 Page 1766, Deed Book 2097 Page 1530, Deed Book 2097 Page 1542, Deed Book 2097 Page 1539, Deed Book 2097 Page 1536, Deed Book 2097 Page 1533, & Deed Book 2097 Page 1560 Respectively

LAND IN THE 01ST CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE LYING ON THE EASTERN SIDE OF TATE LANE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWESTERN MOST PROPERTY CORNER OF SAID TRINITY PARTNERS GROUP, LLC PROPERTY, ALSO BEING A SHARED PROPERTY CORNER WITH VICTORY BAPTIST CHURCH, OWNERSHIP OF RECORD IN DEED BOOK 848 PAGE 108 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, ALSO BEING A POINT ON THE EASTERN RIGHT OF WAY OF TATE LANE;

THENCE, ALONG THE RIGHT OF WAY OF TATE LANE THE FOLLOWING SEVEN (7) CALLS:

NORTH 01°11'25" WEST A DISTANCE OF 55.46';
NORTH 00°20'51" EAST A DISTANCE OF 164.00';
NORTH 02°04'39" EAST A DISTANCE OF 170.46';
NORTH 03°57'11" EAST A DISTANCE OF 110.20';
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1374.16', A DELTA ANGLE OF 00°46'47",
AND WHOSE LONG CHORD BEARS NORTH 04°20'35" EAST A DISTANCE OF 18.70' TO A POINT.
NORTH 06°51'24" EAST A DISTANCE OF 101.85';
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1374.73', A DELTA ANGLE OF 04°18'59",
AND WHOSE LONG CHORD BEARS NORTH 11°02'08" EAST A DISTANCE OF 103.54' TO A POINT.
SOUTH 83°12'14" EAST A DISTANCE OF 358.50';
NORTH 06°55'37" EAST A DISTANCE OF 387.20';
SOUTH 83°19'49" EAST A DISTANCE OF 55.03';
SOUTH 83°19'49" EAST A DISTANCE OF 456.84';
NORTH 06°14'33" EAST A DISTANCE OF 9.06';
SOUTH 86°44'00" EAST A DISTANCE OF 15.43';
SOUTH 07°51'25" WEST A DISTANCE OF 496.99';
SOUTH 07°41'19" WEST A DISTANCE OF 71.01';
SOUTH 08°01'05" WEST A DISTANCE OF 162.88';
SOUTH 07°32'33" WEST A DISTANCE OF 50.54';
SOUTH 07°32'33" WEST A DISTANCE OF 302.00';
NORTH 85°10'30" WEST A DISTANCE OF 187.13';
NORTH 83°10'11" WEST A DISTANCE OF 254.34';
NORTH 83°15'46" WEST A DISTANCE OF 96.91';
NORTH 87°50'21" WEST A DISTANCE OF 118.92';
NORTH 89°07'48" WEST A DISTANCE OF 85.26';
SOUTH 89°31'49" WEST A DISTANCE OF 89.74' TO THE **POINT OF BEGINNING**.

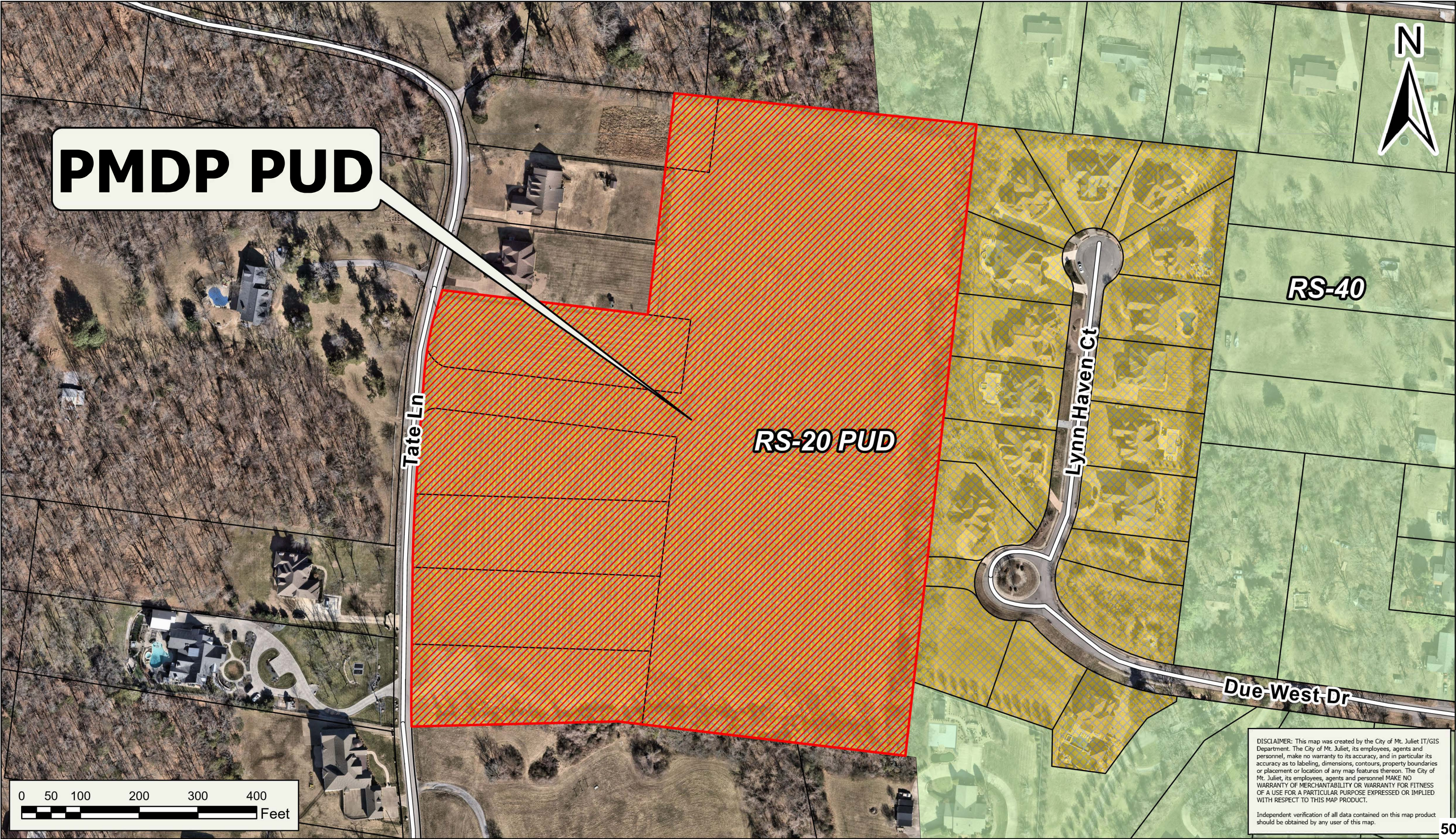
CONTAINING APPROXIMATELY 807,122 SQUARE FEET, OR 18.53 AC, MORE OR LESS.



Exhibit B - PMDP PUD

Reserve at Tate Lane

Map 073, Parcels 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, & 22.16





MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Reserve at Tate Lane
PMDP PUD
Map - 073
Parcel(s) – 22.00, 22.07, 22.12, 22.13, 22.15, 22.16

Request: Heritage Civil, on behalf of their client, Trinity Partners Group LLC., is seeking preliminary master development plan reapproval for the Reserve at Tate Lane (formerly Lynnhaven) subdivision, located on Tate Lane. This is in district 1.

Overview: The subject property consists of approximately 18.5 acres, on the east side of Tate Lane. The zoning is RS-20 PUD, medium density single family residential and a preliminary master development plan for Lynnhaven phase III was approved by the Board of Commissioners in 2014 via Ordinance 2014-73 and since expired. This request is to reapprove the preliminary master development plan, albeit with a different name for the subdivision, the Reserve at Tate Lane. The proposed density is 1.95 units per acre and a total unit count at buildout is 36 lots.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
Reserve @ Tate Lane	Medium Density Residential	N/A	RS-20	RS-20-PUD

Future Land Use Plan: This property is located in the City limits. The City's future land use plan identifies this area as medium density residential. A land use amendment is not required, as the base zoning is unaffected by this preliminary master development plan reapproval.

Zoning: Current zoning is RS-20. The request is for RS-20-PUD, the preliminary master development plan for this subdivision is expired.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*

4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The property is 18.5 acres on the east side of Tate Lane just north of West Division. This property sits adjacent to Victory Baptist Church to the south. The site is mainly undeveloped pasture and is only slightly wooded around the southern-most perimeter abutting Victory Baptist Church. The subdivision was previously approved in 2014 and is proposed to be built in three phases, phases 1 and 2 are already completed. The preliminary master development plan has expired and this submittal is to get it reapproved albeit with a different name the Reserve at Tate Lane in lieu of Lynnhaven.

Bulk Standards: The total number of residential unit proposed is 36. The overall residential density allowed is 2.2 units per acre while they are proposing 1.95 units per acre. The estimated population at buildout is not provided. The minimum lot size proposed for this development is 13,971.32sf with an average of 17,434.42sf meeting the minimum regulation requirements. Bulk waivers are detailed below in the waiver section.

Access: This phase is not connected to adjacent Lynnhaven phases to the east. All vehicular traffic is via Tate Lane. A five-foot-wide sidewalk is proposed for both sides of the internal streets and along the Tate Lane frontage. The City's transportation plan required a connection from Tate Lane to Due West via the other phase of Lynn Haven to the east. Right-of-way is stubbed for this connection in Lynnhaven. The applicant is requesting a waiver from this connection requirement, however Planning staff does not support the waiver, as shown below, due to the substandard conditions and safety hazards that exist on Tate Lane.

Open space/amenities: 1.64 acres of improved open space is identified. The scope of the open space improvements includes a common play lawn area and benches with landscaping. Staff requests additional amenities in the form of playground equipment. Provide this amenity and provide details of the equipment in the final master development plan submittal.

Landscaping: Landscape plans will be required at final master development plan/preliminary plat submittal. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works.

Other: The subdivision will include a "security" wall along Tate Lane and a detail is provided. A mail kiosk detail is provided, and it shows a covered and lit facility, located at the entrance to the subdivision.

Residential Design Regulations: Elevations supplied indicate mostly masonry primary materials and lesser amounts of hardi board secondary materials. All homes show at least a two-car garage,

front facing. All single-family supplementary regulations shall apply including garage size, driveway length, etc. found in article 5 of the zoning ordinance.

Variances/Waivers: The following waivers are requested as part of this preliminary master development plan approval:

1. 5-103: side yard setbacks – 10' (20' required) STAFF SUPPORTS
2. 5-103: minimum lot width at the building line - 70' (100' required) STAFF SUPPORTS
3. 5-103: maximum lot coverage – 25% (35% required) STAFF SUPPORTS
4. Cul-de-sac length – exceed 700' length and 14 unit maximum PW TO DETERMINE
5. All roads 25mph – PW TO DETERMINE
6. 5-104.4: single family residential design standards – cumulative 50% masonry and 50% secondary materials for each home façade – STAFF SUPPORTS
7. Transportation Plan: no connection between Due West and Tate Lane PLANNING STAFF DOES NOT SUPPORT.
8. Private Roads: All roads to be private in lieu of public PW TO DETERMINE

Summary: The preliminary master development plan for the Reserve at Tate Lane was formerly known as Lynnhaven phase 3. The preliminary master development plan was originally approved in 2014 and has since expired. The waivers described above shall be determined by the Planning Commission and Board of Commissioners.

Recommendation: Staff recommends forwarding the preliminary master development plan for the Reserve at Tate Lane to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All waivers are subject to the Planning Commission and Board of Commissioners approval.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered excepting any waivers granted.
3. Two car garage doors shall be separated by a masonry column per 5-104.4.
4. Low maintenance materials are required for all the fencing proposed.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl and metal shall not be utilized for secondary façade materials.
8. For all wet ponds include aeration with lighted fountains.
9. Signage is to be reviewed via a separate application to the Planning Department.
10. Add additional amenity features for the open space area, such as a dog park or playground equipment.
11. Remove the landscape buffers from individual lots and place in open space.
12. Provide landscaping around the perimeter of the retention and detention ponds.
13. Add a note stating all landscape buffers shall be located in open space and be maintained by the HOA.
14. The mail kiosk shall be covered and lighted.
15. Driveways shall be at least 22' long and 18' wide.
16. Provide decorative streetlighting at the entrance and throughout the subdivision.
17. Decorative fixtures and poles are required for any outdoor lighting.

18. Incorporate sod where appropriate.
19. Staff does not support the concrete perimeter wall.

Public Works:

1. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
2. Mass Grading – Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review..
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. Roadway variances and waiver requests:
 - a. Request to allow private roads (Sub Reg 4-103.3): SUPPORTED
 - b. Request to waive the future transportation plan connection to Due West Drive: SUPPORTED
 - c. Request to exceed cul-de-sac length and unit count (Sub Reg 4-104.4): SUPPORTED conditionally that the street is classified as an access street.
 - d. Request to all roads to have a design speed of 25 mph (Sub Reg 4-104.4): SUPPORTED
8. The development shall maintain adequate intersection sight distance at all times at the project entrance. The amount of proposed cut at the entrance restricts sight distance. Updated sight distance profiles will be required at FMDP.
9. Improvements to Tates Ln are subject to review and approval by the Wilson County Road Commission. Provide staff with approved plans at construction plan review.
10. Sidewalk along the Tates Ln frontage shall be installed outside of the ROW and be the maintenance responsibility of the HOA.
11. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
12. Grinders or on-site step systems will not be allowed for this development.
13. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
14. Sewer availability has been requested.
15. Flare the on-street parking stalls.
16. Street grades shall be reviewed at construction drawings.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water line where the proposed road goes in. There appears to be a 2' to 3' cut over the water line.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1271

Agenda Date: 6/23/2025

Agenda #: 9.C.

Title:

AN ORDINANCE ADOPTING THE PROPERTY TAX FREEZE PROGRAM FOR ELDERLY LOW-INCOME HOMEOWNERS OF THE CITY OF MT. JULIET, TENNESSEE, AS AUTHORIZED BY STATE LAW

ORDINANCE 2025-

AN ORDINANCE ADOPTING THE PROPERTY TAX FREEZE PROGRAM FOR ELDERLY LOW-INCOME HOMEOWNERS OF THE CITY OF MT. JULIET, TENNESSEE, AS AUTHORIZED BY STATE LAW

WHEREAS, in 2007 the General Assembly of the State of Tennessee signed into law Chapter 581 of the Public Acts of 2007 (hereinafter "the Act") which enacted a property tax freeze for elderly, low-income taxpayers; and

WHEREAS, the Act amends Tennessee Code Annotated, §67-5-705 to provide for the uniform and orderly administration of the Property Tax Freeze Program for eligible taxpayers in jurisdictions adopting said program; and

WHEREAS, the General Assembly of the State of Tennessee has authorized the legislative body of any county or municipality to adopt the Property Tax Freeze Program; and

WHEREAS, the City has determined it is to the benefit of all eligible citizens of the City of Mt. Juliet that the Property Tax Freeze Program be adopted; and

WHEREAS, the City desires to adopt the higher local option income limit of \$61,920, as permitted by state law.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet; Tennessee as follows:

Section 1. The Property Tax Freeze Program, authorized by the Act, is hereby adopted by the City of Mt. Juliet, Tennessee.

Section 2. The Property Tax Freeze Program shall apply to the tax year and budget beginning on July 1, 2025.

Section 3. The Property Tax Freeze Program shall be implemented and administered in accordance with Tennessee Code Annotated, Section 67-5-705 and the rules promulgated by the State Board of Equalization.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Property Tax Freeze Act

Tennessee Code Annotated

67-5-705. Property Tax Freeze Act.

(a) This section shall be known and may be cited as the Property Tax Freeze Act.

(b) The purpose of this section is to provide for uniform and orderly administration of the property tax freeze program for eligible taxpayers in those jurisdictions adopting it. This section is not intended to displace other forms of property tax relief available at the time of its passage except as expressly provided in this section.

(c) As used in this section, unless the context otherwise requires:

(1) Base tax means the property tax due on the principal residence of a qualifying taxpayer at the time the jurisdiction levying the tax adopts a resolution or ordinance approving the property tax freeze under this section. If the taxpayer did not qualify or did not own an eligible residence when the freeze was adopted, base tax means the maximum property tax due on the taxpayer's eligible residence for the year in which the taxpayer became eligible on the basis of an approved application. If a taxpayer reapplies after acquiring a new residence or after a period of ineligibility, the base tax shall be recalculated for the year of reapplication and reestablishment of eligibility;

(2) Collecting official means the county trustee or, in the case of taxes due a municipality, the county trustee or other official responsible for collection of property taxes;

(3) Improvement means any change to a dwelling or dwelling lot that would properly warrant a change by the assessor in the assessed value of the property for the year or portion of the year in which the improvement is made; and

(4) Principal residence means the dwelling owned by the taxpayer and eligible as the taxpayer's legal residence for voting purposes. Program rules shall establish the maximum size limits for land that may qualify as a taxpayer's principal residence. The rules shall take into consideration lot size requirements under applicable zoning, as well as property actually used to support residential structures; provided, however, that the size limit shall not exceed five (5) acres. The tax freeze granted by this section shall only apply to the residence and no more than the maximum limit for land established by the rules.

(d) The legislative body of any county or municipality may by resolution or ordinance adopt the property tax freeze program provided in this section. The county or municipality may thereafter terminate the freeze program by resolution or ordinance; provided, however, that the resolution or ordinance terminating the program shall not have the effect of terminating the program until the following tax year.

(e) (1) Taxpayers seeking the property tax freeze shall apply annually to the collecting official by the deadline established in program rules, and applicants must qualify on the basis of age, income and ownership of eligible property. The collecting official shall determine whether requirements for eligibility have been met, and the collecting official's determination shall be final, subject to audit and recovery of taxes, including interest at the rates otherwise provided for delinquent taxes under [67-5-2010](#), if the applicant is later determined to have not been eligible. Any taxpayer who knowingly provides false information concerning the taxpayer's income or other information relative to eligibility for the program, commits a Class A misdemeanor.

(2) If the collecting official approves the application, property taxes due on the applicant's principal residence shall be the lesser of:

(A) The actual tax due; or

(B) The base tax; provided, that the base tax shall be adjusted to reflect any percentage increase in the value of the property determined by the assessor to be attributed to improvements made or discovered after the time the base tax was established. The base tax shall be recalculated in any year in which the actual tax due is less than the previously established base tax for the property, and the recalculated base tax shall apply until further recalculated pursuant to this part.

(f) (1) To qualify for the property tax freeze, the applicant shall be sixty-five (65) years of age by the end of the year in which the application is filed. The applicant shall further own and use the property as the applicant's principal residence for which the freeze is sought in the year of application or reapplication and through the deadline date for application or reapplication.

(2) In addition to the qualifications stated in subdivision (f)(1), the applicant's income, combined with the income of any other owners of the property, the income of applicant's spouse and the income of any owner of a remainder or reversion in the property if the property constituted the person's legal residence at any time during the year, may not exceed the limit stated in subdivision (f)(3). Income for purposes of qualification means income from all sources as defined by program rules.

(3) The income limit for the property tax freeze program shall be the greater of the weighted average of the median household income for age groups sixty-five (65) years of age to seventy-four (74) years of age and seventy-five (75) years of age or over who resided within the county as determined in the most recent federal decennial census, or the applicable state tax relief income limit established under [67-5-702](#). This limit shall be adjusted by the comptroller of the treasury to reflect the cost of living adjustment for social security recipients as determined by the social security administration and shall be rounded to the nearest ten dollars (\$10.00). The adjusted weighted average median household income level for each county shall be published annually by the comptroller of the treasury.

(g) (1) The comptroller of the treasury is authorized to perform income verification or other related services or assistance at the request of a county or municipality, if the county or municipality agrees to pay fees sufficient to reimburse the actual costs to the comptroller of the treasury in providing such services or assistance, unless or to the extent not appropriated by the general assembly.

(2) Financial records filed for purposes of income verification shall be confidential and shall not be subject to inspection under the Tennessee public records law, compiled in title [10](#), chapter 7, but shall be available to local or state officials who administer, enforce, or audit the tax freeze program or requirements imposed under this section.

(h) The property tax freeze program shall conform to any uniform definitions, application forms and requirements, income verification procedures and other necessary or desirable rules, regulations, policies and procedures not in conflict with this section, as may be adopted by the state board of equalization through the division of property assessments.

Acts 1979, ch. 407, §§ 1, 2; T.C.A., §§ 67-649, 67-674; Acts 2007, ch. 581, § 1; 2009, ch. 68, § 3; 2013, ch. 63, § 4; 2014, ch. 938, § 1; 2017, ch. 299, § 2.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1248
10.A.

Agenda Date: 6/23/2025

Agenda #:

Title:

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 6235 CENTRAL PIKE PROPERTY, LOCATED AT 6235 CENTRAL PIKE MAP 097 & 076 PARCELS 013.00 & 053.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

RESOLUTION - 2025

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 6235 CENTRAL PIKE PROPERTY, LOCATED AT 6235 CENTRAL PIKE MAP 097 & 076 PARCELS 013.00 & 053.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY:

WHEREAS, Tennessee Code Annotated Section 6-51-102 an amended requires the a Plan of Services be adopted by the governing body of a city prior of passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHERAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of property known as the 6235 Central Pike Property located at 6235 Central Pike, In Wilson County, Tennessee, as described herein;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE THAT THE PROPERTY LOCATED AT 6235 CENTRAL PIKE IN WILSON COUNTY, TENNESSEE IS ADOPTED.

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2025

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: RS-30 PUD & RM-16 PUD.

RESOLUTION - 2025

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

NOW THEREFORE BE IT RESOLVED:

In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

This resolution shall take effect on the earliest date allowed by the law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1126
10.B.

Agenda Date: 6/23/2025

Agenda #:

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of March 20, 2025, and forwarded a positive recommendation (Vote 6-1-0) for approval to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on June 9, 2025 and June 23, 2025 and notice thereof published in the Chronicle of Mt. Juliet on May 21, 2025 and in the Lebanon Democrat on May 17, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex the subject property of approximately 15.08 acres, into the corporate boundaries of the City of Mt. Juliet; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

SECTION 1. – ANNEXATION. The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

SECTION 2. – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and received a positive recommendation with a vote of (6-1-0) in a regular meeting to be held on March 20, 2025.

SECTION 3. – PUBLIC HEARING – The annexation was the subject of a public hearing held on June 9, 2025, and June 23, 2025 at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

LEGAL DESCRIPTION OF 6235 CENTRAL PIKE AS TAKEN FROM CRAWFORD AND CUMMINGS SURVEY WHICH WAS SURVEYED ON 6/13/2024 (PARCEL 1) AND 12/19/24 (PARCEL 2).

(Converted to word document text on 2025-01-14)

PARCEL 1:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (new) lying in the northerly margin of Central Pike (50' R.O.W.), being the southeasterly corner of Harold E H Cheatham SR (DB. 2180, PG. 583 / PB. 16, PG.185, R.O.W.C.T.) and being the southwesterly corner of the hereon described parcel;

Thence, along the easterly line of said Harold E H Cheatham SR, N 07°05'07" E, a distance of 348.88';

Thence, along the easterly line of Libby N Rea of record in Plat Book 16, Page 185, Registers' Office of Wilson County, Tennessee, N 07°03'53" E, a distance of 207.96';

Thence, along the easterly line of Chad Avery Dill of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°20'08" E, a distance of 304.25';

Thence, along the southerly line of Shiloh Baptist Church of record in Plat Book 30, Page 131, Registers' Office of Wilson County, Tennessee, S 85°15'13" E, a distance of 1362.30';

Thence, along the westerly line of Billy E Eubanks, etux of record in Deed Book 1053, Page 1244, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 279.25';

Thence, along the westerly line of Charles W McDowell HR, etal of record in Deed Book 1673, Page 1870, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 57.89';

Thence, along the northerly and westerly line of Coursey Subdivision of record in Plat Book 17, Page 820, Registers' Office of Wilson County, Tennessee, the following two (2) calls:

Thence, N 77°07'11" W, a distance of 277.24';

Thence, S 08°19'00" W, a distance of 285.42';

Thence, along the northerly line of Central Pike the following five (5) calls:

Thence, N 88°09'52" W, a distance of 57.67';

Thence, with a curve turning to the left with an arc length of 213.10', with a radius of 593.10', with a chord bearing of S 81°05'29" W, with a chord length of 211.96';

Thence, S 70°47'54" W, a distance of 511.30';

Thence, with a curve turning to the right with an arc length of 219.79', with a radius of 705.18', with a chord bearing of S 79°37'45" W, with a chord length of 218.90';

Thence, S 88°09'32" W, a distance of 156.21' to THE POINT OF BEGINNING. Containing an area of 830,188 Square Feet or 19.06 Acres, more or less.

Exhibit A

Being the same property conveyed to Grady Hight and wife, Rebecca Hight by Deed from Ernest H. Jackson and wife, Allie Bell Jackson of record in Book 134, Page 30, in the Register's Office for Wilson County, Tennessee, dated July 30, 1951 and recorded on July 31, 1951.

Grady Hight a/k/a J. G. Hight a/k/a Joseph Grady Hight died on or about July 10, 1972, leaving Rebecca Hight, as surviving tenant by the entirety.

Rebecca Hight died on or about March 28, 1994, her estate duly probated in the Probate Court for Wilson County, Tennessee.

Being the same property conveyed to Charles E. Tillman by Quitclaim Deed from Lounett H. Tayes, Carmene Eakes and Faye Anderson, Co-Conservators of the Estate of Rebecca A. Hight of record in Book 415, Page 294, in the Register's Office for Wilson County, Tennessee, dated May 31, 1989 and recorded on May 31, 1989.

Being the same property conveyed to Charles E. (Sonny) Tillman by Quitclaim Deed from Norma (Mott) Tillman vs. Charles E. (Sonny) Tillman, Case No. 2029, Norma (Mott) Tillman of record in Book 830, Page 321, in the Register's Office for Wilson County, Tennessee, dated September 01, 2000 and recorded on September 28, 2000.

Being a portion of the same property conveyed to CET Strategic Realty Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Charles E. (Sonny) Tillman of record in Book 2180, Page 583, in the Register's Office for Wilson County, Tennessee, dated May 02, 2022 and recorded on May 10, 2022.

PARCEL 2:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (old) lying in the westerly margin of Pleasant Grove Road (50' R.O.W.), being the northeasterly corner of Billy Eubank, etux (DB. 1053, PG.1244, R.O.W.C.T.) and being the southeasterly corner of the hereon described parcel;

Thence, along the northerly line of said Billy Eubank, etux, S 89°00'58" W a distance of 535.72';

Thence, along the northerly line of CET Strategic Realty Partners, LLC of record in Deed Book 2180, Page 583, Registers' Office of Wilson County, Tennessee, N 85°15'13" W, a distance of 1362.30';

Thence, along the easterly line of Chad Dill, etux of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°02'55" E, a distance of 351.04';

Thence, along the easterly line of Emily Coffey, etvir of record in Deed Book 1508, Page 1624, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 298.29';

Thence, along the easterly line of Elvira De Lost Angeles Pelayo Anaya, Etvir of record in Deed Book 2322, Page 2164, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 100.80';

Exhibit A

Thence, along the southerly line of Lynn Christie Subdivision of record in Plat Book 11, Page 6, Registers' Office of Wilson County, Tennessee, the following four (4) calls:

Thence, S 83°57'00" E, a distance of 226.44';

Thence, S 84°06'42" E, a distance of 202.03';

Thence, S 84°03'51" E, a distance of 247.29';

Thence, S 83°28'20" E, a distance of 213.36';

Thence, along the westerly and southerly line of Shiloh Baptist Church of Middle Tennessee of record in Deed Book 1974, Page 2464, Registers' Office of Wilson County, Tennessee, the following three (3) calls:

Thence, S 05°07'45" W, a distance of 677.75';

Thence, S 85°13'41" E, a distance of 428.31';

Thence, N 89°02'37" E, a distance of 541.35';

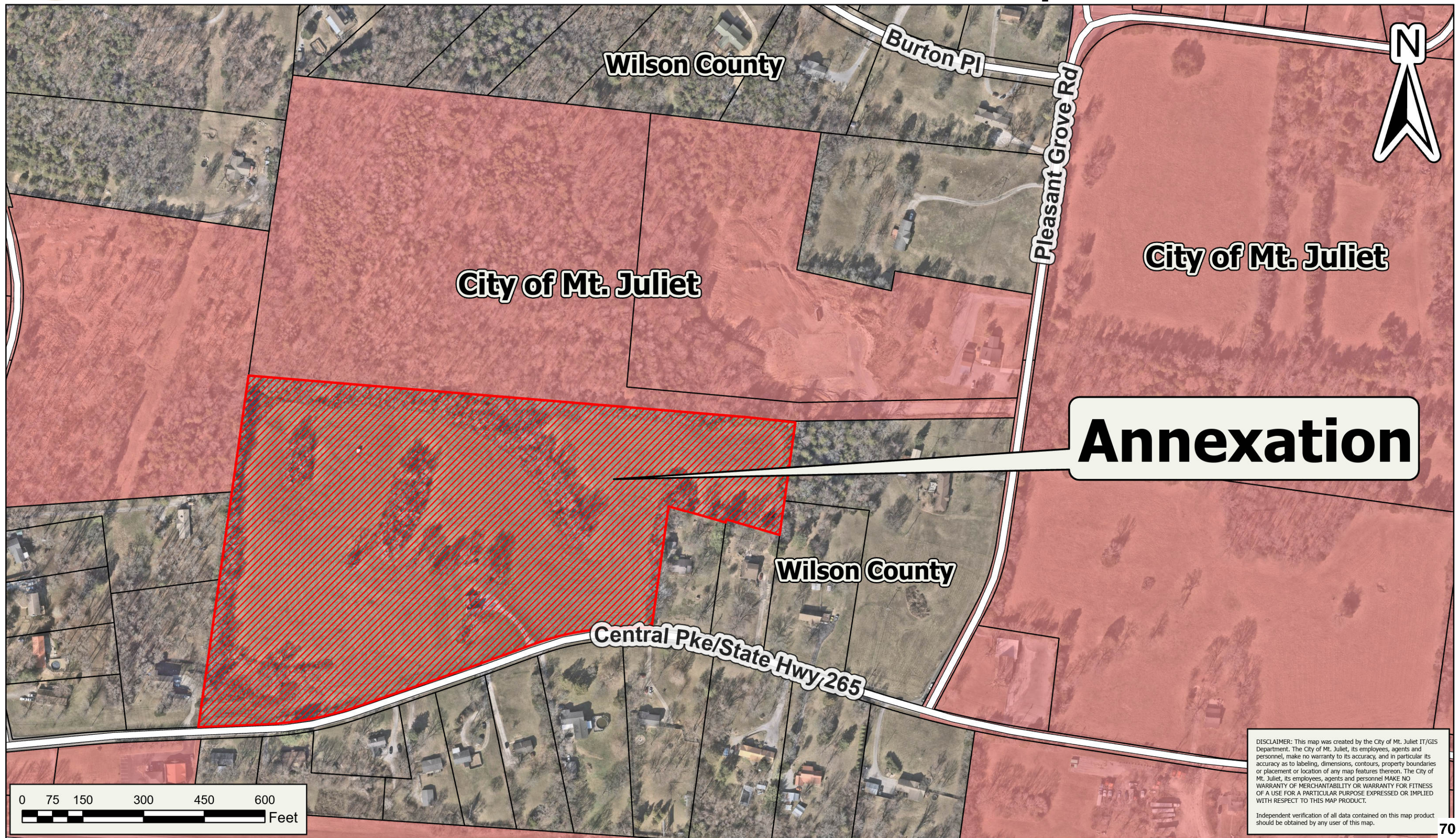
Thence, along the westerly line of Pleasant Grove Road, S 08°25'27" W, a distance of 50.20' to THE POINT OF BEGINNING. Containing an area of 721,519 Square Feet or 16.56 Acres, more or less.

Being part of the same property conveyed to Shiloh Baptist Church of Middle Tennessee by deed dated 2, 2020 From Michael Wayne Brewer and Dana Joyce Brewer, husband and wife, recorded July 2, 2020, in book 1974, page 2464, and also in book 1975, page 81, in the official records of Wilson County, Tennessee



Exhibit B- Annexation

Tillman Place- 6235 Central Pike Map 097, Parcel 013.00





MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Tillman Place
6235 Central Pike
LUA, Annexation, PMDP PUD
Map – 097/076
Parcel(s) – 13.00, 53.00

Request: Submitted by CSDG, on behalf of their client, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a residential development on Central Pike including commercial and residential single and multi-family in a mix of townhomes, and single-family residences totaling 137 residential units located in district 3.

History: The property is 35.71 acres on the North side of Central Pike, to the West of Pleasant Grove Road. The property has a portion within the City Limits and a portion within Wilson Co. but within the City's urban growth boundary. The current zoning is RS-40 within the City Limits, and Wilson County R-1. The applicant has requested a rezone to RM-8 and RS-15 PUD. The City's land use plan identifies the Northern portion of the area as medium density residential and the Southern portion as Mixed Use. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG/Tillman Place	Medium Density Residential & Mixed Use	Multi-Family Residential/Medium Density FOR PARCEL 13.00 ONLY	RS-40 (MJ) & Wilson County R-1	RS-40 PUD & RM-8 PUD & STAFF RECOMMENDS RS-30

Future Land Use Plan: The City's future land use map identifies the property as medium density residential for the Northern Parcel and Mixed-use for the Southern parcel. The request is to retain the medium density land use on the Northern Parcel, and a change from Mixed use to Multi-family and medium density residential on the Southern portion. The land use plan does not support a request for multi-family or medium density residential classification for the Southern portion of the property.

Zoning: The zoning on the Northern Parcel, within the city limits, is RS-40 and R-1 in Wilson County which is the Southern Parcel. There is RS-40 corresponding surrounding zoning as well.

The applicant is seeking RS-15 and RM-8 zoning with a PUD overlay should the land use plan be amended. Overall density for the single family residential is 1.11 units/acre negating the necessity for RS-15 base zoning. Staff request RS-30 for the single-family area on the southern lot.

Urban Growth Boundary: The subject property is in the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT in total agreement with the general plan for the area, and **LAND USE PLAN***
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Location/History: This development site is located on the North side of Central Pike, to the West of Pleasant Grove Road. The property is in the City's urban growth boundary. The zoning currently contains both City RS-40 and Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for both multi-family residential and Single family base zoning with a PUD overlay.

5-103 Bulk Standards: The total acreage of the proposed development is 35.71 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed single family residential density is 1.11 units/acre, and multi-family is 8.01 units per acre, below the maximum permitted for the single-family zoning district (16.1 ac). 137 units are proposed. The project shows this being completed in 3 phases; however a specific development timeline has not been shown. The estimated population is 348 persons at buildout. The 137 units are as follows:

24 - Single family
113 - Townhome

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed throughout all internal roads within the development, with 7' sidewalks being proposed along the areas with parallel parking for the alley loaded multi-family units. There is also a 10' multi/shared use path also proposed. Vehicular access is proposed via Central Pike and Pleasant Grove Road. The townhome units are requesting private roadway sections for the Alley loaded products, with public streets for the main thoroughfares. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is adequately parked with 226 spaces for the multi-family portion. The parking comes in a variety of forms, parallel, garage and on street.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the Single and Multi-family portions. These include: 8,635 sf park pavilion, 2.69 ac of nature walking trails with benches, 6,640 sf playground, 2,069 sf exercise area, fire pits and 0.46 ac of landscaped green space. The code regarding multi-family development requires the amenity area to have at least a 2000sf clubhouse/building for up to 200 dwelling units. The plan currently does not provide for this requirement, nor has a waiver been requested. This will be required within the conditions listed below

Multi-family Design Standards (5-104.4)

A waiver is requested for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver has been requested to allow a building separation of 20' as all townhome units will be sprinkled. Bicycle racks and trash cans are required at all the buildings. The applicant has requested a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Notes provided indicate that corner lots shall be critical façade lots. A note shall be required to compliance with the bulk of the general requirements the City asks for such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required fencing along the boundary of the multi-family portion and requests to provide landscaping as an alternative measure. The townhomes on the Southernmost portion will face Central Pike. They are also requesting to omit the "C" buffer between RS-15 and RM-8 due to existing features along the zoning ling

A type D buffer is provided where required for perimeter areas not adjacent to an external street, along with a type A-1 buffer where required internally. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

Waivers/Variances:

1. Request to allow up to 6 acres of disturbance of slopes exceeding 20%. **PW to address.**
2. Request to allow townhome building separation of twenty feet (20') since all units will be sprinkled. **Staff supports**
3. Request to allow private roads with the 26' roadway section for alleys and the 56' roadway section through the townhome portion of the development. **PW to address.**
4. Request to omit masonry column requirement from residential garage doors to match residential elevations as shown on C4.00. **Staff supports**

5. Request to provide 6 bike racks of 5 spaces each thorough the multifamily development in lieu of 1 bike rack per multi-family residential building. **Staff supports.**
6. Request to omit the fence along the boundary of the multi-family residential development site and provide landscaping as an alternative measure. **Staff supports.**
7. Request to omit “C” buffer between RS-15 & RM-8 due to existing features along zoning line. **Staff supports but requests some enhanced landscaping in this area.**
8. Request to allow an access street to be stubbed at the property line. **PW to address.**
9. Request to deviate from the material standards to allow:
 - Fifty percent (50%) brick and/or stone on all facades. **Staff supports.**
 - Fifty percent (50%) secondary materials on all facades. **Staff supports, no vinyl or metal siding is allowed.**
 - No two house plan and elevation shall be sited and built next to one another. **Staff does not support**
 - No two house plan and elevation shall be sited and built across the street from one another. **Staff does not support.**
 - High visibility lots shall have 100% brick and/or stone. **Staff does not support.**
 - High visibility lots will not have a blank end facing the street side by including architectural features such as optional window packages and/or fireplaces. **Staff does support.**

Summary: The City’s future land use plan identifies the subject property as medium density and mixed use, the applicants request for multi-family is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and preliminary plat shall apply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission, make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Tillman Place, at 6235 Central Pk., please include the following conditions:

Planning and Zoning:

1. All requirements of the City’s Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.

10. 2,000 sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.

Public Works:

1. The following variances are requested or required:
 - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
 - b. To allow an access street to be stubbed at the property line (4-104.405): SUPPORTED
 - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
 - a. Signal warrant analysis shall be submitted at the 60th and 120th COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating “BE PREPARED TO STOP WHEN FLASHING”.
 - b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
 - c. A 10’ wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
 - d. A left-turn lane shall be constructed along Central Pike at the project entrance.
3. The following off-site improvements shall be required should the interchange be under construction prior to issuing the first CO:
 - a. A 12’ wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
 - b. The curb and gutter shall be extended along all roads with the path.
 - c. Increase the width of the westbound lane to 12 feet along the project frontage.
 - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
4. Private streets shall meet the design standards for an access street.
5. Private allies shall meet the design standards for an access lane.
6. Vegetation or other obstructions in the sight triangles shall be removed.
7. On street parking shall be parallel parking.
8. Sidewalks adjacent to parking shall be 7’ wide. This includes parallel parking.
9. Curb ramps shall be provided across all streets at intersections. The crosswalks do not need to be marked.
10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
11. All drives shall comply with TDOT’s Highway Systems Access Manual.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
14. Sewer availability requested.

15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
16. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
17. Landscaping plans shall be approved prior to construction plans approval.
18. If wet ponds are used, aeration shall be provided.
19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
22. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
23. No onsite grinder systems or step systems will be allowed for this development.
24. Submit a preliminary drainage report at FMDP.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1250
10.C.

Agenda Date: 6/23/2025

Agenda #:

Title:

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF
THE PROPERTY LOCATED AT 6235 CENTRAL PIKE

RESOLUTION -2025

A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED AT 6235 CENTRAL PIKE

WHEREAS, on _____, pursuant to Ordinance ____, the City of Mt. Juliet Board of Commissioners annexed the subject property into the corporate boundaries of the City of Mt. Juliet; and

WHEREAS, T.C.A. § 6-51-104 requires a resolution for the annexation proposed by a property owner; and

WHEREAS, this Resolution shall mirror the intent and effect of Ordinance ____ relative to the annexation of the subject property.

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The City of Mt. Juliet Board of Commissioners hereby resolves to pass Ordinance____ relative to the annexation of the property located at 6235 Central Pike.

Section 2. In the event of conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 3. If any section, clause, provision, or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of the resolution.

This resolution shall take effect immediately upon its adoption, the public welfare requiring it.

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1125
10.D.

Agenda Date: 6/23/2025

Agenda #:

Title:

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 FROM MIXED USE TO MULTI-FAMILY RESIDENTIAL

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY
LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 FROM MIXED USE
TO MULTI-FAMILY RESIDENTIAL**

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on May 12, 2025 and notice thereof published in the Chronicle of Mt. Juliet on April 2, 2025; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of March 20, 2025, and forwarded a positive recommendation (6-0-1) to the Board of Commissioners; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property from Mixed Use to Multi-Family Residential; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

SECTION 1. – LAND USE PLAN AMENDMENT. The land use plan for the property described in Exhibit A is hereby amended from Mixed Use to Multi-Family Residential; as shown in Exhibit B.

SECTION 2. – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and received a positive recommendation (6-0-1) in a regular meeting held on March 20, 2025.

SECTION 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on May 12, 2025 at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

LEGAL DESCRIPTION OF 6235 CENTRAL PIKE AS TAKEN FROM CRAWFORD AND CUMMINGS SURVEY WHICH WAS SURVEYED ON 6/13/2024 (PARCEL 1) AND 12/19/24 (PARCEL 2).

(Converted to word document text on 2025-01-14)

PARCEL 1:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (new) lying in the northerly margin of Central Pike (50' R.O.W.), being the southeasterly corner of Harold E H Cheatham SR (DB. 2180, PG. 583 / PB. 16, PG.185, R.O.W.C.T.) and being the southwesterly corner of the hereon described parcel;

Thence, along the easterly line of said Harold E H Cheatham SR, N 07°05'07" E, a distance of 348.88';

Thence, along the easterly line of Libby N Rea of record in Plat Book 16, Page 185, Registers' Office of Wilson County, Tennessee, N 07°03'53" E, a distance of 207.96';

Thence, along the easterly line of Chad Avery Dill of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°20'08" E, a distance of 304.25';

Thence, along the southerly line of Shiloh Baptist Church of record in Plat Book 30, Page 131, Registers' Office of Wilson County, Tennessee, S 85°15'13" E, a distance of 1362.30';

Thence, along the westerly line of Billy E Eubanks, etux of record in Deed Book 1053, Page 1244, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 279.25';

Thence, along the westerly line of Charles W McDowell HR, etal of record in Deed Book 1673, Page 1870, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 57.89';

Thence, along the northerly and westerly line of Coursey Subdivision of record in Plat Book 17, Page 820, Registers' Office of Wilson County, Tennessee, the following two (2) calls:

Thence, N 77°07'11" W, a distance of 277.24';

Thence, S 08°19'00" W, a distance of 285.42';

Thence, along the northerly line of Central Pike the following five (5) calls:

Thence, N 88°09'52" W, a distance of 57.67';

Thence, with a curve turning to the left with an arc length of 213.10', with a radius of 593.10', with a chord bearing of S 81°05'29" W, with a chord length of 211.96';

Thence, S 70°47'54" W, a distance of 511.30';

Thence, with a curve turning to the right with an arc length of 219.79', with a radius of 705.18', with a chord bearing of S 79°37'45" W, with a chord length of 218.90';

Thence, S 88°09'32" W, a distance of 156.21' to THE POINT OF BEGINNING. Containing an area of 830,188 Square Feet or 19.06 Acres, more or less.

Exhibit A

Being the same property conveyed to Grady Hight and wife, Rebecca Hight by Deed from Ernest H. Jackson and wife, Allie Bell Jackson of record in Book 134, Page 30, in the Register's Office for Wilson County, Tennessee, dated July 30, 1951 and recorded on July 31, 1951.

Grady Hight a/k/a J. G. Hight a/k/a Joseph Grady Hight died on or about July 10, 1972, leaving Rebecca Hight, as surviving tenant by the entirety.

Rebecca Hight died on or about March 28, 1994, her estate duly probated in the Probate Court for Wilson County, Tennessee.

Being the same property conveyed to Charles E. Tillman by Quitclaim Deed from Lounett H. Tayes, Carmene Eakes and Faye Anderson, Co-Conservators of the Estate of Rebecca A. Hight of record in Book 415, Page 294, in the Register's Office for Wilson County, Tennessee, dated May 31, 1989 and recorded on May 31, 1989.

Being the same property conveyed to Charles E. (Sonny) Tillman by Quitclaim Deed from Norma (Mott) Tillman vs. Charles E. (Sonny) Tillman, Case No. 2029, Norma (Mott) Tillman of record in Book 830, Page 321, in the Register's Office for Wilson County, Tennessee, dated September 01, 2000 and recorded on September 28, 2000.

Being a portion of the same property conveyed to CET Strategic Realty Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Charles E. (Sonny) Tillman of record in Book 2180, Page 583, in the Register's Office for Wilson County, Tennessee, dated May 02, 2022 and recorded on May 10, 2022.

PARCEL 2:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (old) lying in the westerly margin of Pleasant Grove Road (50' R.O.W.), being the northeasterly corner of Billy Eubank, etux (DB. 1053, PG.1244, R.O.W.C.T.) and being the southeasterly corner of the hereon described parcel;

Thence, along the northerly line of said Billy Eubank, etux, S 89°00'58" W a distance of 535.72';

Thence, along the northerly line of CET Strategic Realty Partners, LLC of record in Deed Book 2180, Page 583, Registers' Office of Wilson County, Tennessee, N 85°15'13" W, a distance of 1362.30';

Thence, along the easterly line of Chad Dill, etux of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°02'55" E, a distance of 351.04';

Thence, along the easterly line of Emily Coffey, etvir of record in Deed Book 1508, Page 1624, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 298.29';

Thence, along the easterly line of Elvira De Lost Angeles Pelayo Anaya, Etvir of record in Deed Book 2322, Page 2164, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 100.80';

Exhibit A

Thence, along the southerly line of Lynn Christie Subdivision of record in Plat Book 11, Page 6, Registers' Office of Wilson County, Tennessee, the following four (4) calls:

Thence, S 83°57'00" E, a distance of 226.44';

Thence, S 84°06'42" E, a distance of 202.03';

Thence, S 84°03'51" E, a distance of 247.29';

Thence, S 83°28'20" E, a distance of 213.36';

Thence, along the westerly and southerly line of Shiloh Baptist Church of Middle Tennessee of record in Deed Book 1974, Page 2464, Registers' Office of Wilson County, Tennessee, the following three (3) calls:

Thence, S 05°07'45" W, a distance of 677.75';

Thence, S 85°13'41" E, a distance of 428.31';

Thence, N 89°02'37" E, a distance of 541.35';

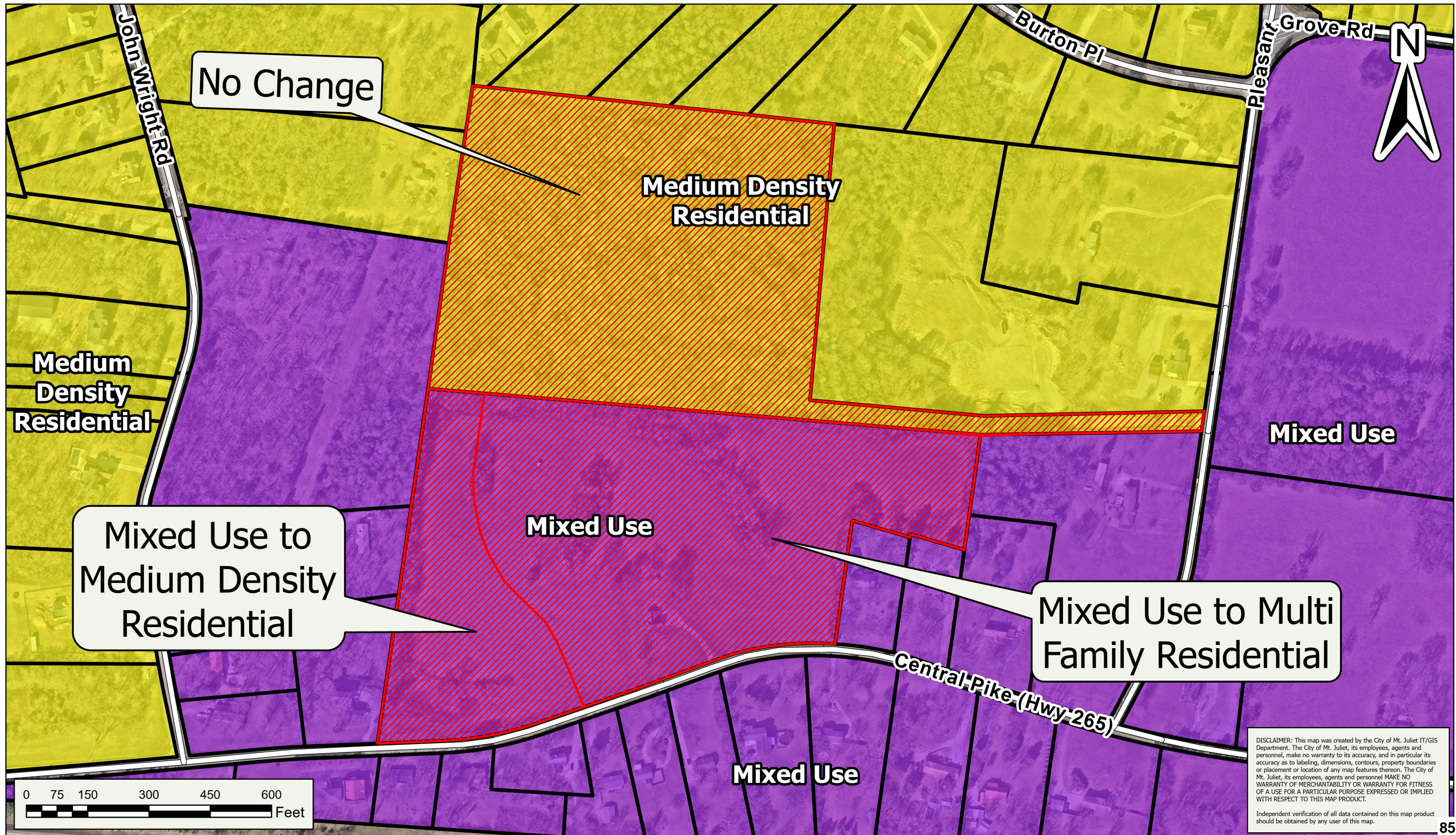
Thence, along the westerly line of Pleasant Grove Road, S 08°25'27" W, a distance of 50.20' to THE POINT OF BEGINNING. Containing an area of 721,519 Square Feet or 16.56 Acres, more or less.

Being part of the same property conveyed to Shiloh Baptist Church of Middle Tennessee by deed dated 2, 2020 From Michael Wayne Brewer and Dana Joyce Brewer, husband and wife, recorded July 2, 2020, in book 1974, page 2464, and also in book 1975, page 81, in the official records of Wilson County, Tennessee



Exhibit B- LUA

Tillman Place- 6235 Central Pike
Map 097, Parcel 013.00 & Map 076, Parcel 053.00





MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Tillman Place
6235 Central Pike
LUA, Annexation, PMDP PUD
Map – 097/076
Parcel(s) – 13.00, 53.00

Request: Submitted by CSDG, on behalf of their client, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a residential development on Central Pike including commercial and residential single and multi-family in a mix of townhomes, and single-family residences totaling 137 residential units located in district 3.

History: The property is 35.71 acres on the North side of Central Pike, to the West of Pleasant Grove Road. The property has a portion within the City Limits and a portion within Wilson Co. but within the City's urban growth boundary. The current zoning is RS-40 within the City Limits, and Wilson County R-1. The applicant has requested a rezone to RM-8 and RS-15 PUD. The City's land use plan identifies the Northern portion of the area as medium density residential and the Southern portion as Mixed Use. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG/Tillman Place	Medium Density Residential & Mixed Use	Multi-Family Residential/Medium Density FOR PARCEL 13.00 ONLY	RS-40 (MJ) & Wilson County R-1	RS-40 PUD & RM-8 PUD & STAFF RECOMMENDS RS-30

Future Land Use Plan: The City's future land use map identifies the property as medium density residential for the Northern Parcel and Mixed-use for the Southern parcel. The request is to retain the medium density land use on the Northern Parcel, and a change from Mixed use to Multi-family and medium density residential on the Southern portion. The land use plan does not support a request for multi-family or medium density residential classification for the Southern portion of the property.

Zoning: The zoning on the Northern Parcel, within the city limits, is RS-40 and R-1 in Wilson County which is the Southern Parcel. There is RS-40 corresponding surrounding zoning as well.

The applicant is seeking RS-15 and RM-8 zoning with a PUD overlay should the land use plan be amended. Overall density for the single family residential is 1.11 units/acre negating the necessity for RS-15 base zoning. Staff request RS-30 for the single-family area on the southern lot.

Urban Growth Boundary: The subject property is in the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT in total agreement with the general plan for the area, and **LAND USE PLAN***
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Location/History: This development site is located on the North side of Central Pike, to the West of Pleasant Grove Road. The property is in the City's urban growth boundary. The zoning currently contains both City RS-40 and Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for both multi-family residential and Single family base zoning with a PUD overlay.

5-103 Bulk Standards: The total acreage of the proposed development is 35.71 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed single family residential density is 1.11 units/acre, and multi-family is 8.01 units per acre, below the maximum permitted for the single-family zoning district (16.1 ac). 137 units are proposed. The project shows this being completed in 3 phases; however a specific development timeline has not been shown. The estimated population is 348 persons at buildout. The 137 units are as follows:

24 - Single family
113 - Townhome

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed throughout all internal roads within the development, with 7' sidewalks being proposed along the areas with parallel parking for the alley loaded multi-family units. There is also a 10' multi/shared use path also proposed. Vehicular access is proposed via Central Pike and Pleasant Grove Road. The townhome units are requesting private roadway sections for the Alley loaded products, with public streets for the main thoroughfares. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is adequately parked with 226 spaces for the multi-family portion. The parking comes in a variety of forms, parallel, garage and on street.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the Single and Multi-family portions. These include: 8,635 sf park pavilion, 2.69 ac of nature walking trails with benches, 6,640 sf playground, 2,069 sf exercise area, fire pits and 0.46 ac of landscaped green space. The code regarding multi-family development requires the amenity area to have at least a 2000sf clubhouse/building for up to 200 dwelling units. The plan currently does not provide for this requirement, nor has a waiver been requested. This will be required within the conditions listed below

Multi-family Design Standards (5-104.4)

A waiver is requested for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver has been requested to allow a building separation of 20' as all townhome units will be sprinkled. Bicycle racks and trash cans are required at all the buildings. The applicant has requested a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Notes provided indicate that corner lots shall be critical façade lots. A note shall be required to compliance with the bulk of the general requirements the City asks for such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required fencing along the boundary of the multi-family portion and requests to provide landscaping as an alternative measure. The townhomes on the Southernmost portion will face Central Pike. They are also requesting to omit the "C" buffer between RS-15 and RM-8 due to existing features along the zoning ling

A type D buffer is provided where required for perimeter areas not adjacent to an external street, along with a type A-1 buffer where required internally. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

Waivers/Variances:

1. Request to allow up to 6 acres of disturbance of slopes exceeding 20%. **PW to address.**
2. Request to allow townhome building separation of twenty feet (20') since all units will be sprinkled. **Staff supports**
3. Request to allow private roads with the 26' roadway section for alleys and the 56' roadway section through the townhome portion of the development. **PW to address.**
4. Request to omit masonry column requirement from residential garage doors to match residential elevations as shown on C4.00. **Staff supports**

5. Request to provide 6 bike racks of 5 spaces each thorough the multifamily development in lieu of 1 bike rack per multi-family residential building. **Staff supports.**
6. Request to omit the fence along the boundary of the multi-family residential development site and provide landscaping as an alternative measure. **Staff supports.**
7. Request to omit “C” buffer between RS-15 & RM-8 due to existing features along zoning line. **Staff supports but requests some enhanced landscaping in this area.**
8. Request to allow an access street to be stubbed at the property line. **PW to address.**
9. Request to deviate from the material standards to allow:
 - Fifty percent (50%) brick and/or stone on all facades. **Staff supports.**
 - Fifty percent (50%) secondary materials on all facades. **Staff supports, no vinyl or metal siding is allowed.**
 - No two house plan and elevation shall be sited and built next to one another. **Staff does not support**
 - No two house plan and elevation shall be sited and built across the street from one another. **Staff does not support.**
 - High visibility lots shall have 100% brick and/or stone. **Staff does not support.**
 - High visibility lots will not have a blank end facing the street side by including architectural features such as optional window packages and/or fireplaces. **Staff does support.**

Summary: The City’s future land use plan identifies the subject property as medium density and mixed use, the applicants request for multi-family is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and preliminary plat shall apply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission, make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Tillman Place, at 6235 Central Pk., please include the following conditions:

Planning and Zoning:

1. All requirements of the City’s Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.

10. 2,000 sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.

Public Works:

1. The following variances are requested or required:
 - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
 - b. To allow an access street to be stubbed at the property line (4-104.405): SUPPORTED
 - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
 - a. Signal warrant analysis shall be submitted at the 60th and 120th COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating “BE PREPARED TO STOP WHEN FLASHING”.
 - b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
 - c. A 10’ wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
 - d. A left-turn lane shall be constructed along Central Pike at the project entrance.
3. The following off-site improvements shall be required should the interchange be under construction prior to issuing the first CO:
 - a. A 12’ wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
 - b. The curb and gutter shall be extended along all roads with the path.
 - c. Increase the width of the westbound lane to 12 feet along the project frontage.
 - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
4. Private streets shall meet the design standards for an access street.
5. Private allies shall meet the design standards for an access lane.
6. Vegetation or other obstructions in the sight triangles shall be removed.
7. On street parking shall be parallel parking.
8. Sidewalks adjacent to parking shall be 7’ wide. This includes parallel parking.
9. Curb ramps shall be provided across all streets at intersections. The crosswalks do not need to be marked.
10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
11. All drives shall comply with TDOT’s Highway Systems Access Manual.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
14. Sewer availability requested.

15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
16. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
17. Landscaping plans shall be approved prior to construction plans approval.
18. If wet ponds are used, aeration shall be provided.
19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
22. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
23. No onsite grinder systems or step systems will be allowed for this development.
24. Submit a preliminary drainage report at FMDP.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1127
10.E.

Agenda Date: 6/23/2025

Agenda #:

Title:

AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN

ORDINANCE NO. _____

AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of March 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of (6-0-1) and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on June 9, 2025 and June 23, 2025 and notice thereof published in the Chronicle of Mt. Juliet on May 21, 2025 and in the Lebanon Democrat on May 17, 2025; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 6235 Central Pike, Map 076, Parcel 053.00, and Map 097, Parcel 013.00, approximately 34.14 acres, from Wilson County R-1 and Mt. Juliet RS-40 to RM16-PUD and RS-30 PUD and adopt the Preliminary Master Development Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

SECTION 1. – REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning those certain parcels of real property at 6235 Central Pike, Map 076, Parcel 053.00 and Map 097, Parcel 013.00, approximately 34.14 acres, from Wilson County R-1 and Mt. Juliet RS-40 to RM8-PUD and RS-30 PUD (Exhibit B).

LEGAL DESCRIPTION – See Exhibit A (attached)

SECTION 2. – The Preliminary Master Development Plan for 6235 Central Pike is hereby adopted, except as modified herein. The Preliminary Master Development Plan shall comply with the Zoning Ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning and Zoning:

1. All requirements of the City’s Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.

4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.
12. Provide decorative streetlighting at the subdivision entrance on Central Pike, at the subdivision entrance on Pleasant Grove and throughout the subdivision.
13. No erosion control measures shall be placed in designated buffers areas.
14. Provide a raised crosswalk across the east/west street in front of the playground area.
15. Move the mail kiosk off the public road and place somewhere on a private street.
16. The Planning Commission supported a waiver for the omission of the clubhouse requirement in 5-104.
17. The Planning Commission supported a waiver for 20' building separation since the buildings will be sprinkled.
18. The Planning Commission support the waiver request for the omission of the masonry garage door separation column required by 5-104.4.
19. The Planning Commission supported the waiver request to provide 6, 5-space bike racks for the multi-family component in lieu of the 1, 5-space bike rack at each building.
20. The Planning Commission supported the waiver request to omit the fence required around the multi-family portion of the development by article 5-104.1.
21. The Planning Commission supported a waiver to omit the "C" buffer required between the RS-30 and RM-16 zoning due to existing conditions.
22. The Planning Commission supported the waiver request to allow 50% masonry and 50% secondary materials on all facades.
23. The base zoning for the multi-family component shall be RM-16.

Public Works:

1. The following variances are requested or required:
 - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
 - b. To allow an access street to be stubbed at the property line (4-104.405):
SUPPORTED
 - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
 - a. Signal warrant analysis shall be submitted at the 60th and 120th COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating "BE PREPARED TO STOP WHEN FLASHING".

- b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
- c. A 10' wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
- d. A left-turn lane shall be constructed along Central Pike at the project entrance.
- 3. The following off-site improvements shall be required should the interchange be under construction prior to issuing the first CO:
 - a. A 12' wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
 - b. The curb and gutter shall be extended along all roads with the path.
 - c. Increase the width of the westbound lane to 12 feet along the project frontage.
 - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
- 4. Private streets shall meet the design standards for an access street.
- 5. Private allies shall meet the design standards for an access lane.
- 6. Vegetation or other obstructions in the sight triangles shall be removed.
- 7. On street parking shall be parallel parking.
- 8. Sidewalks adjacent to parking shall be 7' wide. This includes parallel parking.
- 9. Curb ramps shall be provided across all streets at intersections. The crosswalks do not need to be marked.
- 10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
- 11. All drives shall comply with TDOT's Highway Systems Access Manual.
- 12. All pedestrian facilities shall comply with ADA and PROWAG standards.
- 13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
- 14. Sewer availability requested.
- 15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
- 16. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
- 17. Landscaping plans shall be approved prior to construction plans approval.
- 18. If wet ponds are used, aeration shall be provided.
- 19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
- 20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
- 21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
- 22. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
- 23. No onsite grinder systems or step systems will be allowed for this development.
- 24. Submit a preliminary drainage report at FMDP.

25. A voluntary contribution of \$7,500 per lot shall be paid at the time the Erosion Control Permit is issued. These funds will be allocated first toward the cost of the traffic signal. The cost of the signal shall be established at the time the Letter of Credit is placed during construction. Any remaining portion of the \$7,500 per-lot contribution, after covering the traffic signal expenses, shall be directed toward the \$25 million to be paid by the City to TDOT for the Central Pike interchange.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.

SECTION 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on June 9, 2025, and June 23, 2025 at 6:15 p.m.

BE IT FURTHER ORDAINED

Section 4. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 5. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 6. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

LEGAL DESCRIPTION OF 6235 CENTRAL PIKE AS TAKEN FROM CRAWFORD AND CUMMINGS SURVEY WHICH WAS SURVEYED ON 6/13/2024 (PARCEL 1) AND 12/19/24 (PARCEL 2).

(Converted to word document text on 2025-01-14)

PARCEL 1:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (new) lying in the northerly margin of Central Pike (50' R.O.W.), being the southeasterly corner of Harold E H Cheatham SR (DB. 2180, PG. 583 / PB. 16, PG.185, R.O.W.C.T.) and being the southwesterly corner of the hereon described parcel;

Thence, along the easterly line of said Harold E H Cheatham SR, N 07°05'07" E, a distance of 348.88';

Thence, along the easterly line of Libby N Rea of record in Plat Book 16, Page 185, Registers' Office of Wilson County, Tennessee, N 07°03'53" E, a distance of 207.96';

Thence, along the easterly line of Chad Avery Dill of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°20'08" E, a distance of 304.25';

Thence, along the southerly line of Shiloh Baptist Church of record in Plat Book 30, Page 131, Registers' Office of Wilson County, Tennessee, S 85°15'13" E, a distance of 1362.30';

Thence, along the westerly line of Billy E Eubanks, etux of record in Deed Book 1053, Page 1244, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 279.25';

Thence, along the westerly line of Charles W McDowell HR, etal of record in Deed Book 1673, Page 1870, Registers' Office of Wilson County, Tennessee, S 07°42'22" E, a distance of 57.89';

Thence, along the northerly and westerly line of Coursey Subdivision of record in Plat Book 17, Page 820, Registers' Office of Wilson County, Tennessee, the following two (2) calls:

Thence, N 77°07'11" W, a distance of 277.24';

Thence, S 08°19'00" W, a distance of 285.42';

Thence, along the northerly line of Central Pike the following five (5) calls:

Thence, N 88°09'52" W, a distance of 57.67';

Thence, with a curve turning to the left with an arc length of 213.10', with a radius of 593.10', with a chord bearing of S 81°05'29" W, with a chord length of 211.96';

Thence, S 70°47'54" W, a distance of 511.30';

Thence, with a curve turning to the right with an arc length of 219.79', with a radius of 705.18', with a chord bearing of S 79°37'45" W, with a chord length of 218.90';

Thence, S 88°09'32" W, a distance of 156.21' to THE POINT OF BEGINNING. Containing an area of 830,188 Square Feet or 19.06 Acres, more or less.

Exhibit A

Being the same property conveyed to Grady Hight and wife, Rebecca Hight by Deed from Ernest H. Jackson and wife, Allie Bell Jackson of record in Book 134, Page 30, in the Register's Office for Wilson County, Tennessee, dated July 30, 1951 and recorded on July 31, 1951.

Grady Hight a/k/a J. G. Hight a/k/a Joseph Grady Hight died on or about July 10, 1972, leaving Rebecca Hight, as surviving tenant by the entirety.

Rebecca Hight died on or about March 28, 1994, her estate duly probated in the Probate Court for Wilson County, Tennessee.

Being the same property conveyed to Charles E. Tillman by Quitclaim Deed from Lounett H. Tayes, Carmene Eakes and Faye Anderson, Co-Conservators of the Estate of Rebecca A. Hight of record in Book 415, Page 294, in the Register's Office for Wilson County, Tennessee, dated May 31, 1989 and recorded on May 31, 1989.

Being the same property conveyed to Charles E. (Sonny) Tillman by Quitclaim Deed from Norma (Mott) Tillman vs. Charles E. (Sonny) Tillman, Case No. 2029, Norma (Mott) Tillman of record in Book 830, Page 321, in the Register's Office for Wilson County, Tennessee, dated September 01, 2000 and recorded on September 28, 2000.

Being a portion of the same property conveyed to CET Strategic Realty Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Charles E. (Sonny) Tillman of record in Book 2180, Page 583, in the Register's Office for Wilson County, Tennessee, dated May 02, 2022 and recorded on May 10, 2022.

PARCEL 2:

A tract or parcel of land located in the 3rd Civil District of Wilson County, Tennessee and being more particularly described as follows:

Beginning at the POINT OF BEGINNING at an iron rod (old) lying in the westerly margin of Pleasant Grove Road (50' R.O.W.), being the northeasterly corner of Billy Eubank, etux (DB. 1053, PG.1244, R.O.W.C.T.) and being the southeasterly corner of the hereon described parcel;

Thence, along the northerly line of said Billy Eubank, etux, S 89°00'58" W a distance of 535.72';

Thence, along the northerly line of CET Strategic Realty Partners, LLC of record in Deed Book 2180, Page 583, Registers' Office of Wilson County, Tennessee, N 85°15'13" W, a distance of 1362.30';

Thence, along the easterly line of Chad Dill, etux of record in Deed Book 2040, Page 1199, Registers' Office of Wilson County, Tennessee, N 08°02'55" E, a distance of 351.04';

Thence, along the easterly line of Emily Coffey, etvir of record in Deed Book 1508, Page 1624, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 298.29';

Thence, along the easterly line of Elvira De Lost Angeles Pelayo Anaya, Etvir of record in Deed Book 2322, Page 2164, Registers' Office of Wilson County, Tennessee, N 08°37'18" E, a distance of 100.80';

Exhibit A

Thence, along the southerly line of Lynn Christie Subdivision of record in Plat Book 11, Page 6, Registers' Office of Wilson County, Tennessee, the following four (4) calls:

Thence, S 83°57'00" E, a distance of 226.44';

Thence, S 84°06'42" E, a distance of 202.03';

Thence, S 84°03'51" E, a distance of 247.29';

Thence, S 83°28'20" E, a distance of 213.36';

Thence, along the westerly and southerly line of Shiloh Baptist Church of Middle Tennessee of record in Deed Book 1974, Page 2464, Registers' Office of Wilson County, Tennessee, the following three (3) calls:

Thence, S 05°07'45" W, a distance of 677.75';

Thence, S 85°13'41" E, a distance of 428.31';

Thence, N 89°02'37" E, a distance of 541.35';

Thence, along the westerly line of Pleasant Grove Road, S 08°25'27" W, a distance of 50.20' to THE POINT OF BEGINNING. Containing an area of 721,519 Square Feet or 16.56 Acres, more or less.

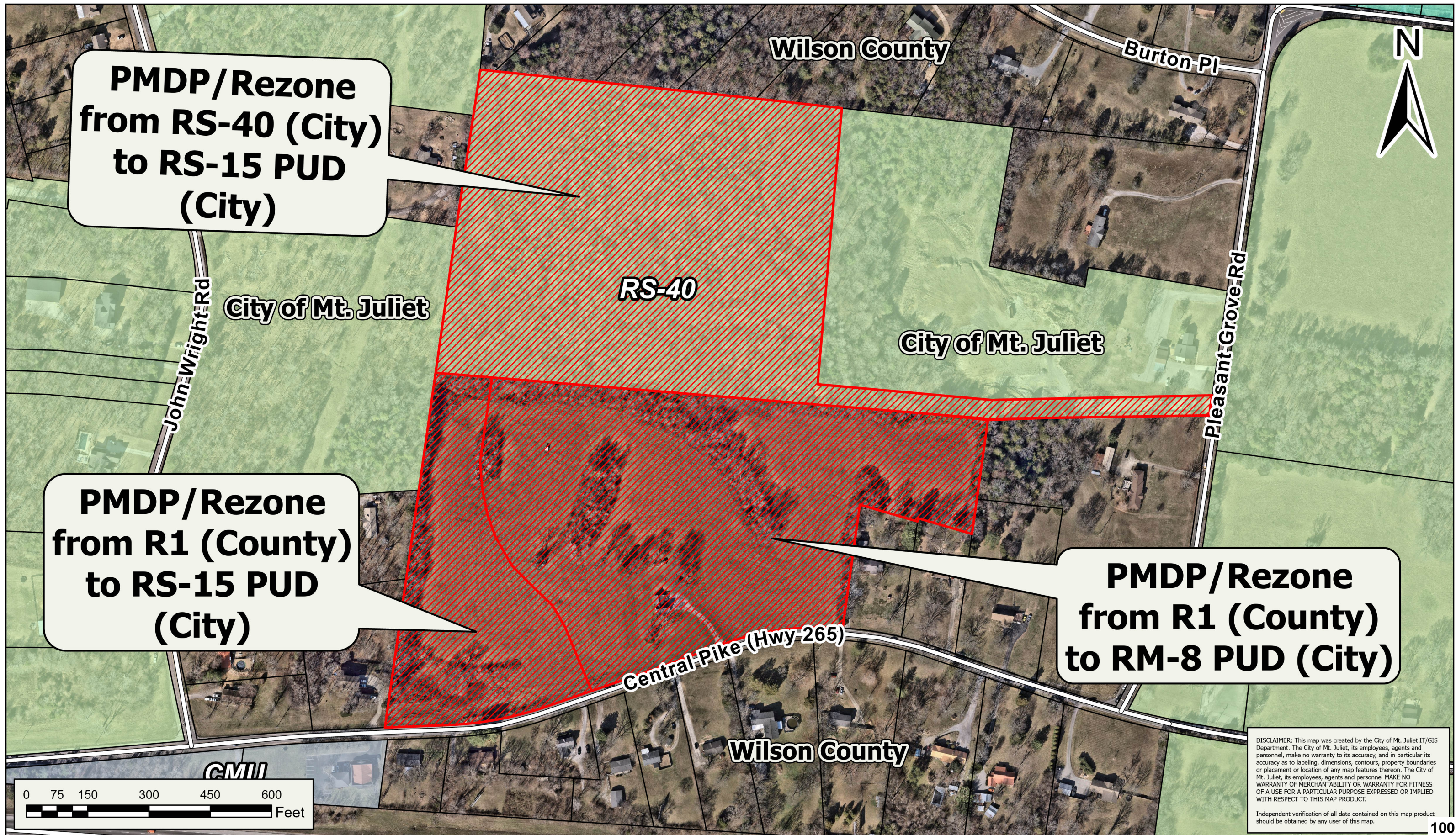
Being part of the same property conveyed to Shiloh Baptist Church of Middle Tennessee by deed dated 2, 2020 From Michael Wayne Brewer and Dana Joyce Brewer, husband and wife, recorded July 2, 2020, in book 1974, page 2464, and also in book 1975, page 81, in the official records of Wilson County, Tennessee



Exhibit B- PMDP PUD w/ Rezone

Tillman Place- 6235 Central Pike

Map 097, Parcel 013.00 & Map 076, Parcel 053.00





MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Tillman Place
6235 Central Pike
LUA, Annexation, PMDP PUD
Map – 097/076
Parcel(s) – 13.00, 53.00

Request: Submitted by CSDG, on behalf of their client, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a residential development on Central Pike including commercial and residential single and multi-family in a mix of townhomes, and single-family residences totaling 137 residential units located in district 3.

History: The property is 35.71 acres on the North side of Central Pike, to the West of Pleasant Grove Road. The property has a portion within the City Limits and a portion within Wilson Co. but within the City's urban growth boundary. The current zoning is RS-40 within the City Limits, and Wilson County R-1. The applicant has requested a rezone to RM-8 and RS-15 PUD. The City's land use plan identifies the Northern portion of the area as medium density residential and the Southern portion as Mixed Use. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG/Tillman Place	Medium Density Residential & Mixed Use	Multi-Family Residential/Medium Density FOR PARCEL 13.00 ONLY	RS-40 (MJ) & Wilson County R-1	RS-40 PUD & RM-8 PUD & STAFF RECOMMENDS RS-30

Future Land Use Plan: The City's future land use map identifies the property as medium density residential for the Northern Parcel and Mixed-use for the Southern parcel. The request is to retain the medium density land use on the Northern Parcel, and a change from Mixed use to Multi-family and medium density residential on the Southern portion. The land use plan does not support a request for multi-family or medium density residential classification for the Southern portion of the property.

Zoning: The zoning on the Northern Parcel, within the city limits, is RS-40 and R-1 in Wilson County which is the Southern Parcel. There is RS-40 corresponding surrounding zoning as well.

The applicant is seeking RS-15 and RM-8 zoning with a PUD overlay should the land use plan be amended. Overall density for the single family residential is 1.11 units/acre negating the necessity for RS-15 base zoning. Staff request RS-30 for the single-family area on the southern lot.

Urban Growth Boundary: The subject property is in the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT in total agreement with the general plan for the area, and **LAND USE PLAN***
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Location/History: This development site is located on the North side of Central Pike, to the West of Pleasant Grove Road. The property is in the City's urban growth boundary. The zoning currently contains both City RS-40 and Wilson County R-1, low density residential. As explained above, should the property be annexed, a land use amendment and rezone are sought for both multi-family residential and Single family base zoning with a PUD overlay.

5-103 Bulk Standards: The total acreage of the proposed development is 35.71 acres, exceeding the minimum required for multifamily developments (20ac) and the proposed single family residential density is 1.11 units/acre, and multi-family is 8.01 units per acre, below the maximum permitted for the single-family zoning district (16.1 ac). 137 units are proposed. The project shows this being completed in 3 phases; however a specific development timeline has not been shown. The estimated population is 348 persons at buildout. The 137 units are as follows:

24 - Single family
113 - Townhome

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed throughout all internal roads within the development, with 7' sidewalks being proposed along the areas with parallel parking for the alley loaded multi-family units. There is also a 10' multi/shared use path also proposed. Vehicular access is proposed via Central Pike and Pleasant Grove Road. The townhome units are requesting private roadway sections for the Alley loaded products, with public streets for the main thoroughfares. Pedestrian and vehicular connections are complete throughout the site.

Parking: Parking data indicates the site is adequately parked with 226 spaces for the multi-family portion. The parking comes in a variety of forms, parallel, garage and on street.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the Single and Multi-family portions. These include: 8,635 sf park pavilion, 2.69 ac of nature walking trails with benches, 6,640 sf playground, 2,069 sf exercise area, fire pits and 0.46 ac of landscaped green space. The code regarding multi-family development requires the amenity area to have at least a 2000sf clubhouse/building for up to 200 dwelling units. The plan currently does not provide for this requirement, nor has a waiver been requested. This will be required within the conditions listed below

Multi-family Design Standards (5-104.4)

A waiver is requested for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver has been requested to allow a building separation of 20' as all townhome units will be sprinkled. Bicycle racks and trash cans are required at all the buildings. The applicant has requested a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building. A mail kiosk is provided in a logical location, it shall be covered and well lit.

Parking area lighting shall be decorative. All poles and posts shall be powder-coated black, channel posts are not permitted. Notes provided indicate that corner lots shall be critical façade lots. A note shall be required to compliance with the bulk of the general requirements the City asks for such PUDs.

Article X Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required fencing along the boundary of the multi-family portion and requests to provide landscaping as an alternative measure. The townhomes on the Southernmost portion will face Central Pike. They are also requesting to omit the "C" buffer between RS-15 and RM-8 due to existing features along the zoning ling

A type D buffer is provided where required for perimeter areas not adjacent to an external street, along with a type A-1 buffer where required internally. A full landscape plan will be required and reviewed upon FMDP/Site Plan submittal.

Waivers/Variances: The following six waivers are requested:

Waivers/Variances:

1. Request to allow up to 6 acres of disturbance of slopes exceeding 20%. **PW to address.**
2. Request to allow townhome building separation of twenty feet (20') since all units will be sprinkled. **Staff supports**
3. Request to allow private roads with the 26' roadway section for alleys and the 56' roadway section through the townhome portion of the development. **PW to address.**
4. Request to omit masonry column requirement from residential garage doors to match residential elevations as shown on C4.00. **Staff supports**

5. Request to provide 6 bike racks of 5 spaces each thorough the multifamily development in lieu of 1 bike rack per multi-family residential building. **Staff supports.**
6. Request to omit the fence along the boundary of the multi-family residential development site and provide landscaping as an alternative measure. **Staff supports.**
7. Request to omit “C” buffer between RS-15 & RM-8 due to existing features along zoning line. **Staff supports but requests some enhanced landscaping in this area.**
8. Request to allow an access street to be stubbed at the property line. **PW to address.**
9. Request to deviate from the material standards to allow:
 - Fifty percent (50%) brick and/or stone on all facades. **Staff supports.**
 - Fifty percent (50%) secondary materials on all facades. **Staff supports, no vinyl or metal siding is allowed.**
 - No two house plan and elevation shall be sited and built next to one another. **Staff does not support**
 - No two house plan and elevation shall be sited and built across the street from one another. **Staff does not support.**
 - High visibility lots shall have 100% brick and/or stone. **Staff does not support.**
 - High visibility lots will not have a blank end facing the street side by including architectural features such as optional window packages and/or fireplaces. **Staff does support.**

Summary: The City’s future land use plan identifies the subject property as medium density and mixed use, the applicants request for multi-family is not supported by the plan. Should the property be annexed and rezoned, a final master development plan and preliminary plat shall apply with all applicable regulations other than any waivers approved.

Recommendation: Should the Planning Commission, make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Tillman Place, at 6235 Central Pk., please include the following conditions:

Planning and Zoning:

1. All requirements of the City’s Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
4. All exterior lighting fixtures shall be decorative.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Every wet pond shall have lighted fountains and landscaping around the perimeter.
8. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
9. Along, Central Pike Road frontage, provide enhanced landscaping including a split rail fence with brick/stone termination columns to enhance streetscape.

10. 2,000 sf of clubhouse, up to 200 units, are required, plus 10sf per each additional dwelling unit, identify how this is accomplished.
11. The base zoning district for the single-family portions of this subdivision shall be RS-30 due to the single-family density not exceeding 1.11 units/acre.

Public Works:

1. The following variances are requested or required:
 - a. To allow private roads (4-103.3): SUPPORTED with the proposed cross sections.
 - b. To allow an access street to be stubbed at the property line (4-104.405): SUPPORTED
 - c. To allow up to 6 acres of disturbance of slopes exceeding 20%: SUPPORTED conditionally in a cut condition only
2. This development is anticipated to be built around the time the Central Pike Interchange begins construction. The following off-site improvements shall be required should the interchange NOT be constructed prior to issuing the first CO:
 - a. Signal warrant analysis shall be submitted at the 60th and 120th COs. Should the signal be warranted, it shall be constructed to allow the widening of Central Pike in the region. The signal shall include turn lanes on Central Pike and an advanced warning beacon stating “BE PREPARED TO STOP WHEN FLASHING”.
 - b. A left-turn lane on Central Pike at Pleasant Grove Road shall be constructed.
 - c. A 10’ wide shared-use path shall be constructed along Central Pike. Curb and gutter will be required along all roads with a path.
 - d. A left-turn lane shall be constructed along Central Pike at the project entrance.
3. The following off-site improvements shall be required should the interchange be under construction prior to issuing the first CO:
 - a. A 12’ wide shared-use path shall be installed between the western project frontage and the termination of the shared-use path to the east.
 - b. The curb and gutter shall be extended along all roads with the path.
 - c. Increase the width of the westbound lane to 12 feet along the project frontage.
 - d. A left-turn lane shall be constructed along Central Pike and the project entrance. This will require continuing the proposed two-way left-turn lane to the project entrance.
4. Private streets shall meet the design standards for an access street.
5. Private allies shall meet the design standards for an access lane.
6. Vegetation or other obstructions in the sight triangles shall be removed.
7. On street parking shall be parallel parking.
8. Sidewalks adjacent to parking shall be 7’ wide. This includes parallel parking.
9. Curb ramps shall be provided across all streets at intersections. The crosswalks do not need to be marked.
10. Provide pedestrian connections from the sidewalks to the front of all townhome units.
11. All drives shall comply with TDOT’s Highway Systems Access Manual.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. A grade adjustment factor will be required for the Pleasant Grove Road driveway. Sight distance profiles will be provided at FMDP.
14. Sewer availability requested.

15. The site is not currently served by public sewer. The development will be responsible for extending sewer to the nearest public main.
16. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
17. Landscaping plans shall be approved prior to construction plans approval.
18. If wet ponds are used, aeration shall be provided.
19. Tennessee Rule 0400-10-.04 required for water quality and quantity.
20. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
21. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
22. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
23. No onsite grinder systems or step systems will be allowed for this development.
24. Submit a preliminary drainage report at FMDP.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1273
11.A.

Agenda Date: 6/23/2025

Agenda #:

Title:

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026

ORDINANCE No. 2025-XX

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any monies regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2026, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

General Fund 110	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 BOC
Revenues			
Local Taxes	\$ 26,669,734	\$ 28,540,925	\$ 37,603,241
Permits and Fees	8,388,667	6,488,213	5,398,550
Fines and Forfeitures	1,124,754	1,200,508	1,284,250
Grants	665,499	226,474	137,000
Intergovernmental Revenue	8,054,435	8,530,116	9,280,094
Miscellaneous Revenue	126,674	158,939	112,000
Total Revenues	\$ 45,029,763	\$ 45,145,175	\$ 53,815,135
Appropriations			
General Government	\$ 8,657,435	\$ 12,125,677	\$ 9,316,798
Public Safety	27,302,769	28,428,504	35,509,719
Public Works	14,653,153	5,787,713	4,394,455
Parks and Recreation	4,276,488	2,286,471	2,324,112
Community Development	1,970,024	2,097,179	2,118,566
Transfers to Other Funds	11,520,388	14,391,644	20,290,595
Total Appropriations	\$ 68,380,257	\$ 65,117,189	\$ 73,954,245
Change in Fund Balance (Revenues - Appropriation)	(23,350,494)	(19,972,014)	(20,139,110)
Beginning Fund Balance July 1	70,313,311	46,962,817	26,990,804
Ending Fund Balance June 30	\$ 46,962,817	\$ 26,990,804	\$ 6,851,693
Ending Fund Balance as % of Appropriations	69%	41%	9%

State Street Aid Fund 121	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 BOC
Revenues			
State Gasoline & Motor Fuel	\$ 1,367,242	\$ 1,454,936	\$ 1,597,833
Miscellaneous Revenue	22,300	22,016	10,000
Transfer from General Fund	1,000,000	750,000	700,000
Total Revenues	\$ 2,389,542	\$ 2,226,951	\$ 2,307,833
Appropriations			
Operations Recurring	\$ 2,517,810	\$ 2,187,799	\$ 2,240,000
Capital Outlays	-	-	-
Total Appropriations	\$ 2,517,810	\$ 2,187,799	\$ 2,240,000
Change in Fund Balance (Revenues - Appropriation)	(128,268)	39,152	67,833
Beginning Fund Balance July 1	265,860	137,591	176,743
Ending Fund Balance June 30	\$ 137,591	\$ 176,743	\$ 244,576
Ending Fund Balance as % of Appropriations	5%	8%	11%

Drug Fund 123	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Drug Related Fines	\$ 240,498	\$ 144,428	\$ 130,000
Sale of Seized Items	19,947	-	-
Miscellaneous Revenue	23,321	22,468	20,000
Total Revenues	\$ 283,765	\$ 166,895	\$ 150,000
Appropriations			
Operations Recurring	\$ 20,043	\$ 77,010	\$ 30,000
Capital Outlays	195,252	132,947	208,000
Total Appropriations	\$ 215,296	\$ 209,957	\$ 238,000
Change in Fund Balance (Revenues - Appropriation)	68,470	(43,061)	(88,000)
Beginning Fund Balance July 1	510,604	579,074	536,013
Ending Fund Balance June 30	\$ 579,074	\$ 536,013	\$ 448,013
Ending Fund Balance as % of Appropriations	269%	255%	188%

Debt Service Fund 124	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Transfers from Other Funds	\$ 1,060,000	\$ 3,641,644	\$ 3,635,723
Impact Fees	371,658	380,503	350,000
Miscellaneous Revenue	9,020	8,189	8,000
Total Revenues	\$ 1,440,678	\$ 4,030,336	\$ 3,993,723
Appropriations			
Bond Interest	\$ 1,347,141	\$ 1,766,488	\$ 1,741,305
Bond Principal Redemption	319,464	2,215,000	2,315,000
Capital Note Interest	0	0	0
Capital Note Principal	0	0	0
Total Appropriations	\$ 1,666,605	\$ 3,981,488	\$ 4,056,305
Change in Fund Balance (Revenues - Appropriation)	(225,927)	48,847	(62,582)
Beginning Fund Balance July 1	355,662	129,735	178,582
Ending Fund Balance June 30	\$ 129,735	\$ 178,582	\$ 116,000
Ending Fund Balance as % of Appropriations	8%	4%	3%

Employee Benefits Fund 150	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
City Contributions	\$ 3,624,770	\$ 4,531,287	\$ 5,626,270
Participant Contributions	\$ 867,086	\$ 1,015,152	\$ 1,209,743
Total Revenues	\$ 4,491,856	\$ 5,546,439	\$ 6,836,013
Appropriations			
Participant Claims & Expenses	\$ 4,319,345	\$ 5,047,156	\$ 6,746,009
Total Appropriations	\$ 4,319,345	\$ 5,047,156	\$ 6,746,009
Change in Fund Balance (Revenues - Appropriation)	172,511	499,283	90,004
Beginning Fund Balance July 1	890,432	1,062,943	1,562,226
Ending Fund Balance June 30	\$ 1,062,943	\$ 1,562,226	\$ 1,652,230
Ending Fund Balance as % of Appropriations	25%	31%	24%

Capital Projects Fund 300	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Grants	\$ 1,128,729	\$ 833,012	\$ 8,820,468
Interest and Other	616,708	1,540,429	1,025,000
Sale of Bonds/Notes	35,223,471	-	19,000,000
Transfers from Other Funds	9,450,000	10,000,000	15,954,873
Total Revenues	\$ 46,418,907	\$ 12,373,441	\$ 44,800,341
Appropriations			
Roads and Projects	\$ 17,251,130	\$ 30,981,460	\$ 63,390,629
Total Appropriations	\$ 17,251,130	\$ 30,981,460	\$ 63,390,629
Change in Fund Balance (Revenues - Appropriation)	29,167,777	(18,608,019)	(18,590,288)
Beginning Fund Balance July 1	8,080,530	37,248,307	18,640,288
Ending Fund Balance June 30	\$ 37,248,307	\$ 18,640,288	\$ 50,000
Ending Fund Balance as % of Appropriations	216%	60%	0%

Storm Water Fund 416	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Inspections	\$ 498,530	\$ 563,920	\$ 555,000
Storm Water Charges	2,383,526	2,386,443	2,375,000
Miscellaneous Revenue	113,194	164,520	101,000
Total Revenues	\$ 2,995,251	\$ 3,114,883	\$ 3,031,000
Appropriations			
Personnel	\$ 678,112	\$ 850,220	\$ 1,450,237
Operating	91,807	122,901	237,000
Capital Outlays	329,414	569,640	3,281,469
Total Appropriations	\$ 1,099,333	\$ 1,542,761	\$ 4,968,706
Change in Fund Balance (Revenues - Appropriation)	1,895,917	1,572,122	(1,937,706)
Beginning Fund Balance July 1	1,529,948	3,425,865	4,997,988
Ending Fund Balance June 30	\$ 3,425,865	\$ 4,997,988	\$ 3,060,282
Ending Fund Balance as % of Appropriations	312%	324%	62%

Sewer Fund 412	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Operating Revenues			
Sewer Charges	\$ 9,905,596	\$ 10,299,008	\$ 11,296,528
Miscellaneous Other Fees	21,550	37,970	40,000
Total Operating Revenues	\$ 9,927,146	\$ 10,336,978	\$ 11,336,528
Operating Expenses			
Administrative	\$ 1,994,870	\$ 2,195,423	\$ 2,939,918
Sewer Department	4,537,950	4,996,308	5,267,100
Depreciation	2,350,000	3,000,000	3,108,000
Total Operating Expenses	\$ 8,882,820	\$ 10,191,732	\$ 11,315,018
Operating Income (Loss)	\$ 1,044,326	\$ 145,246	\$ 21,510
Nonoperating Revenues (Expenses)			
Revenue: Investment Income	\$ 1,199,516	\$ 1,157,504	\$ 1,150,000
Grants - Operating	2,200,646	-	-
Other Income	1,313	12,360	18,000
Expense: Debt Service - Interest Expense			
Total Nonoperating Revenue (Expenses)	\$ 3,401,474	\$ 1,169,864	\$ 1,168,000
Income (Loss) Before Capital Contributions and Transfers	\$ 4,445,800	\$ 1,315,110	\$ 1,189,510
Capital Contributions and Transfers			
Capital Contributions - Tap Fees in Excess of Cost	\$ 1,284,767	\$ 1,958,201	\$ 1,800,000
Capital Contributions - Grants			
Capital Contributions - Other	-	1,000,000	1,000,000
Transfers In - from Other Funds			
Total Capital Contributions and Transfers	\$ 1,284,767	\$ 2,958,201	\$ 2,800,000
Beginning Net Position July 1	94,092,980	103,310,026	107,583,337
Ending Net Position June 30	\$ 99,823,547	\$ 107,583,337	\$ 111,572,847
Statutory Change in Net Position Reconciliation:			
Change in Net Position	\$ 5,730,567	\$ 4,273,311	\$ 3,989,510
Subtract:			
Capital Contributions - Tap Fees in Excess of Cost	\$ 1,284,767	\$ 1,958,201	\$ 1,800,000
Capital Contributions - Grants	-	-	-
Capital Contributions - Other	-	1,000,000	1,000,000
Transfers In - from Other Funds	-	-	-
Total amount subtracted for statutory change	\$ 3,485,412	\$ 2,958,201	\$ 2,800,000
Statutory Change in Net Position*	\$ 2,245,154	\$ 1,315,110	\$ 1,189,510
<p><i>* Note: A statutory negative Change in Net Position for two consecutive years will result in the local government's referral to the Water and Wastewater Financing Board.</i></p>			

SECTION 2: At the end of the fiscal year 2025, the governing body estimates fund balances or deficits as follows:

Fund	Estimated Fund Balances at June 30, 2025
General Fund	\$ 26,990,804
State Street Aid Fund	\$ 176,743
Drug Fund	\$ 536,013
Debt Service Fund	\$ 178,582
Employee Benefits Fund	\$ 1,562,226
Capital Projects Fund	\$ 18,640,288
Sewer Fund	\$ 36,108,353
Storm Water Fund	\$ 4,997,988

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Authorized and Unissued	Principal Outstanding at June 30, 2025	FY2026 Principal Payment	FY2026 Interest Payment
Bonds				
2019 GO REFUNDING & FH BORROWING		\$ 990,000	\$ 990,000	\$ 49,500
2020 GO REFUNDING 2016 BONDS		\$ 7,240,000	\$ 175,000	\$ 156,805
2024 GO BONDS		\$ 30,700,000	\$ 1,150,000	\$ 1,535,000
Notes				
Capital Leases				

SECTION 4: During the coming fiscal year (2026) the governing body has pending and planned capital projects with proposed funding as follows:

Proposed Capital Projects	Proposed Capital Projects - Total Expense	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
NEW POLICE HEADQUARTERS	\$ 7,050,000	\$ 7,050,000	None
FIRE STATION 3	\$ 8,550,000	\$ 8,550,000	None
RECREATION / AQUATIC CENTER	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000
SMJR WIDENING GRAVES TO CENTRAL PK	\$ 500,000	\$ 500,000	None
CENTRAL PK INTERCHANGE	\$ 5,000,000	\$ 5,000,000	None
GBG WIDENING CC TO LEBANON RD	\$ 2,300,000	\$ 2,300,000	None
OLDR IMPROVEMENTS PHASE I	\$ 5,700,000	\$ 5,700,000	\$ 5,000,000
CENTRAL PK IMPORVEMENTS	\$ 500,000	\$ 500,000	None
LEBANON RD SIDEWALKS PH 3	\$ 1,302,355	\$ 1,302,355	None
ITS (INTELLIGENT SIGNAL SYSTEM) PH 2	\$ 3,600,000	\$ 3,600,000	None
E. DIVISION STREET IMPROVMENTS (AMAZON)	\$ 2,000,000	\$ 2,000,000	None
CURD ROAD SIGNAL AT MT. JULIET ROAD	\$ 1,000,000	\$ 1,000,000	None
GOLDEN BEAR/BECKWITH INTERCHANGE HIGH MAST	\$ 1,500,000	\$ 1,500,000	None
TOWN CENTER TRAIL, PHASE III	\$ 1,411,567	\$ 1,411,567	None
PLEASANT GROVE RD.	\$ 500,000	\$ 500,000	None
ITS & SIGNAL IMPROVEMENTS, PHASE III	\$ 2,219,629	\$ 2,219,629	None
MT. JULIET ROAD ADA UPGRADES, PHASE II	\$ 737,358	\$ 737,358	None
BECKWITH ROAD WIDENING	\$ 2,600,000	\$ 2,600,000	None
TOWN CENTER TRAIL, PHASE 4 (TRAIN STATION TO C	\$ 725,000	\$ 725,000	None
CEDAR CREEK GREENWAY PHASE II	\$ 1,779,720	\$ 1,779,720	None
MJRD RAILROAD XING IMPROVEMENTS	\$ 200,000	\$ 200,000	None
OLDR IMPROVEMENTS, PHASE II	\$ 200,000	\$ 200,000	None

SECTION 5: The current wastewater disposal rates will have a 3% increase from the prior year rates for all residential and commercial users inside and outside the city limits, including the prior 1984 property owners that have sewer available that have not hooked onto the sewer system of the City of the Mt. Juliet Sewer. The rate structure will be as follows and shall continue until amended:

	2025 Rates
Residential – Inside Mt. Juliet:	
Minimum Base Rate Charge	
(first 2,000 gallons)	16.88
Per 1,000 gallons thereafter	8.27
Commercial – Inside Mt. Juliet:	
Minimum Base Rate Charge	
(first 2,000 gallons)	23.81
Per 1,000 gallons thereafter	11.53
Residential – Outside Mt. Juliet:	
Minimum Base Rate Charge	
(first 2,000 gallons)	21.11
Per 1,000 gallons thereafter	10.35
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	33.76
Per 1,000 gallons thereafter	16.54
Commercial – Outside Mt. Juliet:	
Minimum Base Rate Charge for service requested prior to June 9, 2019	
(first 2,000 gallons)	29.77
Per 1,000 gallons thereafter	14.41
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	47.63
Per 1,000 gallons thereafter	23.05
Special Discharge Fees:	
Billing Fee	21.00
Plus 160% of Discharge Per 1,000 gallons	14.41
Prior 1984 Customers	
Flat rate	16.88
Well Access	32.35
Grease Traps Monthly	43.00

SECTION 6: The new rates shall be effective with the July 31, 2025 sewer billing statements.

SECTION 7: Title 13, Section 13-1-12 (e) as amended effective May 1, 2020, to adjust the sewer capacity charge as follows shall remain effective until amended:

RS-40	\$1,340.00 per unit
RS-30	\$1,590.00 per unit
RS-20	\$1,840.00 per unit
RS-15	\$2,090.00 per unit
RS-10	\$2,340.00 per unit
All other residential classifications	\$2,590.00 per unit

Title 13, Section 13-1-12 (e) is further confirmed as amended to state “commercial capacity fees shall be altered accordingly” until otherwise amended.

SECTION 8: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

SECTION 9: Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-509 of the Tennessee Code Annotated. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 10: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full-time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 11: There is hereby levied a property tax of \$0.44 per \$100 of assessed value on all real and personal property.

SECTION 12: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller’s Designee for approval if the City has debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller’s Designee in accordance with Title 9, Chapter 21 of the Tennessee Code Annotated (the “Statutes”). If the Comptroller

of the Treasury or Comptroller’s Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller’s Designee. If the City does not have such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller’s Designee.

SECTION 13: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 14: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 15: This ordinance shall take effect July 1, 2025, the public welfare requiring it.

PASSED:

James Maness, Mayor

FIRST READING: June 9, 2025
SECOND READING: _____

ATTESTED:

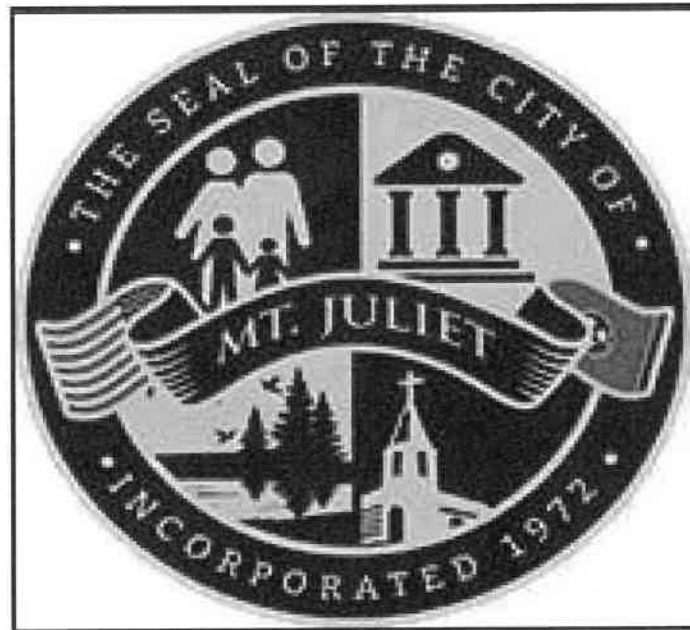
Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:

Kenneth Martin, City Manager

Samantha A. Burnett
City Attorney

**City of Mt. Juliet
Fiscal Year 2025-2026
Budget Document**



2nd Reading
June 23, 2025

**City of Mt. Juliet
Budget Document
Fiscal Year Ending June 30, 2025
Table of Contents**

Fund / Department	Page Number
Budget Ordinance	1-10
General Fund:	
Revenue Summary	11-13
Expenditure Summary	14-17
Legislative Board	18
Transfers to Other Funds	18
Elections	19
Community Grants	20
City Manager	21-22
City Attorney	23
Economic Development	24-25
City Hall Buildings	26-27
Public Communications	28
Personnel Administration	29
Finance Department	30
Retiree Benefits	31
Information Technology Department	32-33
Geographic Information System	34
Police Department	35-41
Police Headquarters	42
Animal Control	43-44
City Court	45
Special Storage Facility	46

General Fund continued:

Fire Department	47-48
Emergency Medical Services	49
Development Services	50
City Planner	51
Highway and Street Administration	52-53
City Garage	54
Public Works Buildings & Grounds	55
Train Station & QZ Maintenance	56
Mundy Memorial Park	57
Charlie Daniels Park	58-59
Satelite Parks	60-61
State Stree Aid Fund	62
Drug Fund	63
Debt Service Fund	64
Capital Projects Fund	65-69
Employee Benefit Fund	70-71
Storm Water Fund	72-74
Sewer Fund	75-82

ORDINANCE No. 2025-XX

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any monies regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2026, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

General Fund 110	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 BOC
Revenues			
Local Taxes	\$ 26,669,734	\$ 28,540,925	\$ 37,603,241
Permits and Fees	8,388,667	6,488,213	5,398,550
Fines and Forfeitures	1,124,754	1,200,508	1,284,250
Grants	665,499	226,474	137,000
Intergovernmental Revenue	8,054,435	8,530,116	9,280,094
Miscellaneous Revenue	126,674	158,939	112,000
Total Revenues	\$ 45,029,763	\$ 45,145,175	\$ 53,815,135
Appropriations			
General Government	\$ 8,657,435	\$ 12,125,677	\$ 9,316,798
Public Safety	27,302,769	28,428,504	35,509,719
Public Works	14,653,153	5,787,713	4,394,455
Parks and Recreation	4,276,488	2,286,471	2,324,112
Community Development	1,970,024	2,097,179	2,118,566
Transfers to Other Funds	11,520,388	14,391,644	20,290,595
Total Appropriations	\$ 68,380,257	\$ 65,117,189	\$ 73,954,245
Change in Fund Balance (Revenues - Appropriation)	(23,350,494)	(19,972,014)	(20,139,110)
Beginning Fund Balance July 1	70,313,311	46,962,817	26,990,804
Ending Fund Balance June 30	\$ 46,962,817	\$ 26,990,804	\$ 6,851,693
Ending Fund Balance as % of Appropriations	69%	41%	9%

State Street Aid Fund 121	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 BOC
Revenues			
State Gasoline & Motor Fuel	\$ 1,367,242	\$ 1,454,936	\$ 1,597,833
Miscellaneous Revenue	22,300	22,016	10,000
Transfer from General Fund	1,000,000	750,000	700,000
Total Revenues	\$ 2,389,542	\$ 2,226,951	\$ 2,307,833
Appropriations			
Operations Recurring	\$ 2,517,810	\$ 2,187,799	\$ 2,240,000
Capital Outlays	-	-	-
Total Appropriations	\$ 2,517,810	\$ 2,187,799	\$ 2,240,000
Change in Fund Balance (Revenues - Appropriation)	(128,268)	39,152	67,833
Beginning Fund Balance July 1	265,860	137,591	176,743
Ending Fund Balance June 30	\$ 137,591	\$ 176,743	\$ 244,576
Ending Fund Balance as % of Appropriations	5%	8%	11%

Drug Fund 123	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Drug Related Fines	\$ 240,498	\$ 144,428	\$ 130,000
Sale of Seized Items	19,947	-	-
Miscellaneous Revenue	23,321	22,468	20,000
Total Revenues	\$ 283,765	\$ 166,895	\$ 150,000
Appropriations			
Operations Recurring	\$ 20,043	\$ 77,010	\$ 30,000
Capital Outlays	195,252	132,947	208,000
Total Appropriations	\$ 215,296	\$ 209,957	\$ 238,000
Change in Fund Balance (Revenues - Appropriations)	68,470	(43,061)	(88,000)
Beginning Fund Balance July 1	510,604	579,074	536,013
Ending Fund Balance June 30	\$ 579,074	\$ 536,013	\$ 448,013
Ending Fund Balance as % of Appropriations	269%	255%	188%

Debt Service Fund 124	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Transfers from Other Funds	\$ 1,060,000	\$ 3,641,644	\$ 3,635,723
Impact Fees	371,658	380,503	350,000
Miscellaneous Revenue	9,020	8,189	8,000
Total Revenues	\$ 1,440,678	\$ 4,030,336	\$ 3,993,723
Appropriations			
Bond Interest	\$ 1,347,141	\$ 1,766,488	\$ 1,741,305
Bond Principal Redemption	319,464	2,215,000	2,315,000
Capital Note Interest	0	0	0
Capital Note Principal	0	0	0
Total Appropriations	\$ 1,666,605	\$ 3,981,488	\$ 4,056,305
Change in Fund Balance (Revenues - Appropriations)	(225,927)	48,847	(62,582)
Beginning Fund Balance July 1	355,662	129,735	178,582
Ending Fund Balance June 30	\$ 129,735	\$ 178,582	\$ 116,000
Ending Fund Balance as % of Appropriations	8%	4%	3%

Employee Benefits Fund 150	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
City Contributions	\$ 3,624,770	\$ 4,531,287	\$ 5,626,270
Participant Contributions	\$ 867,086	\$ 1,015,152	\$ 1,209,743
Total Revenues	\$ 4,491,856	\$ 5,546,439	\$ 6,836,013
Appropriations			
Participant Claims & Expenses	\$ 4,319,345	\$ 5,047,156	\$ 6,746,009
Total Appropriations	\$ 4,319,345	\$ 5,047,156	\$ 6,746,009
Change in Fund Balance (Revenues - Appropriations)	172,511	499,283	90,004
Beginning Fund Balance July 1	890,432	1,062,943	1,562,226
Ending Fund Balance June 30	\$ 1,062,943	\$ 1,562,226	\$ 1,652,230
Ending Fund Balance as % of Appropriations	25%	31%	24%

Capital Projects Fund 300	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Grants	\$ 1,128,729	\$ 833,012	\$ 8,820,468
Interest and Other	616,708	1,540,429	1,025,000
Sale of Bonds/Notes	35,223,471	-	19,000,000
Transfers from Other Funds	9,450,000	10,000,000	15,954,873
Total Revenues	\$ 46,418,907	\$ 12,373,441	\$ 44,800,341
Appropriations			
Roads and Projects	\$ 17,251,130	\$ 30,981,460	\$ 63,390,629
Total Appropriations	\$ 17,251,130	\$ 30,981,460	\$ 63,390,629
Change in Fund Balance (Revenues - Appropriation)	29,167,777	(18,608,019)	(18,590,288)
Beginning Fund Balance July 1	8,080,530	37,248,307	18,640,288
Ending Fund Balance June 30	\$ 37,248,307	\$ 18,640,288	\$ 50,000
Ending Fund Balance as % of Appropriations	216%	60%	0%

Storm Water Fund 416	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Revenues			
Inspections	\$ 498,530	\$ 563,920	\$ 555,000
Storm Water Charges	2,383,526	2,386,443	2,375,000
Miscellaneous Revenue	113,194	164,520	101,000
Total Revenues	\$ 2,995,251	\$ 3,114,883	\$ 3,031,000
Appropriations			
Personnel	\$ 678,112	\$ 850,220	\$ 1,450,237
Operating	91,807	122,901	237,000
Capital Outlays	329,414	569,640	3,281,469
Total Appropriations	\$ 1,099,333	\$ 1,542,761	\$ 4,968,706
Change in Fund Balance (Revenues - Appropriation)	1,895,917	1,572,122	(1,937,706)
Beginning Fund Balance July 1	1,529,948	3,425,865	4,997,988
Ending Fund Balance June 30	\$ 3,425,865	\$ 4,997,988	\$ 3,060,282
Ending Fund Balance as % of Appropriations	312%	324%	62%

Sewer Fund 412	Fiscal Year 2024 Actual	Fiscal Year 2025 Estimate	Fiscal Year 2026 CM
Operating Revenues			
Sewer Charges	\$ 9,905,596	\$ 10,299,008	\$ 11,296,528
Miscellaneous Other Fees	21,550	37,970	40,000
Total Operating Revenues	\$ 9,927,146	\$ 10,336,978	\$ 11,336,528
Operating Expenses			
Administrative	\$ 1,994,870	\$ 2,195,423	\$ 2,939,918
Sewer Department	4,537,950	4,996,308	5,267,100
Depreciation	2,350,000	3,000,000	3,108,000
Total Operating Expenses	\$ 8,882,820	\$ 10,191,732	\$ 11,315,018
Operating Income (Loss)	\$ 1,044,326	\$ 145,246	\$ 21,510
Nonoperating Revenues (Expenses)			
Revenue: Investment Income	\$ 1,199,516	\$ 1,157,504	\$ 1,150,000
Grants - Operating	2,200,646	-	-
Other Income	1,313	12,360	18,000
Expense: Debt Service - Interest Expense			
Total Nonoperating Revenue (Expenses)	\$ 3,401,474	\$ 1,169,864	\$ 1,168,000
Income (Loss) Before Capital Contributions and Transfers	\$ 4,445,800	\$ 1,315,110	\$ 1,189,510
Capital Contributions and Transfers			
Capital Contributions - Tap Fees in Excess of Cost	\$ 1,284,767	\$ 1,958,201	\$ 1,800,000
Capital Contributions - Grants			
Capital Contributions - Other	-	1,000,000	1,000,000
Transfers In - from Other Funds			
Total Capital Contributions and Transfers	\$ 1,284,767	\$ 2,958,201	\$ 2,800,000
Beginning Net Position July 1	94,092,980	103,310,026	107,583,337
Ending Net Position June 30	\$ 99,823,547	\$ 107,583,337	\$ 111,572,847
Statutory Change in Net Position Reconciliation:			
Change in Net Position	\$ 5,730,567	\$ 4,273,311	\$ 3,989,510
Subtract:			
Capital Contributions - Tap Fees in Excess of Cost	\$ 1,284,767	\$ 1,958,201	\$ 1,800,000
Capital Contributions - Grants	-	-	-
Capital Contributions - Other	-	1,000,000	1,000,000
Transfers In - from Other Funds	-	-	-
Total amount subtracted for statutory change	\$ 3,485,412	\$ 2,958,201	\$ 2,800,000
Statutory Change in Net Position*	\$ 2,245,154	\$ 1,315,110	\$ 1,189,510
<p>* Note: A statutory negative Change in Net Position for two consecutive years will result in the local government's referral to the Water and Wastewater Financing Board.</p>			

SECTION 2: At the end of the fiscal year 2025, the governing body estimates fund balances or deficits as follows:

Fund	Estimated Fund Balances at June 30, 2025
General Fund	\$ 26,990,804
State Street Aid Fund	\$ 176,743
Drug Fund	\$ 536,013
Debt Service Fund	\$ 178,582
Employee Benefits Fund	\$ 1,562,226
Capital Projects Fund	\$ 18,640,288
Sewer Fund	\$ 36,108,353
Storm Water Fund	\$ 4,997,988

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Authorized and Unissued	Principal Outstanding at June 30, 2025	FY2026 Principal Payment	FY2026 Interest Payment
Bonds				
2019 GO REFUNDING & FH BORROWING		\$ 990,000	\$ 990,000	\$ 49,500
2020 GO REFUNDING 2016 BONDS		\$ 7,240,000	\$ 175,000	\$ 156,805
2024 GO BONDS		\$ 30,700,000	\$ 1,150,000	\$ 1,535,000
Notes				
Capital Leases				

SECTION 4: During the coming fiscal year (2026) the governing body has pending and planned capital projects with proposed funding as follows:

Proposed Capital Projects	Proposed Capital Projects - Total Expense	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
NEW POLICE HEADQUARTERS	\$ 7,050,000	\$ 7,050,000	None
FIRE STATION 3	\$ 8,550,000	\$ 8,550,000	None
RECREATION / AQUATIC CENTER	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000
SMJR WIDENING GRAVES TO CENTRAL PK	\$ 500,000	\$ 500,000	None
CENTRAL PK INTERCHANGE	\$ 5,000,000	\$ 5,000,000	None
GBG WIDENING CC TO LEBANON RD	\$ 2,300,000	\$ 2,300,000	None
OLDR IMPROVEMENTS PHASE I	\$ 5,700,000	\$ 5,700,000	\$ 5,000,000
CENTRAL PK IMPORVEMENTS	\$ 500,000	\$ 500,000	None
LEBANON RD SIDEWALKS PH 3	\$ 1,302,355	\$ 1,302,355	None
ITS (INTELLIGENT SIGNAL SYSTEM) PH 2	\$ 3,600,000	\$ 3,600,000	None
E. DIVISION STREET IMPROVMENTS (AMAZON)	\$ 2,000,000	\$ 2,000,000	None
CURD ROAD SIGNAL AT MT. JULIET ROAD	\$ 1,000,000	\$ 1,000,000	None
GOLDEN BEAR/BECKWITH INTERCHANGE HIGH MAST	\$ 1,500,000	\$ 1,500,000	None
TOWN CENTER TRAIL, PHASE III	\$ 1,411,567	\$ 1,411,567	None
PLEASANT GROVE RD.	\$ 500,000	\$ 500,000	None
ITS & SIGNAL IMPROVEMENTS, PHASE III	\$ 2,219,629	\$ 2,219,629	None
MT. JULIET ROAD ADA UPGRADES, PHASE II	\$ 737,358	\$ 737,358	None
BECKWITH ROAD WIDENING	\$ 2,600,000	\$ 2,600,000	None
TOWN CENTER TRAIL, PHASE 4 (TRAIN STATION TO C	\$ 725,000	\$ 725,000	None
CEDAR CREEK GREENWAY PHASE II	\$ 1,779,720	\$ 1,779,720	None
MJRD RAILROAD XING IMPROVEMENTS	\$ 200,000	\$ 200,000	None
OLDR IMPROVEMENTS, PHASE II	\$ 200,000	\$ 200,000	None

SECTION 5: The current wastewater disposal rates will have a 3% increase from the prior year rates for all residential and commercial users inside and outside the city limits, including the prior 1984 property owners that have sewer available that have not hooked onto the sewer system of the City of the Mt. Juliet Sewer. The rate structure will be as follows and shall continue until amended:

	2025 Rates
Residential – Inside Mt. Juliet:	
Minimum Base Rate Charge	
(first 2,000 gallons)	16.88
Per 1,000 gallons thereafter	8.27
Commercial – Inside Mt. Juliet:	
Minimum Base Rate Charge	
(first 2,000 gallons)	23.81
Per 1,000 gallons thereafter	11.53
Residential – Outside Mt. Juliet:	
Minimum Base Rate Charge	
(first 2,000 gallons)	21.11
Per 1,000 gallons thereafter	10.35
Commercial – Outside Mt. Juliet:	
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	33.76
Per 1,000 gallons thereafter	16.54
Minimum Base Rate Charge for service requested prior to June 9, 2019	
(first 2,000 gallons)	29.77
Per 1,000 gallons thereafter	14.41
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	47.63
Per 1,000 gallons thereafter	23.05
Special Discharge Fees:	
Billing Fee	21.00
Plus 160% of Discharge Per 1,000 gallons	14.41
Prior 1984 Customers	
Flat rate	16.88
Well Access	32.35
Grease Traps Monthly	43.00

SECTION 6: The new rates shall be effective with the July 31, 2025 sewer billing statements.

SECTION 7: Title 13, Section 13-1-12 (e) as amended effective May 1, 2020, to adjust the sewer capacity charge as follows shall remain effective until amended:

RS-40	\$1,340.00 per unit
RS-30	\$1,590.00 per unit
RS-20	\$1,840.00 per unit
RS-15	\$2,090.00 per unit
RS-10	\$2,340.00 per unit
All other residential classifications	\$2,590.00 per unit

Title 13, Section 13-1-12 (e) is further confirmed as amended to state “commercial capacity fees shall be altered accordingly” until otherwise amended.

SECTION 8: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

SECTION 9: Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-509 of the Tennessee Code Annotated. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 10: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full-time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 11: There is hereby levied a property tax of \$0.44 per \$100 of assessed value on all real and personal property.

SECTION 12: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller’s Designee for approval if the City has debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller’s Designee in accordance with Title 9, Chapter 21 of the Tennessee Code Annotated (the “Statutes”.) If the Comptroller

of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the City does not have such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller's Designee.

SECTION 13: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 14: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 15: This ordinance shall take effect July 1, 2025, the public welfare requiring it.

PASSED:

James Maness, Mayor

FIRST READING: _____

SECOND READING: _____

ATTESTED:

Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:

Kenneth Martin, City Manager

Samantha Burnett
City Attorney

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2025										
110 GENERAL FUND							Population	0.67	0.54	0.44
0							44,066	Department	City	City
							DETAILS	Requests	Manager	Commission
								2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
110	31160	CDS	2 AIR CURTAIN DISTRUCTOR	100	100	-		100	100	100
110	31855	CDS	2 FOOD TRUCK VENDOR PERMIT	2,110	300	1,714		2,000	2,000	2,000
110	32300	CDS	2 FIREWORKS PERMIT	39,200	33,000	35,000		37,500	37,500	37,500
110	32610	CDS	2 BUILDING PERMITS	738,560	745,000	856,730		925,000	925,000	925,000
110	32613	CDS	2 FIRE SPRINKLER PERMIT	8,327	15,000	14,856		14,000	14,000	14,000
110	32614	CDS	2 ELECTRICAL PERMIT	270,164	300,000	332,420		325,000	325,000	325,000
110	32615	CDS	2 MECHANICAL PERMIT FEE	103,366	100,000	79,592		85,000	85,000	85,000
110	32616	CDS	2 FIRE OPERATING CONSTRUCTION PE	17,658	15,000	8,633		12,000	12,000	12,000
110	32630	CDS	2 PLUMBING PERMITS	113,572	130,000	151,672		150,000	150,000	150,000
110	32660	CDS	2 ZONING PERMITS	17,204	15,000	36,007		20,000	20,000	20,000
110	32670	CDS	2 COMMERCIAL PLANS REVIEW	223,872	215,000	286,556		280,000	280,000	280,000
110	32730	CDS	2 RESIDENTIAL PLANS REVIEW	221,871	200,000	315,057		320,000	320,000	320,000
110	34305	CDS	2 CODES VIOLATIONS OTHER THAN MOWING	250				-	-	-
110	34312	CDS	2 RD IMPROVEMENTS CARRIAGE TRAIL		-	47,500		-	-	-
110	34320	CDS	2 Road Improvements - Waltons Grove	423,700	-	305,000		-	-	-
110	34321	CDS	2 ROAD IMPROVEMENTS - BAIRD FARMS	424,885		-		-	-	-
110	34322	CDS	2 RD IMPROVEMENTS - WYNFIELD	571,770		-		-	-	-
110	34323	CDS	2 RD Improvements - Windtree Pines	156,000	-	114,000		-	-	-
110	34324	CDS	2 RD IMPROVEMENTS/IMP FEES BRADSHAW FARMS	18,196	-	9,101		-	-	-
110	34326	CDS	2 Rd Improvements-Waterford Park	207,500	-	67,500		-	-	-
110	34328	CDS	2 Rd Improvements - Hibbitt Station	40,500	-	27,000		-	-	-
110	34329	CDS	2 RD IMPROVEMENTS NICHOLS VALE	129,813		-		-	-	-
110	36731	CDS	2 Waterford Park-Contribution to Parks	83,000	-	27,000		-	-	-
110	32690	CP	2 OTHER/SITE PLAN	76,933	110,000	95,262		95,000	95,000	95,000
110	32700	CP	2 OTHER PERMITS	2,950	4,500	8,614		6,000	6,000	6,000
110	32710	CP	2 SIGN PERMITS	9,550	11,000	16,337		10,000	10,000	10,000
110	34150	EMS	2 CHARGE FOR EMS SERVICES	1,188,525	1,200,000	1,378,051		1,400,000	1,400,000	1,400,000
110	31100	FD	1 PROPERTY TAXES (CURRENT)	2,172,153	2,236,547	2,214,182		14,112,242	11,374,045	9,267,741
110	31120	FD	1 PUBLIC UTILITIES PROPERTY TAX	28,676	-	269		-	-	-
110	31200	FD	1 PROPERTY TAXES (DELINQUENT)	27,587	40,000	26,837		30,000	30,000	30,000
110	31300	FD	7 INTEREST AND COURT COST ON PRO	6,401	6,500	6,632		6,500	6,500	6,500
110	31500	FD	1 PAYMENTS IN LIEU OF PROPERTY T	568	500	-		-	-	-
110	32990	FD	2 ADEQUATE EMERGENCY SERVICE FEE - COM & RES	213,608	225,000	335,000		275,000	275,000	275,000
110	33469	FD	4 FIREHOUSE SUBS GRANT		44,787	44,787		-	-	-
110	34220	FD	2 SPECIAL FIRE RESPONSEFEES	2,484	10,000	-		2,500	2,500	2,500
110	34912	FD	5 INSERVICE - STATE SUPPLEMENTAL SALARIES	58600	84,000	195,200		195,000	195,000	195,000
110	35165	FD	4 NATIONAL OPIOID SETTLEMENT	12,931	15,000	15,000		12,000	12,000	12,000
110	36728	FD	7 FIRE DEPT DONATIONS		-	650		-	-	-
110	36950	FD	7 BAD DEBTS COLLECTIONS		-	60		-	-	-
110	39130	FD	7 INCOME FROM PROP TAX OVERAGES	(15)	-	31		-	-	-
110	31610	Finance	1 LOCAL OPTION SALES TAX	20,390,939	23,000,000	22,405,782		24,302,500	24,302,500	24,302,500
110	31710	Finance	1 WHOLESALE BEER TAX	981,580	1,000,000	866,226		975,000	975,000	975,000
110	31720	Finance	1 WHOLESALE LIQUOR TAX	732,798	740,000	780,839		750,000	750,000	750,000

				Statement Of Proposed Operations								
				For the Fiscal Year Ending JUNE 30, 2025								
				110	GENERAL FUND				Population	0.67	0.54	0.44
				0		Amended	Projected	44,066	Department	City	City	
					Actual	Budget	Current Year	DETAILS	Requests	Manager	Commission	
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026	
Fund	Function	Object	Description	-1-	-3-	-4a-			-5-	-6-	-7-	
110	34795	Parks	2 BOOTH RENTAL - C.D. PARK	3,010	4,000	3,010			3,000	3,000	3,000	
110	34796	Parks	2 SPECIAL EVENTS ADMISSIONS	4,580	4,500	7,260			5,000	5,000	5,000	
110	34799	Parks	4 COMMUNITY CENTER PROGRAM REVEN	3,138	2,800	3,138			3,000	3,000	3,000	
110	36691	Parks	4 PARADE ENTRY FEES	950	1,000	1,230			1,000	1,000	1,000	
110	36711	Parks	4 PARK DONATIONS	5,000	7,500	1,000			1,000	1,000	1,000	
110	36712	Parks	7 EVENTSPONSOR	2,500	4,000	7,500			5,000	5,000	5,000	
110	36714	Parks	7 C.D. DONATIONS		-	285			-	-	-	
110	36725	Parks	7 FARMERS MARKET DONATIONS	480	450	450			450	450	450	
110	33114	PD	4 OPERATION LIGHT SHINE GRANT	57,122	85,000	85,000			85,000	85,000	85,000	
110	33115	PD	4 Recruiting & Retention Grant	1,000					-	-	-	
110	33191	PD	4 DEPARTMENT OF JUSTICE GRANT						5,000	5,000	5,000	
110	33440	PD	4 HWY SAFETY GRANT	6,452					30,000	30,000	30,000	
110	33460	PD	4 POLICE OPERATION SAFE STREET GRANT		-	11,532			-	-	-	
110	33461	PD	4 VCIF GRANT (VIOLENT CRIME INTERVENTION FUND)	87,063	70,800	63,987		Offset PD exp	-	-	-	
110	34210	PD	2 ALARM REGISTRATION ANDFEES	21,277	22,500	19,895			20,000	20,000	20,000	
110	34240	PD	2 ACCIDENT REPORT CHARGES	2,841	3,000	3,329			3,000	3,000	3,000	
110	34910	PD	4 INSERVICE	50,200				comb w/ Fire	-	-	-	
110	34911	PD	4 TUITION - COMMUNITY POLICING	150	-	800			-	-	-	
110	34913	PD	2 POLICE OVERTIME REIMBURSEMENTS	14,482					-	-	-	
110	35100	PD	3 CITY COURT REVENUE	937,384	960,000	994,708			1,100,000	1,100,000	1,100,000	
110	35111	PD	3 SAFETY SCHOOL	64,010	62,000	89,479			75,000	75,000	75,000	
110	35114	PD	3 CITATION TECHNOLOGY FEE	(9,537)	-	(9,761)			(10,000)	(10,000)	(10,000)	
110	35115	PD	3 RESTITUTION	11,017	1,000	236			1,000	1,000	1,000	
110	35125	PD	7 FUEL CHARGE PER TICKET									
110	35130	PD	3 IMPOUNDMENT CHARGES	1,050	750	1,810			1,500	1,500	1,500	
110	35135	PD	3 OFF DUTY FUEL CHARGE	10,100	10,000	11,013			10,000	10,000	10,000	
110	35142	PD	3 CRIMINAL RELATED FINES	2,203					-	-	-	
110	35155	PD	3 STATE LITIGATION TAX	70,377	75,000	75,000			70,000	70,000	70,000	
110	35170	PD	3 SEX OFFENDER REGISTRY	150	1,000	-			750	750	750	
110	35300	PD	1 BEER VIOLATIONS	2,100	2,500	9,000			4,000	4,000	4,000	
110	36600	PD	7 ANIMAL ADOPTIONS	1,985	3,000	2,781			3,000	3,000	3,000	
110	36710	PD	7 POLICE DONATIONS	5,700					-	-	-	
110	31933	PW	2 ROAD INSPECTION FEE	163,808	150000	169,806			160,000	160,000	160,000	
110	32650	PW	2 EXCAVATING PERMITS	50	1,000	600			500	500	500	
110	34300	PW	2 PW - CHARGES FOR LABOR	-	250				250	250	250	
110	34304	PW	2 MOWING	5,287	6,000	5,563			5,500	5,500	5,500	
110	36462	PW	7 ZONING LETTERS	975	500	775			750	750	750	
110	36500	PW	7 SALE OF MATERIALS ANDSUPPLIES	17,520	5,000	4,596			5,000	5,000	5,000	
110	37794	PW	7 SALE OF SCRAP ITEMS	2,260	1,000	900			1,000	1,000	1,000	
				Total Revenue	45,029,763	44,238,309	45,145,175		58,659,636	55,921,439	53,815,135	
				Grand Total	45,029,763	44,238,309	45,145,175		58,659,636	55,921,439	53,815,135	

	Actual	Amended	Projected	DETAILS	Department	City	City
	2023-2024	Budget	Current Year		Requests	Manager	Commission
Summary	2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
	-1-	-3-	-4a-		-5-	-6-	-7-
General Government							
<u>Legislature</u>							
Personnel	69,820	72,342	72,367		72,342	72,342	72,342
Operating	10,953	38,105	2,600		38,105	38,105	38,105
Transfers/Capital	-	-	-		0	0	0
<u>Fund Transfers</u>							
State Street Aid	1,000,000	750,000	750,000		700,000	700,000	700,000
Debt Service Transfer	1,060,000	3,641,644	3,641,644		3,635,723	3,635,723	3,635,723
Capital Projects Transfer	9,460,388	23,045,437	10,000,000		15,954,873	15,954,873	15,954,873
<u>Elections</u>							
Personnel	-	-	-		-	-	-
Operating	-	100	-		100	100	100
<u>Grants</u>							
Operating	272,954	272,954	272,954		320,000	320,000	320,000
Other	264,327	268,000	267,794		270,500	270,500	270,500
<u>City Manager</u>							
Personnel	1,070,919	1,031,066	1,016,100		681,020	539,147	539,147
Operating	189,195	241,438	201,174		207,250	157,250	157,250
Transfers/Capital	-	-	-		-	-	-
<u>City Attorney</u>							
Personnel	-	206,613	112,533		387,659	224,035	224,035
Operating	325,324	121,500	83,320		148,350	134,160	134,160
Transfers/Capital	-	-	-		-	-	-
<u>Economic development</u>							
Personnel	854,343	1,066,237	778,495		832,919	817,358	817,358
Operating	143,600	158,850	37,043		242,950	142,950	142,950
Transfers/Capital	2,076,924	6,000,000	6,000,000		2,085,000	2,000,000	2,000,000
<u>Public Communications</u>							
Personnel	-	139,146	120,554		-	-	-
Operating	-	11,850	2,941		-	-	-
Transfers/Capital	-	-	-		-	-	-
<u>Finance</u>							
Personnel	654,292	688,004	677,262		733,835	717,802	717,802
Operating	147,777	162,796	152,289		195,910	195,910	195,910
Transfers/Capital	-	31,635	31,635		-	-	-
<u>IT</u>							
Personnel	607,977	651,287	634,334		704,124	681,138	681,138
Operating	1,187,694	1,485,480	1,318,712		1,695,980	1,695,980	1,695,980
Transfers/Capital	445,540	178,950	149,515		261,800	261,800	261,800

	Actual	Amended	Projected	DETAILS	Department	City	City
	2023-2024	Budget	Current Year		Requests	Manager	Commission
Summary	2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
	-1-	-3-	-4a-		-5-	-6-	-7-
<u>Personnel Administration</u>							
Personnel	-	-	-		577,419	565,717	565,717
Operating	-	-	-		96,263	96,263	96,263
<u>Retirees</u>							
Personnel	27,697	30,108	28,858		44,741	44,741	44,741
Operating	-	-	-		-	-	-
<u>City Hall</u>							
Operating	308,100	316,600	288,693		341,500	341,500	341,500
Transfers/Capital	-	-	-		-	-	-
<u>General Government Totals</u>							
Personnel	3,285,048	3,745,657	3,319,948		4,034,059	3,662,280	3,662,280
Operating	2,849,923	3,065,823	2,624,579		3,556,908	3,392,718	3,392,718
Transfers/Capital	14,042,851	33,647,666	20,572,794		22,637,395	22,552,395	22,552,395
Total General Government	20,177,823	40,459,146	26,517,321		30,228,363	29,607,393	29,607,393
<u>Public Safety</u>							
<u>Police</u>							
PD Personnel	10,421,572	11,757,686	11,462,537		13,868,048	13,519,444	13,519,444
PD-Operating	2,354,931	2,890,000	2,409,471		3,705,715	3,405,715	3,405,715
PD-Transfers/Capital	1,994,219	1,127,500	1,123,430		693,680	693,680	693,680
<u>Police Headquarters</u>							
PD-Operating	113,593	132,700	80,192		278,150	278,150	278,150
PD-Transfers/Capital	-	-	-		-	-	-
<u>Animal Control</u>							
AC- Personnel	317,108	357,639	297,490		400,679	299,913	299,913
AC-Operating	122,355	159,300	111,236		169,870	169,870	169,870
AC-Transfers/Capital	-	59,000	53,195		8,300	8,300	8,300
<u>City Court</u>							
City Ct-Personnel	11,717	12,595	11,636		12,595	12,595	12,595
City Ct-Operating	5,263	10,000	5,238		10,000	10,000	10,000
CITY Ct-Transfers/Capital	-	-	-		-	-	-
<u>Storage Facility</u>							
Operating	22,348	32,200	16,115		10,100	10,100	10,100
Transfers/Capital	-	-	-		-	-	-
<u>Fire</u>							
Fire Personnel	7,962,208	9,672,354	9,134,070		12,147,693	10,504,202	10,504,202
Fire Operating	803,710	799,651	738,941		1,041,350	1,041,350	1,041,350
Fire Transfers/Capital	1,593,566	2,837,200	1,910,673		4,238,000	4,238,000	4,238,000

	Actual	Amended	Projected		Department	City	City
	2023-2024	Budget	Current Year	DETAILS	Requests	Manager	Commission
Summary	2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
	-1-	-3-	-4a-		-5-	-6-	-7-
EMS							
EMS Personnel	-	-	-		-	-	-
EMS Operating	411,733	707,000	450,014		704,000	704,000	704,000
EMS Transfers/Capital	1,168,445	635,000	624,265		614,400	614,400	614,400
Public Safety Totals							
Personnel	18,712,605	21,800,274	20,905,733		26,429,015	24,336,154	24,336,154
Operating	3,833,934	4,730,851	3,811,208		5,919,185	5,619,185	5,619,185
Transfers/Capital	4,756,230	4,658,700	3,711,563		5,554,380	5,554,380	5,554,380
Total Public Safety	27,302,769	31,189,825	28,428,504		37,902,580	35,509,719	35,509,719
Community Development							
Codes and Zoning							
Personnel	1,094,869	1,174,289	1,070,035		1,014,912	994,660	994,660
Operating	66,088	103,400	63,956		94,900	94,900	94,900
Transfers/Capital	-	-	-		-	-	-
City Planner							
Personnel	490,484	685,276	637,674		661,831	647,671	647,671
Operating	47,375	72,300	56,613		72,400	72,400	72,400
Transfers/Capital	38,935	2,000	-		-	-	-
GIS							
Personnel	177,951	212,143	208,303		229,972	225,335	225,335
Operating	54,321	81,600	60,598		83,600	83,600	83,600
Transfers/Capital	-	-	-		-	-	-
Cmmnty Dvlpent Totals							
Personnel	1,763,304	2,071,708	1,916,013		1,906,715	1,867,666	1,867,666
Operating	167,785	257,300	181,166		250,900	250,900	250,900
Transfers/Capital	38,935	2,000	-		-	-	-
Total Cmmnty Dvlpent	1,970,024	2,331,008	2,097,179		2,157,615	2,118,566	2,118,566
Public Works							
Highway Admin							
Personnel	1,881,366	2,193,273	2,097,253		2,241,145	1,965,565	1,965,565
Operating	706,014	714,100	593,086		841,400	841,400	841,400
Transfers/Capital	427,066	316,000	244,237		90,000	90,000	90,000
Garage							
Personnel	249,569	242,423	253,176		267,806	257,440	257,440
Operating	44,819	105,950	52,993		105,950	105,950	105,950
Transfers/Capital	(1,034)	-	-		-	-	-
PW Bldg							
Operating	95,711	163,500	180,715		226,800	226,800	226,800

	Actual	Amended	Projected		Department	City	City
	2023-2024	Budget	Current Year	DETAILS	Requests	Manager	Commission
Summary	2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
	-1-	-3-	-4a-		-5-	-6-	-7-
Transfers/Capital	11,235,285	4,032,000	2,221,950		865,000	865,000	865,000
<u>Train Station</u>							
Operating	14,357	14,500	19,304		30,300	30,300	30,300
Transfers/Capital	-	175,000	125,000		12,000	12,000	12,000
Public Works Totals							
Personnel	2,130,935	2,435,696	2,350,429		2,508,951	2,223,005	2,223,005
Operating	860,901	998,050	846,097		1,204,450	1,204,450	1,204,450
Transfers/Capital	11,661,317	4,523,000	2,591,187		967,000	967,000	967,000
Total Public Works	14,653,153	7,956,746	5,787,713		4,680,401	4,394,455	4,394,455
<u>Parks and Recreation</u>							
<u>Mundy Park</u>							
Personnel	-	-	-		-	-	-
Operating	78,561	117,300	71,358		120,800	120,800	120,800
Transfers/Capital	537,330	42,000	38,120		113,000	113,000	113,000
<u>Charlie Daniels Park</u>							
Personnel	1,332,274	1,671,059	1,513,772		1,676,846	1,556,212	1,556,212
Operating	300,528	391,800	248,298		394,800	394,800	394,800
Transfers/Capital	1,715,680	30,000	-		55,000	55,000	55,000
<u>Satellite Parks</u>							
Personnel	-	-	-		-	-	-
Operating	42,219	76,900	85,718		84,300	84,300	84,300
Transfers/Capital	269,897	449,000	329,205		-	-	-
Parks and Recreation							
Personnel	1,332,274	1,671,059	1,513,772		1,676,846	1,556,212	1,556,212
Operating	421,307	586,000	405,374		599,900	599,900	599,900
Transfers/Capital	2,522,907	521,000	367,325		168,000	168,000	168,000
Total Parks and Recreation	4,276,488	2,778,059	2,286,471		2,444,746	2,324,112	2,324,112
Function Totals General Fund	68,380,257	84,714,784	65,117,189		77,413,704	73,954,245	73,954,245

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
		110		LEGISLATIVE BOARD							
		Personnel		13		Amended	Projected	DETAILS	Department	City	City
					Actual	Budget	Current Year		Requests	Manager	Commission
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
				Description	-1-	-3-	-4a-		-5-	-6-	-7-
	41110	LEGISLATIVE BOARD									
110	41110	111		SALARIES - PERMANENT EMPLOYEES	64,911	67,201	67,201		67,201	67,201	67,201
110	41110	141		OASI (EMPLOYER'S SHARE)	4,882	5,141	5,141		5,141	5,141	5,141
110	41110	147		UNEMPLOYMENT INSURANCE	27		25				
				Total Personnel	69,820	72,342	72,367		72,342	72,342	72,342
110	41110	200		CONTRACTUAL SERVICES	5,457	20,000			20,000	20,000	20,000
110	41110	204		EMPLOYEE EDUCATION ANDTRAININ	3,042	6,000			6,000	6,000	6,000
110	41110	220		PRINTING, DUPLICATING,TYPING,	-	1,000	100		1,000	1,000	1,000
110	41110	221		PRINTING, STATIONERY,ENVELOPE	101	1,000			1,000	1,000	1,000
110	41110	235		MEMBERSHIPS, REGISTRATION FEES	275	500			500	500	500
110	41110	239		COMMUNITY EDUCATION (BPAC)	-	3,555			3,555	3,555	3,555
110	41110	251		MEDICAL, DENTAL, VETERINARY, A	-	100			100	100	100
110	41110	283		OUT-OF-TOWN EXPENSE	42	250			250	250	250
110	41110	287		MEALS AND ENTERTAINMENT	876	700	1,500		700	700	700
110	41110	320		OPERATING SUPPLIES	1,160	2,500	1,000		2,500	2,500	2,500
110	41110	326		CLOTHING AND UNIFORMS	-	2,000			2,000	2,000	2,000
110	41110	331		GAS, OIL, DIESEL FUEL,GREASE,	-	500			500	500	500
				Total Operatiing	10,953	38,105	2,600		38,105	38,105	38,105
110	49800	TRANSFERS TO OTHER FUNDS									
110	49800	899		TRANSFER TO STATE STREET AID FUND	1,000,000	750,000	750,000		700,000	700,000	700,000
110	49800	899		TRANSFER TO DEBT SERVICE FUND	1,060,000	3,641,644	3,641,644		3,635,723	3,635,723	3,635,723
110	49800	899		TRANSFER TO CAPITAL PROJECTS FUND	9,460,388	23,045,437	10,000,000		15,954,873	15,954,873	15,954,873
				Total Capital	11,520,388	27,437,081	14,391,644		20,290,595	20,290,595	20,290,595
				Grand Total	11,601,161	27,547,528	14,466,611		20,401,042	20,401,042	20,401,042

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
110 ELECTIONS							DETAILS				
				Actual	Amended	Projected		Department	City	City	
				2023-2024	Budget	Current Year		Requests	Manager	Commission	
Fund	Function	Object	Description	-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026	-7-
						-					
						-					
			Total Personnel		-	-		-	-	-	
	41400	ELECTIONS									
110	41400	320	OPERATING SUPPLIES	0	100	-		100	100	100	
			Total Operating		100	-		100	100	100	
			Total Capital		-	-		-	-	-	
			Grand Total		100	-		100	100	100	

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025						
110				COMMUNITY GRANTS						
				Actual	Amended	Projected	DETAILS	Department	City	City
				2023-2024	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
	44300	COMMUNITY GRANTS					Based on participation			
110	44300	700						320,000	320,000	320,000
110	44300	719	WILSON RIDES	4,000	4,000	4,000				
110	44300	720	MT. JULIET SENIOR CENTER	15,000	15,000	15,000				
110	44300	722	CHAMBER OF COMMERCE	6,000	6,000	6,000				
110	44300	724	EMPOWER ME DAYCAMP	3,000	3,000	3,000				
110	44300	726	HELP CENTER	5,500	5,500	5,500				
110	44300	727	BIG BROTHERS	2,500	2,500	2,500				
110	44300	730	MIDCUMBERLAND MEALS ONWHEELS	8,000	8,000	8,000				
110	44300	731	MID CUMBERLAND AGENCYDUES	2,604	2,604	2,604				
110	44300	732	LITTLE LEAGUE	73,125	73,425	73,425				
110	44300	733	WEST WILSON BASKETBALL	35,000	35,300	35,300				
110	44300	734	MT. JULIET YOUTH FOOTBALL & CH	20,750	20,500	20,500				
110	44300	735	CHALLENGER LEAGUE	7,500	7,500	7,500				
110	44300	736	MID-CUMBERLAND YOUNG MARINES	500	500	500				
110	44300	740	WILSON BOOKS FROM BIRTH	2,500	2,500	2,500				
110	44300	744	YOUTH LEADERSHIP WILSON	750	750	750				
110	44300	747	WILSON COUNTY CASA	2,000	2,000	2,000				
110	44300	750	RESTORATION COMMUNITYOUTREACH	750	-	-				
110	44300	751	MJ EXPLORERS	5,000	5,000	5,000				
110	44300	752	CHARIS HEALTH CENTER	7,200	7,200	7,200				
110	44300	753	VICTIMS IMPACT PANEL	1,500	1,500	1,500				
110	44300	760	PROSPECT	2,500	2,500	2,500				
110	44300	761	LANTERN LANE FARMS	5,000	5,000	5,000				
110	44300	763	TN SMALL BUSINESS DEV CENTER @ VSCC	2,500	2,500	2,500				
110	44300	764	REHAB 23	2,250	2,250	2,250				
110	44300	767	WILSON CTY COMMUNITY HELP CENTER	1,000	1,000	1,000				
110	44300	768	DRUG FREE WILSON CTY	2,000	2,000	2,000				
110	44300	769	TRI-STAR VOLLEYBALL	15,525	14,875	14,875				
110	44300	771	GREEN HILL HAWKS YOUTH SPORTS PROGRAM	9,000	9,300	9,300				
110	44300	772	COMPASSIONATE HANDS		250	250				
110	44300	773	VETERANS BBQ COMP		250	250	RTA Requests			
110	44300	774	TRANSIT ALLIANCE OF MIDDLE TN		250	250	\$42k increase			
110	44300	254	RTA - COMMUTER RAIL (Moved from Train Station)	30,000	30,000	30,000	72,000			
				Total Operating	272,954	272,954	272,954	320,000	320,000	320,000
				OK	OK					
COMMUNITY GRANTS				272,954	272,954					
44800 LIBRARIES										
110	44800	720	MJ LIBRARY	156,000	156,000	156,000		156,000	156,000	156,000
				OK	OK					
LIBRARIES				156,000.00	156,000.00					
47000 JECDB OF WILSON CO.										
110	47000	720	JECDB OF WILSON CO	108,327	112,000	111,794		114,500	114,500	114,500
				OK	OK					
JECDB OF WILSON CO.				108,327	112,000					

				Statement Of Proposed Operations										
				For the Fiscal Year Ending JUNE 30, 2025										
				110	CITY MANAGER									
				Personnel	4		Actual	Amended	Projected	DETAILS	Department	City	City	
							2023-2024	Budget	Current Year		Requests	Manager	Commission	
											2025-2026	2025-2026	2025-2026	
Fund	Function	Object		Description	-1-	-3-	-4a-				-5-	-6-	-7-	
	41320	CITYMANAGER												
110	41320	111		SALARIES - PERMANENT EMPLOYEES	786,621	767,889	764,793			514,643	502,091	502,091		
110	41320	112		SALARIES -OVERTIME ATOVERTIME	520	768	601			161	157	157		
110	41320	113		SALARIES - HOLIDAY PAY	-	69	-			0	-	-		
110	41320	116		EMPLOYEE RECOGNITION	13,709	15,358	24,675			10,293	10,042	10,042		
110	41320	119		LONGEVITY PAY	3,600	3,800	3,800			2,000	2,000	2,000		
110	41320	141		OASI (EMPLOYER'S SHARE)	57,901	59,194	57,398			38,957	38,264	38,264		
110	41320	142		EMPLOYEE BENEFITS	136,135	92,224	77,774			49,666	49,666	49,666		
110	41320	143		RETIREMENT - CURRENT	71,426	90,449	85,753			64,464	62,898	62,898		
110	41320	146		WORKMEN'S COMPENSATION	802	867	859			580	566	566		
110	41320	147		UNEMPLOYMENT INSURANCE	205	448	448			256	256	256		
				Personnel Request:										
				HR has been moved their own department beginning this FY										
				Public Communications has been added to the City Manager Dept.										
				Remove 1 position							(126,793)	(126,793)		
				Total Personnel	1,070,919	1,031,066	1,016,100	681,020					539,147	539,147

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
110 Personnel				CITY MANAGER							
				4	Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	2024-2025	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description		-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
110	41320	200	CONTRACTUAL SERVICES		29,039	34,388	37,707	Remove	30,000	30,000	30,000
110	41320	204	EMPLOYEE EDUCATION AND TRAINING		2,813	10,600	4,042		3,000	3,000	3,000
110	41320	220	PRINTING, DUPLICATING, TYPING,		2149.9	1,000	-		1,000	1,000	1,000
110	41320	221	PRINTING, STATIONERY, ENVELOPES, FOR		131.38	1,000	100		1,000	1,000	1,000
110	41320	225	FIREWORKS		41,500	50,000	50,000		50,000		
110	41320	228	CITY BEAUTIFICATION & ENHANCEMENT		23,290	30,000	25,000		30,000	30,000	30,000
110	41320	231	PUBLICATION OF FORMAL AND LEGAL		8,986	10,000	9,000		11,000	11,000	11,000
Increased \$1K due to additional LUA, Annexations, and Rezones - each notice in paper is approx \$99.00											
110	41320	233	SUBSCRIPTIONS TO NEWSPAPERS AND		579	2,500	600		1,000	1,000	1,000
110	41320	235	MEMBERSHIPS, REGISTRATION FEES		41,097	50,000	45,508		45,000	45,000	45,000
110	41320	236	PUBLIC RELATION		7,158	8,700	7,392		2,000	2,000	2,000
110	41320	237	MARKETING			-	-		2,000	2,000	2,000
110	41320	251	MEDICAL, DENTAL, VETERINARY, A		260	200	200		200	200	200
110	41320	261	REPAIR AND MAINTENANCE MOTOR V		342	-	-		0	0	0
110	41320	283	OUT-OF-TOWN EXPENSE		953	2,500	217		2,000	2,000	2,000
110	41320	287	MEALS AND ENTERTAINMENT		2,796	3,000	2,500		2,500	2,500	2,500
110	41320	302	SAFETY PROGRAM		1,868	1,000	1,000				
110	41320	310	OFFICE SUPPLIES AND MATERIALS		81	10,500	1,483		5,500	5,500	5,500
110	41320	312	SMALL ITEMS OF EQUIPMENT		10,829	6,000	4,000		3,500	3,500	3,500
110	41320	320	OPERATING SUPPLIES		790	7,500	2,449		6,500	6,500	6,500
110	41320	326	CLOTHING AND UNIFORMS		4,070	3,000	1,041		2,500	2,500	2,500
110	41320	331	GAS, OIL, DIESEL FUEL, GREASE,		1,589	-	-		0	0	0
110	41320	344	SAFETY SUPPLIES		49	3,000	2,000		1,500	1,500	1,500
110	41320	381	SHORT & OVER REIMBURSEMENT		0	50	0		50	50	50
110	41320	510	INSURANCE		8,824	6,500	6,936		7,000	7,000	7,000
Total Operating					189,195	241,438	201,174		207,250	157,250	157,250
110	41320	944	TRANSPORTATION EQUIPMENT		-						
Total Capital						-	-		-	-	-
Grand Total					1,260,114	1,272,504	1,217,274		888,270	696,397	696,397

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025												
110			CITY ATTORNEY									
Personnel			1									
						Actual		Amended		Projected		
						2023-2024		2024-2025		Current Year		
						-1-		-3-		-4a-		
Function			Object							DETAILS		
			Description							Department		
										Requests		
										City		
										Manager		
										Commission		
										2025-2026		
										2025-2026		
										2025-2026		
										-7-		
41520			111			SALARIES - PERMANENT EMPLOYEES			180,354		97,798	
41520			112			SALARIES - OVERTIME AT OVERTIME			-		-	
41520			113			SALARIES - HOLIDAY PAY			-		-	
41520			116			EMPLOYEE RECOGNITION			3,607		-	
41520			119			LONGEVITY PAY			-		-	
41520			141			OASI (EMPLOYER'S SHARE)			13,121		7,447	
41520			142			EMPLOYEE BENEFITS			9,265		7,023	
41520			143			RETIREMENT - CURRENT			-		-	
41520			146			WORKMEN'S COMPENSATION			202		201	
41520			147			UNEMPLOYMENT INSURANCE			64		64	
						Personnel Requests						
						2nd Attorney - Staff Attorney \$90k-110k					Remove	
											158,696	
						Total Personnel			206,613		112,533	
											387,659	
											224,035	
											224,035	
41520			CITY ATTORNEY									
41520			200			CONTRACTUAL SERVICES			324,600		100,000	
											75,000	
						Can decrease w/ adding 2nd attorney						
41520			204			EMPLOYEE EDUCATION ANDTRAININ			5,000		4,283	
											Reduced	
											Includes \$450 for 2nd attorney	
41520			220			PRINTING, DUPLICATING,TYPING,			0		1,500	
41520			221			PRINTING, STATIONERY, ENVELOPES, FOR					1,734	
41520			223			PUBLICATIONS, REPORTS,ETC.			1,500		-	
41520			231			PUBLICATION OF FORMALAND LEGA			230		750	
41520			233			SUBSCRIPTIONS TO NEWSPAPERS AN			750		-	
											Reduced	
											Added LexisNexis Research	
41520			235			MEMBERSHIPS, REGISTRATION FEES			2500		1,068	
											Reduced	
											Includes \$1,000 for 2nd attorney	
41520			251			MEDICAL, DENTAL, VET			0		500	
41520			283			OUT-OF-TOWN EXPENSE			1000		206	
											Reduced	
											Includes \$500 for 2nd attorney	
41520			287			MEALS AND ENTERTAINMENT			500		-	
41520			310			OFFICE SUPPLIES AND MATERIALS			1000		-	
41520			312			SMALL ITEMS OF EQUIPMENT			2000		264	
41520			320			OPERATING SUPPLIES			494		2000	
41520			326			CLOTHING AND UNIFORMS					60	
41520			344			SAFETY SUPPLIES					-	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	
											250	

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2025										
110 ECONOMIC DEVELOPMENT										
Personnel 8										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2023-2024	2024-2025	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
	47200	ECONOMIC DEVELOPMENT						-5-	-6-	-7-
110	47200	111	SALARIES - PERMANENT EMPLOYEES	569,691	676,810	499,945		494,560	482,498	482,498
110	47200	112	SALARIES -OVERTIME ATOVERTIME	1,585	31,336	3,885		17,557	17,128	17,128
110	47200	113	SALARIES - HOLIDAY PAY	-	7,335	-		2,696	2,630	2,630
110	47200	116	EMPLOYEE RECOGNITION	11,339	13,536	13,905		9,891	9,650	9,650
110	47200	117	SUPPLEMENTAL AND ON CALL PAY		2,400	-		0	0	-
110	47200	119	LONGEVITY PAY	4,400	5,000	5,000		3,200	3,200	3,200
110	47200	141	OASI (EMPLOYER'S SHARE)	41,446	56,336	37,758		40,385	39,406	39,406
110	47200	142	EMPLOYEE BENEFITS	146,772	165,789	136,920		190,504	190,504	190,504
110	47200	143	RETIREMENT - CURRENT	56,839	84,541	58,512		57,038	55,656	55,656
110	47200	146	WORKMEN'S COMPENSATION	22,061	22,450	22,251		16,576	16,174	16,174
110	47200	147	UNEMPLOYMENT INSURANCE	210	704	318		512	512	512
			Personnel Requests:							
			Total Personnel	854,343	1,066,237	778,495		832,919	817,358	817,358
110	47200	200	CONTRACTUAL SERVICES	0	1,000	139		1,000	1,000	1,000
110	47200	203	SPECIAL CENSUS	49,858	0	0		0	0	0
110	47200	204	EMPLOYEE EDUCATION ANDTRAININ	3,093	10,000	0		5,000	5,000	5,000
110	47200	220	PRINTING, DUPLICATING,TYPING,	677	1,000	0		1,000	1,000	1,000
110	47200	228	CITY BEAUTIFICATION &ENHANCEM	21,547	20,000	8,795		20,000	20,000	20,000
110	47200	231	PUBLICATION OF FORMAL AND LEGAL NOTICES	529	5,000	0		1,000	1,000	1,000
110	47200	235	MEMBERSHIPS, REGISTRATION FEES	0	500	0		500	500	500
110	47200	237	MARKETING	31,406	2,500	283		2,500	2,500	2,500
110	47200	251	MEDICAL, DENTAL, VETERINARY, A	0	600	33		200	200	200
110	47200	259	OTHER PROFESSIONAL SERVICES		Demolition of homes on E. Caldwell		Remove	100,000		
110	47200	261	REPAIR AND MAINTENANCEMOTOR V	8,304	10,000	3,142		10,000	10,000	10,000
110	47200	265	REPAIR AND MAINTENANCE GROUNDS & IMPROVEMENTS	3,526	60,000	229		60,000	60,000	60,000
			Amazon donation for landscaping							

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
110 Personnel				ECONOMIC DEVELOPMENT							
8							DETAILS	Department	City	City	
				Actual	Amended	Projected		Requests	Manager	Commission	
Fund	Function	Object	Description	2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026	
				-1-	-3-	-4a-		-5-	-6-	-7-	
110	47200	283	OUT-OF-TOWN EXPENSE	262	1,000	0		1,000	1,000	1,000	
110	47200	287	MEALS AND ENTERTAINMENT	182	750	0		750	750	750	
110	47200	293	RECORDING DOCUMENTS	37	2,000	12,046					
110	47200	310	OFFICE SUPPLIES AND MATERIALS	943	5,000	270		4,000	4,000	4,000	
110	47200	312	SMALL ITEMS OF EQUIPMENT	10,735	14,500	156		12,000	12,000	12,000	
110	47200	314	SOFTWARE SUBSCRIPTIONS		0	0		0	0	0	
110	47200	320	OPERATING SUPPLIES	4,560	8,000	7,092		8,500	8,500	8,500	
110	47200	326	CLOTHING AND UNIFORMS	6,061	10,000	1,440		8,000	8,000	8,000	
110	47200	344	SAFETY SUPPLIES		5,000	0		5,000	5,000	5,000	
110	47200	510	INSURANCE	1,878	2,000	3,416		2,500	2,500	2,500	
Total Operating				143,600	158,850	37,043		242,950	142,950	142,950	
110	47200	944	Transportation Equipment	76,924			Ford F250	85,000			
110	47200	910	LAND & EASEMENTS	2,000,000	6,000,000	6,000,000	Final Payment	2,000,000	2,000,000	2,000,000	
Total Capital				2,076,924	6,000,000	6,000,000		2,085,000	2,000,000	2,000,000	
Grand Total				3,074,867	7,225,087	6,815,537		3,160,869	2,960,308	2,960,308	

				Statement Of Proposed Operations							
				For the Fiscal Year Ending JUNE 30, 2025							
110				CITY HALL BUILDINGS							
				Actual	Amended	Projected	DETAILS	Department	City	City	
				2023-2024	Budget	Current Year		Requests	Manager	Commission	
Fund	Function	Object	Description	-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026	
	41840	71 E. HILL STREET (OLD PW BUILDING NOW CITY BEAUTIFUL)									
110	41840	200	CONTRACTUAL SERVICES	2,650	-	2,235		1,500	1,500	1,500	
110	41840	211	POSTAGE BOX RENT ETC	400							
110	41840	240	STORMWATER	2,394	2,000	2,313		2,000	2,000	2,000	
110	41840	241	ELECTRIC	34,689	14,000	10,343		10,000	10,000	10,000	
110	41840	242	WATER	1,631	1,000	1,440		1,000	1,000	1,000	
110	41840	243	SEWER	891	1,000	554		800	800	800	
110	41840	244	GAS	1,272	1,000	1,739		1,200	1,200	1,200	
110	41840	249	OTHER UTILITY SERVICES	10,684	4,000	10,731		7,000	7,000	7,000	
110	41840	266	REPAIR AND MAINTENANCEBUILDIN	1,944	2,500	1,068		2,500	2,500	2,500	
110	41840	320	OPERATING SUPPLIES	4,348	-	1,264		2,000	2,000	2,000	
110	41840	324	HOUSEHOLD AND JANITORIAL SUPPL	424	1,000	144		1,000	1,000	1,000	
110	41840	510	INSURANCE	4,832	7,000	6,975		7,000	7,000	7,000	
Total Operating				308,100	316,600	288,693		341,500	341,500	341,500	
Total Capital				-	-	-		-	-	-	
Grand Total				308,100	316,600	288,693		341,500	341,500	341,500	

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
				110 Public Communications							
				Personnel	0						
				Merged with City Manager Budget	Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description		2023-2024	Budget 2024-2025	Current Year 2024-2025		Requests 2025-2026	Manager 2025-2026	Commission 2025-2026
	41370				-1-	-3-	-4a-		-5-	-6-	-7-
	41370		PUBLIC COMMUNICATIONS								
110	41370	111	SALARIES - PERMANENT EMPLOYEES			96,853	84,490		-	-	-
110	41370	112	SALARIES -OVERTIME ATOVERTIME			-	-		-	-	-
110	41370	113	SALARIES - HOLIDAY PAY			-	-		-	-	-
110	41370	116	EMPLOYEE RECOGNITION			1,937	1,937		-	-	-
110	41370	119	LONGEVITY PAY			-	-		-	-	-
110	41370	141	OASI (EMPLOYER'S SHARE)			7,557	6,373		-	-	-
110	41370	142	EMPLOYEE BENEFITS			21,285	17,598		-	-	-
110	41370	143	RETIREMENT - CURRENT			11,341	10,001		-	-	-
110	41370	146	WORKMEN'S COMPENSATION			109	108		-	-	-
110	41370	147	UNEMPLOYMENT INSURANCE			64	48		-	-	-
			Personnel Request:						-	-	-
									-	-	-
				Total Personnel		139,146	120,554		-	-	-
110	41370	204	EMPLOYEE EDUCATION ANDTRAININ			500	790		-	-	-
110	41370	233	SUBSCRIPTIONS TO NEWSPAPERS AN			550	-		-	-	-
110	41370	235	MEMBERSHIPS, REGISTRATION FEES			200	150		-	-	-
110	41370	237	MARKETING			2,000	-		-	-	-
110	41370	251	MEDICAL, DENTAL, VETERINARY, A			500	-		-	-	-
110	41370	261	REPAIR AND MAINTENANCEMOTOR V			1,000	-		-	-	-
110	41370	283	OUT-OF-TOWN EXPENSE			500	402		-	-	-
110	41370	287	MEALS AND ENTERTAINMENT			200	359		-	-	-
110	41370	302	PW SAFETY PROGRAM				-		-	-	-
110	41370	310	OFFICE SUPPLIES AND MATERIALS			200	65		-	-	-
110	41370	312	SMALL ITEMS OF EQUIPMENT			-	-		-	-	-
110	41370	320	OPERATING SUPPLIES			500	500		-	-	-
110	41370	326	CLOTHING AND UNIFORMS			1,200	675		-	-	-
110	41370	331	GAS, OIL, DIESEL FUEL,GREASE,			4,500	-		-	-	-
				Total Operatiing		11,850	2,941		-	-	-
110	41370	944	TRANSPORTATION EQUIPMENT								
				Total Capital		-	-		-	-	-

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
				110 Personnel				DETAILS	Department	City	City
					Actual	Amended	Projected		Requests	Manager	Commission
Fund	Function	Object	Description	2023-2024	2024-2025	Current Year	2025-2026		2025-2026	2025-2026	
	41650	PERSONNEL ADMINISTRATION			-1-	-3-	-4a-		-5-	-6-	-7-
	110	41650	111	SALARIES - PERMANENT EMPLOYEES					391,883	382,325	382,325
	110	41650	112	SALARIES -OVERTIME ATOVERTIME					-	-	-
	110	41650	113	SALARIES - HOLIDAY PAY					71	69	69
	110	41650	116	EMPLOYEE RECOGNITION					7,838	7,646	7,646
	110	41650	119	LONGEVITY PAY					1,900	1,900	1,900
	110	41650	141	OASI (EMPLOYER'S SHARE)					30,729	29,983	29,983
	110	41650	142	EMPLOYEE BENEFITS					95,173	95,173	95,173
	110	41650	143	RETIREMENT - CURRENT					49,127	47,934	47,934
	110	41650	144	LIFESTYLE FEES							
	110	41650	146	WORKMEN'S COMPENSATION					442	431	431
	110	41650	147	UNEMPLOYMENT INSURANCE					256	256	256
				Personnel Request:							
				Safety position (98,318.22) - Included in personnel cost							
				Total Personnel	-	-	-		577,419	565,717	565,717
	110	41650	200	CONTRACTUAL SERVICES					54,388	54,388	54,388
	110	41650	204	EMPLOYEE EDUCATION ANDTRAININ					7,200	7,200	7,200
	110	41650	233	SUBSCRIPTIONS TO NEWSPAPERS AN					500	500	500
	110	41650	235	MEMBERSHIPS, REGISTRATION FEES					1,125	1,125	1,125
	110	41650	236	PUBLIC RELATION					9,800	9,800	9,800
	110	41650	251	MEDICAL, DENTAL, VETERINARY, A			Cigna will reimburse under Wellness allowance		20,000	20,000	20,000
	110	41650	283	OUT-OF-TOWN EXPENSE					500	500	500
	110	41650	287	MEALS AND ENTERTAINMENT					250	250	250
	110	41650	302	SAFETY PROGRAM					500	500	500
	110	41650	310	OFFICE SUPPLIES AND MATERIALS					500	500	500
	110	41650	312	SMALL ITEMS OF EQUIPMENT					500	500	500
	110	41650	320	OPERATING SUPPLIES					500	500	500
	110	41650	326	CLOTHING AND UNIFORMS					250	250	250
	110	41650	344	SAFETY SUPPLIES					250	250	250
				Total Operating	-	-	-		96,263	96,263	96,263
				Total Capital	-	-	-		-	-	-
				Grand Total	-	-	-		673,682	661,980	661,980

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
110				FINANCE DEPT							
Personnel				6							
				Actual			Amended		Projected		
				2023-2024			2024-2025		Current Year		
				-1-			-3-		-4a-		
Fund				Function			Object		DETAILS		
				41510			FINANCE DEPT		Department		
									Requests		City
									2025-2026		Commission
									2025-2026		2025-2026
									-5-		-6-
									-7-		

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
			110	RETIREE BENEFITS						
			Personnel	7						
					Actual	Amended	Projected		Department	City
					2023-2024	Budget	Current Year	DETAILS	Requests	Manager
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026
					-1-	-3-	-4a-		-5-	-6-
Fund	Function	Object		Description						
	51200	RETIREE BENEFITS								
110	51200	111		SALARIES - PERMANENT EMPLOYEES		-			-	-
110	51200	116		EMPLOYEE RECOGNITION		-			-	-
110	51200	141		OASI (EMPLOYER'S SHARE)		-			-	-
110	51200	142		EMPLOYEE BENEFITS	27,654	28,858	28,858		43,491	43,491
110	51200	143		RETIREMENT - CURRENT		-			-	-
110	51200	144		RETIREE GIFTS		1,250			1,250	1,250
110	51200	146		WORKMEN'S COMPENSATION	43	-			-	-
110	51200	147		UNEMPLOYMENT INSURANCE		-			-	-
				Total Personnel	27,697	30,108	28,858		44,741	44,741
	51200	RETIREE BENEFITS								
	51200	251		MEDICAL, DENTAL, VETERINARY, A			-		-	-
				Total Operating	-	-	-		-	-
				Total Capital	-	-	-		-	-
				Grand Total	27,697	30,108	28,858		44,741	44,741

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
			110:	INFORMATION TECHNOLOGY						
			Personnel	5						
					Actual	Amended	Projected		Department	City
					2023-2024	Budget	Current Year	DETAILS	Requests	Manager
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-		-5-	-6-
	41740	INFORMATION TECHNOLOGY								
110	41740	111		SALARIES - PERMANENT EMPLOYEES	458,824	483,556	476,143		507,267	494,894
110	41740	112		SALARIES - OVERTIME ATOVERTIME	-	189	-		210	205
110	41740	113		SALARIES - HOLIDAY PAY	-	302	-		336	328
110	41740	116		EMPLOYEE RECOGNITION	9,144	9,671	9,671		10,145	9,898
110	41740	119		LONGEVITY PAY	2,600	2,800	4,225		3,000	3,000
110	41740	141		OASI (EMPLOYER'S SHARE)	34,635	37,984	36,947		39,853	38,887
110	41740	142		EMPLOYEE BENEFITS	56,361	58,919	49,750		70,879	70,879
110	41740	143		RETIREMENT - CURRENT	45,844	57,000	56,817		63,713	62,168
110	41740	146		WORKMEN'S COMPENSATION	465	546	541		573	559
110	41740	147		UNEMPLOYMENT INSURANCE	105	320	240		320	320
				Personnel Changes:						
				Title Change: Adam Williams to Assistant IT Director / Network Admin II - Add \$3 to top out. (\$4,396 w/o COLA)				Remove	7,828	-
				Total Personnel	607,977	651,287	634,334		704,124	681,138
110	41740	200		CONTRACTUAL SERVICES	262,115	313,400	300,000		423,300	423,300
110	41740	204		EMPLOYEE EDUCATION AND TRAINING	573	5,000	-		5,000	5,000
110	41740	220		PRINTING, DUPLICATING, TYPING,	160	300	-		300	300
110	41740	231		PUBLICATION OF FORMAL AND LEGAL	70	200	-		200	200
110	41740	233		SUBSCRIPTIONS TO NEWSPAPERS AND	-	-	-		-	-
110	41740	235		MEMBERSHIPS, REGISTRATION FEES	40	250	-		250	250
110	41740	245		TELEPHONE AND TELEGRAPH	324,155	450,000	333,119		455,000	455,000
110	41740	251		MEDICAL, DENTAL, VETERINARY, A	30	100	-		100	100
110	41740	255		DATA PROCESSING SERVICES	-	-	-		-	-
110	41740	261		REPAIR & MAINTENANCE MOTOR VEHICLES	2,074	10,000	2,000		10,000	10,000
110	41740	271		COMPUTER EQUIPMENT	27,586	35,000	20,530		35,000	35,000
110	41740	283		OUT-OF-TOWN EXPENSE	-	500	-		500	500
110	41740	287		MEALS AND ENTERTAINMENT	100	250	500		250	250
110	41740	310		OFFICE SUPPLIES AND MATERIALS	622	4,000	1,583		4,000	4,000
110	41740	314		SOFTWARE SUBSCRIPTIONS	359,354	366,480	366,480		392,080	392,080
110	41740	320		OPERATING SUPPLIES	4,354	5,000	1,500		5,000	5,000
110	41740	326		CLOTHING AND UNIFORMS	1,912	4,000	2,000		4,000	4,000
110	41740	533		MACHINERY AND EQUIPMENT RENTAL	204,550	291,000	291,000		361,000	361,000
				Total Operating	1,187,694	1,485,480	1,318,712		1,695,980	1,695,980

				Statement Of Proposed Operations							
				For the Fiscal Year Ending JUNE 30, 2025							
			110	INFORMATION TECHNOLOGY							
			Personnel	5		Amended	Projected		Department	City	City
					Actual	Budget	Current Year	DETAILS	Requests	Manager	Commission
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-		-5-	-6-	-7-
110	41740	944		TRANSPORTATION EQUIPMENT	89,061	-			-	-	-
110	41740	945		COMMUNICATION EQUIPMENT					-	-	-
110	41740	948		COMPUTER EQUIPMENT	142,445	19,600	19,600		258,800	258,800	258,800
110	41740	949		OTHER MACHINERY AND EQUIPMENT	214,034	159,350	129,915		3,000	3,000	3,000
				Total Capital	445,540	178,950	149,515		261,800	261,800	261,800
				Grand Total	2,241,212	2,315,717	2,102,561		2,661,904	2,638,918	2,638,918

				Statement Of Proposed Operations								
				For the Fiscal Year Ending JUNE 30, 2025								
				110 GEOGRAPHIC INFORMATION SYSTEM								
				Personnel 2								
				Actual	Amended	Projected	DETAILS	Department	City	City		
				2023-2024	Budget	Current Year		Requests	Manager	Commission		
				2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026		
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-		
	41730	GEOGRAPHIC INFORMATION SYSTEM										
110	41730	111	SALARIES - PERMANENT EMPLOYEES	127,472	147,340	147,340		154,165	150,405	150,405		
110	41730	112	SALARIES -OVERTIME ATOVERTIME	163	1,031	74		1,079	1,053	1,053		
110	41730	113	SALARIES - HOLIDAY PAY	-	147	-		154	150	150		
110	41730	116	EMPLOYEE RECOGNITION	1,666	2,947	2,947		3,083	3,008	3,008		
110	41730	119	LONGEVITY PAY	500	600	600		700	700	700		
110	41730	141	OASI (EMPLOYER'S SHARE)	9,036	11,633	11,562		12,177	11,882	11,882		
110	41730	142	EMPLOYEE BENEFITS	29,220	30,693	26,987		38,843	38,843	38,843		
110	41730	143	RETIREMENT - CURRENT	9,688	17,457	18,413		19,468	18,995	18,995		
110	41730	146	WORKMEN'S COMPENSATION	144	167	285		175	171	171		
110	41730	147	UNEMPLOYMENT INSURANCE	63	128	96		128	128	128		
			Personnel Request:									
			Total Personnel	177,951	212,143	208,303		229,972	225,335	225,335		
110	41730	200	CONTRACTUAL SERVICES	51,578	59,000	59,000		61,000	61,000	61,000		
110	41730	204	EMPLOYEE EDUCATION ANDTRAININ	0	250			250	250	250		
110	41730	211	POSTAGE, BOX RENT, ETC.	0	100			100	100	100		
110	41730	220	PRINTING, DUPLICATING,TYPING,	0	500			500	500	500		
110	41730	231	PUBLICATION OF FORMALAND LEGA	0	0			-	-	-		
110	41730	233	SUBSCRIPTIONS TO NEWSPAPERS AN	0	0			-	-	-		
110	41730	235	MEMBERSHIPS, REGISTRATION FEES	0	700	500		700	700	700		
110	41730	248	WILSON COUNTY GIS SYSTEM	0	0			-	-	-		
110	41730	251	MEDICAL, DENTAL, VETERINARY, A	170	300			300	300	300		
110	41730	255	DATA PROCESSING SERVICES	450	2,000			2,000	2,000	2,000		
110	41730	261	REPAIR & MAINTENANCE MOTER VEHICLES		5,000			5,000	5,000	5,000		
110	41730	283	OUT-OF-TOWN EXPENSE	0	700			700	700	700		
110	41730	287	MEALS AND ENTERTAINMENT	0	200			200	200	200		
110	41730	310	OFFICE SUPPLIES AND MATERIALS	399	1,250	250		1,250	1,250	1,250		
110	41730	320	OPERATING SUPPLIES	1,120	10,000	250		10,000	10,000	10,000		
110	41730	331	GAS, OIL, DIESEL FUEL,GREASE,	0	500			500	500	500		
110	41730	510	INSURANCE	604	600	598		600	600	600		
110	41730	533	MACHINERY AND EQUIPMENT RENTAL	0	500			500	500	500		
			Total Operating	54,321	81,600	60,598		83,600	83,600	83,600		
			Total Capital	-	-	-		-	-	-		
			Grand Total	232,272	293,743	268,901		313,572	308,935	308,935		

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
			110	POLICE							
			Personnel	108							
					Actual 2023-2024	Amended Budget 2024-2025	Projected Current Year 2024-2025	DETAILS	Department Requests 2025-2026	City Manager 2025-2026	City Commission 2025-2026
					-1-	-3-	-4a-		-5-	-6-	-7-
Fund	Function	Object		Description							
	42100	POLICE									
110	42100	111		SALARIES - PERMANENT EMPLOYEES	6,876,899	7,575,680	7,423,214		7,940,589	7,817,197	7,817,197
110	42100	112		SALARIES -OVERTIME ATOVERTIME	614,332	525,063	530,819		542,249	534,154	534,154
110	42100	113		SALARIES - HOLIDAY PAY	169,059	194,202	268,561		200,426	197,435	197,435
110	42100	114		ON-CALL PAY	25,000		26,000				
110	42100	116		EMPLOYEE RECOGNITION	121,466	151,514	217,525		158,812	156,344	156,344
110	42100	117		SUPPLEMENTAL AND ON-CALL PAY	-	85,700	85,700		88,100	88,900	88,900
110	42100	119		LONGEVITY PAY	28,500	30,100	30,100		33,000	33,000	33,000
110	42100	141		OASI (EMPLOYER'S SHARE)	568,611	655,013	623,783		685,683	675,268	675,268
110	42100	142		EMPLOYEE BENEFITS	1,164,853	1,393,814	1,164,709		1,819,862	1,848,027	1,848,027
110	42100	143		RETIREMENT - CURRENT	725,559	982,947	936,504		1,096,196	1,079,546	1,079,546
110	42100	144		LIFESTYLE FEES			-				
110	42100	146		WORKMEN'S COMPENSATION	124,716	151,933	150,580		160,797	158,693	158,693
110	42100	147		UNEMPLOYMENT INSURANCE	2,403	6,720	4,871		6,848	6,912	6,912
110	42100	162		VOLUNTEER BENEFITS	175	5,000	171		5,000	5,000	5,000
				Personnel Changes							
				Payscale / Position Adjustments to Match Fire Dept Equivalent Positions / Advanced Communications Center Rework					334,921	334,921	334,921
				2 Advanced Dispatch Operators (\$74,482.30 Annual Max Salary)				Remove 1	193,387	96,693	96,693
				4 Police Officer Positions				Remove 1	459,295	344,471	344,471
				1 Mental Health Specialist/Clinician (Lieutenant Level Pay)					142,883	142,883	142,883

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
110 Personnel				POLICE 108							
					Actual 2023-2024	Amended Budget 2024-2025	Projected Current Year 2024-2025	DETAILS	Department Requests 2025-2026	City Manager 2025-2026	City Commission 2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-	-5-		-6-	-7-	
110	42100	200	CONTRACTUAL SERVICES	43,401	79,500	46,952			60,500	60,500	60,500
				Storage Unit Fees for Records & Evidence Overflow				20,000			
				CLEAR Investigative Research Tool				24,000			
				Wireless Plus VHF System Maintenance & Service Agreement (Supports FDMJ)				6,000			
				Clearview Investigative Research Tool				5,500			
				MaxShred Document Shredding Services				3,000			
							Contingency	2,000			
110	42100	204	EMPLOYEE EDUCATION ANDTRAININ	141,389	170,000	132,749		227,500	227,500	227,500	
				86 Full-time Officers				82,500			
				20 Dispatchers				27,500			
				Tuition Reimbursement Program				25,000			
				Basic Police Academy for 4 New Positions & 4 Attrition Replacements (\$3000 per officer)				24,000			
				28 Reserve Officers				16,500			
				National Forensic Academy				12,500			
				NW School of Police Staff and Command (2)				10,000			
				V-Academy Renewal				7,000			
				Simunition Training Helmets (20)				7,000			
				Briefing Training Program - When Then Project				6,000			
				NIOA Public Relations Conference				4,000			
				Homicide Conference Training				3,000			
				Training Officers Training Conference				1,500			
				Evidence Certification Training				1,000			
110	42100	206	EMPLOYEE WELLNESS PROGRAM		24,500	23,462		30,100	30,100	30,100	
				Annual Health Screening				15,000			
				Awards and Acknowledgements				7,500			
				Lighthouse Health and Wellness App				5,600			
				Promotional Material				2,000			
110	42100	209	HAND GUN SAFETY	791	800	800		800	800	800	
110	42100	211	POSTAGE, BOX RENT, ETC.	1,397	1,500	935		1,500	1,500	1,500	

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
			110	POLICE							
			Personnel	108	Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	2024-2025	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-	2025-2026		2025-2026	2025-2026	
110	42100	219	COMMUNICATION SERVICES	223,504	349,500	292,068		395,000	395,000	395,000	
			Required Maintenance/Upgrade Agreement for Radio System Tower Sites and Dispatch Consoles				150,000				
			Required Radio System Metro Access to Controller Fees				115,000				
			Tower Sites and Communications Center Connectivity Circuit Fees				30,000				
			PowerPhone Emergency Medical Dispatch System (EMS) Annual Fee				24,000				
			Vlper 911 System Annual Fee				20,000				
			Required T1 Line Fees				15,000				
			DataTech 911 Wilson County CAD Interface Annual Fee				11,000				
			Required Tower Access Fees				8,000				
			Eagent Required NCIC/TCIC Access Fee				5,300				
			Unified Solutions Eventide Call Recorder Annual Fee				5,200				
			Language Line Interpretation Service Fees				5,000				
			TN Criminal Justice Portal Access Fees				4,000				
			Flat Earth Connection to NCIC				2,500				
110	42100	220	PRINTING, DUPLICATING,TYPING,	5,579	10,000	3,253		10,000	10,000	10,000	
110	42100	231	PUBLICATION OF FORMALAND LEGA	2,348	1,500	1,313		1,500	1,500	1,500	
110	42100	233	SUBSCRIPTIONS TO NEWSPAPERS AN	-	200	-		200	200	200	
110	42100	235	MEMBERSHIPS, REGISTRATION FEES	2,815	4,500	2,320		7,000	7,000	7,000	
110	42100	236	PUBLIC RELATION	6,903	13,000	5,850		13,000	13,000	13,000	
			Badge Stickers, Wrist Bands, and Other Promotional Items for Kids				4,000				
			Challenge Coins				4,000				
			Marketing/Advertisement for Police Programs				2,000				
			Building Bridges Program				1,000				
			Mini Badges				1,000				
			Contingency				1,000				
110	42100	239	COMMUNITY EDUCATION	9,247	12,000	15,001		16,000	16,000	16,000	
			Community Policing Initiatives				6,000				
			Special Events (Night Out Against Crime, Department Open House)				3,000				
			Coffee with a Cop				3,000				
			Citizens Police Academy Class				2,000				
			Contingency				2,000				
110	42100	241	ELECTRIC			-					
110	42100	242	WATER			-					
110	42100	243	SEWER			-					
110	42100	244	GAS			-					
110	42100	249	OTHER UTILITY SERVICES			-					
110	42100	251	MEDICAL, DENTAL, VETERINARY, A	21,635	22,000	11,130		22,000	22,000	22,000	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
110 POLICE										
Personnel				108						
				Actual	Amended	Projected	DETAILS	Department	City	City
				2023-2024	2024-2025	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
110	42100	255	DATA PROCESSING SERVICES	543,068	655,500	431,092		1,063,100	763,100	763,100
			Drone as a First Responder Program Annual Fee				300,000			
			Body Camera, In-Car Camera, and Digital Evidence Management Program Annual Fee				265,000			
			License Plate Reader Program Annual Fee				180,000			
			CAD/RMS System Annual Fee (Supports FDMJ)				75,000			
			Camera Monitoring Nova and Elite Annual Fee				65,000			
			Automatic Vehicle Location Service Annual Fee				50,000			
			Magnet Forensics (GreyKey, Xiom, Artifact IQ) Cell Phone Software Annual Fee				42,000			
			Real-Time Speed Analysis and Reporting for City Streets Annual Fee				27,000			
			Residential and Business Alarm Management System Annual Fee				15,000			
			Power Ready FTO DOR Setup and Annual Fee				11,500			
			Guardian Track Annual Fee				7,000			
			Leads On Line Pawn/Jewelry Shop Cell Hawk Reporting Annual Fee				6,500			
			Backgrounds - DL and Criminal History Background Check Fees for Non-LE Employees Annual Fee				6,000			
			Oxygen Cell Phone Forensics Software Annual Fee				3,800			
			Sling Off-Duty Employment Tracking Software Annual Fee				2,500			
			Backgrounds - FAMA Social Media and Open Source Internet Search Annual Fee				2,500			
			TV Eyes Monitoring Service Annual Fees				1,800			
			Required Sex Offender Registration Fees				1,500			
			Required TBI Evidence Processing Fees				1,000			
110	42100	258	DRUG TESTING			-				
110	42100	261	REPAIR AND MAINTENANCE MOTOR V	171,667	180,000	211,873		260,000	260,000	260,000
110	42100	262	REPAIR AND MAINTENANCE OTHER M	10,655	10,000	8,499		10,000	10,000	10,000
110	42100	263	REPAIR AND MAINTENANCE FURNITU	7,711	8,000	1,331		8,000	8,000	8,000
110	42100	283	OUT-OF-TOWN EXPENSE	17,502	30,000	20,094		30,000	30,000	30,000
110	42100	287	MEALS AND ENTERTAINMENT	12,998	22,000	15,026		25,000	25,000	25,000
110	42100	303	CRIME STOPPERS	-	5,000	-		5,000	5,000	5,000
110	42100	304	SPECIAL RESPONSE UNIT	30,471	12,800	12,752		84,100	84,100	84,100
			Tactical Drone for In-Building Searches				30,000			
			Communication Equipment Replacements (16)				16,000			
			New SRT Member Uniforms (2)				12,000			
			Uniform Replacements (16)				8,000			
			Electro-Optic Loan Program Annual Fee (20)				6,000			
			Replacement Gas Masks (16)				5,400			
			Replacement Holsters (16)				3,500			
			Throw Phone Negotiation Device Annual Fee				2,200			
			Chemical and Less-Than-Lethal Munitions				1,000			
110	42100	310	OFFICE SUPPLIES AND MATERIALS	5,325	10,000	5,745		12,000	12,000	12,000

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
			110	POLICE							
			Personnel	108		Amended	Projected	DETAILS	Department	City	City
				Actual	Budget	Current Year	Requests		Manager	Commission	
				2023-2024	2024-2025	2024-2025	2025-2026		2025-2026	2025-2026	
Fund	Function	Object		Description	-1-	-3-	-4a-		-5-	-6-	-7-
110	42100	312		SMALL ITEMS OF EQUIPMENT	88,890	73,900	28,306		61,300	61,300	61,300
							General Small Equipment	30,000			
				Individuals with Special Need Tracking System, Supplies				15,000			
							Traffic Safety Equipment	7,000			
							Volunteer Service Equipment	3,000			
				Secure Storage System for Investigative Vehicles				1,800			
							Extra Radio Batteries	3,000			
							Replacement Spike Systems	1,500			
110	42100	320		OPERATING SUPPLIES	43,302	83,800	124,120		84,115	84,115	84,115
				Small Vehicle Equipment for 8 Replacement Police Vehicles (using available surplus/transferred equipment)				19,075			
				Small Vehicle Equipment for 4 New Position Police Vehicles (using available surplus/transferred equipment)				14,540			
							Forensic & Evidence Storage Supplies	25,000			
							General Operating Supplies	20,000			
							Fire Extinguisher Refill Fees	2,500			
							Field Test Drug Kits	2,000			
							Registration Fees	1,000			
110	42100	322		OSHA/CHEMICALS	21,363	12,000	2,405		62,000	62,000	62,000
							20 AEDS & Equipment	39,500			
							Trauma Sheers	8,500			
							Medical Bags	7,000			
				Patrol Vest Life-Saving Supplies (Tourniquets, Pouches, etc)				5,000			
							Special Needs Sensory Bags	2,000			
110	42100	326		CLOTHING AND UNIFORMS	175,438	225,500	221,782		213,000	213,000	213,000
							Uniform Allowance for Officers	86,000			
							Uniform Allowance for Civilians	26,000			
							Uniform Allowance for Reserves and CSOs	18,000			
							Replacement Outer-Carrier Vest Holders	8,000			
							Replacement Vests (16) for Expiring Vests	18,000			
				Uniforms & Duty Equipment for 4 New Officer Positions				22,000			
							Uniforms for Attrition Hires	15,000			
							Uniform Stock	20,000			

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
			110	POLICE							
			Personnel	108	Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	2024-2025	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-	-5-		-6-	-7-	
110	42100	327	FIRE ARM SUPPLIES	181,053	171,300	192,500		210,400	210,400	210,400	
					Taser Program Annual Fee		85,000				
					75,000 Rounds of .223 Training Ammunition		40,000				
					100,000 Rounds of 9mm Training Ammunition		30,000				
						Targets and Target Systems	10,000				
					Simunition Training Handguns Glock 45T (16)		8,000				
					6,000 Rounds of Rifle Duty Ammunition		7,800				
					Simunition Conversion Bolts for AR-15 Rifles (16)		5,600				
					7,000 Round Handgun Duty Ammunition		5,000				
					Holosun 407C Red Dot Signs for Simunition Training Handguns (16)		4,000				
					Bolt Rifle for Sniper/Observer/Marksman		3,500				
					1,500 Rounds of Marksman .308 Ammunition		3,000				
					4 Glock 45 Handguns for New Hires		2,500				
						Gun Repair Parts	2,000				
						Simunition Training Rounds	2,000				
					Firearms Cleaning Supplies and Tools		2,000				
110	42100	331	GAS, OIL, DIESEL FUEL,GREASE,	251,476	320,000	252,764		320,000	320,000	320,000	
110	42100	334	TIRES, TUBES AND ETC.	39,084	60,000	56,340		65,000	65,000	65,000	
110	42100	345	FIRING RANGE	9,626	20,000	4,045		20,000	20,000	20,000	
110	42100	346	CANINE	10,264	23,800	10,390		18,100	18,100	18,100	
					Veterinarian Services for 2 K9s		5,000				
					Dog Food for 2 K9s		5,000				
					Miscellaneous Equipment		3,000				
					Certification Memberships and K9 Specific Training		2,000				
						K9 Boarding Services	1,200				
						Detailed Cleaning of K9 Vehicles	1,000				
						Cleaning Supplies for 2 K9s	500				
						Canine Records Software	400				
110	42100	347	HONOR GUARD	5,537	4,000	-		4,000	4,000	4,000	
110	42100	349	BICYCLE PATROL EQUIPMENT	15,903	1,300	64		30,000	30,000	30,000	
					4 Replacement E-Bikes		25,000				
					Replacement Bike Gear, Helmets, Shirts, and Pants		3,000				
						E-Bike Service Training	2,000				
110	42100	372	INVESTIGATIVE EQUIPMENT	21,820	7,400	1,104		17,500	17,500	17,500	
					5 iPads		6,000				
					Casper Body Wire Tech (LETS Replacement)		4,300				
					Crime Scene Leica Scanner Annual Renewal Fee		3,600				
					General Investigative Equipment Replacements		2,000				
					Crime Scene Processing Supplies		1,200				
					Heavy Duty Disposable Search Gloves		400				
110	42100	381	SHORT & OVER REIMBURSEMENT	(31)		29		50	50	50	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
			110	POLICE HEADQUARTERS							
					Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	2024-2025	Current Year		Requests	Manager	Commission
Fund	Function	Object		Description	-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
							-				
							-				
Total Personnel					-	-	-	-	-	-	-
	41880	POLICE HEADQUARTERS						73,500 35,000 4,550 1,000 15,000 200 400 7,000			
110	41880	200		CONTRACTUAL SERVICES	16,265	32,200	22,150		114,050	114,050	114,050
110	41880	211		POSTAGE, BOX RENT, ETC.							
110	41880	240		STORMWATER	1,413	2,200	1,356		4,000	4,000	4,000
110	41880	241		ELECTRIC	27,740	25,000	28,137		40,000	40,000	40,000
110	41880	242		WATER	4,900	2,500	2,171		5,000	5,000	5,000
110	41880	243		SEWER	4,438	2,000	-		5000	5,000	5,000
110	41880	244		GAS	1,459	1,000	2,101		2,500	2,500	2,500
110	41880	249		OTHER UTILITY SERVICES	6,629	10,000	6,615		15,000	15,000	15,000
110	41880	266		REPAIR AND MAINTENANCEBUILDIN	43,846	50,000	10,009		50,000	50,000	50,000
110	41880	320		OPERATING SUPPLIES			-				
110	41880	324		HOUSEHOLD AND JANITORIAL SUPPL	4,085	5,000	4,863	22,600	22,600	22,600	

				Statement Of Proposed Operations									
				For the Fiscal Year Ending JUNE 30, 2025									
				110 ANIMAL CONTROL									
				Personnel 3				Amended	Projected	DETAILS	Department	City	City
							Actual	Budget	Current Year		Requests	Manager	Commission
							2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-	-5-	-6-		-7-		
	41720	ANIMAL CONTROL											
110	41720	111		SALARIES - PERMANENT EMPLOYEES	199,967	227,707	184,260		238,144	174,595	174,595		
110	41720	112		SALARIES - OVERTIME ATOVERTIME	11,787	13,694	4,942		14,341	9,776	9,776		
110	41720	113		SALARIES - HOLIDAY PAY	4,723	4,628	5,755		4,847	3,285	3,285		
110	41720	114		ON CALL PAY	12,500	13,000	13,000		13,000	9,750	9,750		
110	41720	116		EMPLOYEE RECOGNITION	2,103	4,554	5,440		4,763	3,492	3,492		
110	41720	119		LONGEVITY PAY	700	500	900		700	400	400		
110	41720	141		OASI (EMPLOYER'S SHARE)	17,158	20,202	15,651		21,098	15,399	15,399		
110	41720	142		EMPLOYEE BENEFITS	47,202	40,246	40,246		67,152	56,473	56,473		
110	41720	143		RETIREMENT - CURRENT	19,143	30,317	24,617		33,730	24,619	24,619		
110	41720	146		WORKMEN'S COMPENSATION	1,742	2,535	2,535		2,648	1,932	1,932		
110	41720	147		UNEMPLOYMENT INSURANCE	84	256	144		256	192	192		
110	42100	162		VOLUNTEER BENEFITS									
				Personnel Requests:									
				Total Personnel	317,108	357,639	297,490		400,679	299,913	299,913		
110	41720	200		CONTRACTUAL SERVICES	46,937	49,220	47,216		56,300	56,300	56,300		
								50,000					
								2,300					
								1,000					
								1,000					
								2,000					
110	41720	204		EMPLOYEE EDUCATION ANDTRAININ	3,269	4,500	274		4,800	4,800	4,800		
110	41720	211		POSTAGE, BOX RENT, ETC.	0	90	-		90	90	90		
110	41720	220		PRINTING, DUPLICATING,TYPING,	0	450	-		450	450	450		
110	41720	231		PUBLICATION OF FORMALAND LEGA	225	270	-		270	270	270		
110	41720	235		MEMBERSHIPS, REGISTRATION FEES, AND	190	900	189		900	900	900		
110	41720	240		STORMWATER	176	270	192		270	270	270		
110	41720	241		ELECTRIC	7,842	9,900	9,461		10,890	10,890	10,890		
110	41720	242		WATER	2,086	2,700	2,575		2,970	2,970	2,970		
110	41720	243		SEWER	1,997	2,700	2,436		2,970	2,970	2,970		
110	41720	244		GAS	3,908	3,600	3,635		3,960	3,960	3,960		
110	41720	249		OTHER UTILITY SERVICES	966	0	2,208		2,500	2,500	2,500		
110	41720	251		MEDICAL, DENTAL, VETERINARY, A	0	900	496		900	900	900		
110	41720	261		REPAIR AND MAINTENANCEMOTOR V	0	1,800	1,811		2000	2000	2000		
110	41720	263		REPAIR AND MAINTENANCEFURNITU	0	900	578		900	900	900		
110	41720	266		REPAIR AND MAINTENANCEBUILDIN	18,352	27,000	4,759		30,000	30,000	30,000		
110	41720	283		OUT-OF-TOWN EXPENSE	0	4,500	183		4,000	4,000	4,000		
110	41720	287		MEALS AND ENTERTAINMENT	578	1,800	-		1800	1800	1800		
110	41720	290		DISPOSAL FEE - ANIMALCONTROL	0	450	-		400	400	400		
110	41720	310		OFFICE SUPPLIES AND MATERIALS	1,372	1,800	695		1,800	1,800	1,800		

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
			110	ANIMAL CONTROL							
			Personnel	3		Amended	Projected	DETAILS	Department	City	City
					Actual	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object		Description	2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
					-1-	-3-	-4a-		-5-	-6-	-7-
110	41720	312		SMALL ITEMS OF EQUIPMENT	2,898	2,700	2,312		2,500	2,500	2,500
110	41720	320		OPERATING SUPPLIES	9,695	11,250	7,615		12,000	12,000	12,000
110	41720	322		OSHA/CHEMICALS	-	450	-		400	400	400
110	41720	324		HOUSEHOLD AND JANITORIAL SUPPL	1,426	2,250	69		2000	2000	2000
110	41720	326		CLOTHING AND UNIFORMS	4,283	5,800	5,800		8,000	8,000	8,000
110	41720	329		DRUGS - MEDICAL - ANIMAL CONTR	380	2,700	2,367				
110	41720	331		GAS, OIL, DIESEL FUEL,GREASE,	1,605	3,600	1,421				
110	41720	334		TIRES, TUBES AND ETC.	-	1,800	-		1,800	1,800	1,800
110	41720	381		SHORT & OVER REIMBURSEMENT	(25)		-				
110	41720	510		INSURANCE	14,196	15,000	14,947		15,000	15000	15,000
				Total Operating	122,355	159,300	111,236	169,870	169,870	169,870	
110	41720	918		VEHICLE EQUIPMENT		10,000	5,428	8,000 300			
110	41720	939		OTHER IMPROVEMENTS							
110	41720	944		TRANSPORTATION EQUIPMENT		35,000	34,189				
110	41720	949		OTHER MACHINERY AND EQUIPMENT		14,000	13,578		8,300	8,300	8,300
						12x14 Utility Shed for Storage Tint Building Windows					
				Total Capital	-	59,000	53,195	8,300	8,300	8,300	
				Grand Total	439,463	575,939	461,921	578,849	478,083	478,083	

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
110				CITY COURT							
Personnel				1			DETAILS	Department	City	City	
				Actual	Amended	Projected		Requests	Manager	Commission	
				2023-2024	2024-2025	Current Year		2025-2026	2025-2026	2025-2026	
				-1-	-3-	-4a-		-5-	-6-	-7-	
Fund	Function	Object	Description								
	41210	CITYCOURT									
110	41210	111	SALARIES - PERMANENT EMPLOYEES	10,858	11,700	10,800		11,700	11,700	11,700	
110	41210	141	OASI (EMPLOYER'S SHARE)	826	895	826		895	895	895	
110	41210	146	WORKMEN'S COMPENSATION								
110	41210	147	UNEMPLOYMENT INSURANCE	33		10					
				Total Personnel	11,717	12,595	11,636	12,595	12,595	12,595	
110	41210	200	CONTRACTUAL SERVICES	4,950	8,000	5,194		8,000	8,000	8,000	
110	41210	320	OPERATING SUPPLIES	313	2,000	44		2,000	2,000	2,000	
				Total Operatiing	5,263	10,000	5,238	10,000	10,000	10,000	
				Total Capital	-	-	-	0	-	-	
				Grand Total	16,980	22,595	16,874	22,595	22,595	22,595	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
			110	SPECIAL STORAGE FACILITY							
					Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object		Description	-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
									-5-	-6-	-7-
							-				
							-				
				Total Personnel	-	-	-		-	-	-
	41850			SPECIAL STORAGE FACILITY							
110	41850	200		CONTRACTUAL SERVICES	6,420	9,000	4,554		0	0	0
110	41850	240		STORMWATER	376	500	376		500	500	500
110	41850	241		ELECTRIC	-	3,600	-		1,500	1,500	1,500
110	41850	242		WATER	1,517	1,000	893		300	300	300
110	41850	243		SEWER	1,268	1000	477		300	300	300
110	41850	249		OTHER UTILITY SERVICES	2,581	2,000	3,191		1,500	1,500	1,500
110	41850	266		REPAIR AND MAINTENANCEBULDIN	2,999	5,000	664		1,000	1,000	1,000
110	41850	312		SMALL ITEMS OF EQUIPMENT	1,551	2,000	57		0	0	0
110	41850	320		OPERATING SUPPLIES	-	1,600	-		0	0	0
110	41850	324		HOUSEHOLD AND JANITORIAL SUPPL	1,607	1,500	921		0	0	0
110	41850	510		INSURANCE	4,029	5,000	4,982		5,000	5,000	5,000
				Total Operating	22,348	32,200	16,115		10,100	10,100	10,100
				Total Capital	-	-	-		-	-	-
				Grand Total	22,348	32,200	16,115		10,100	10,100	10,100

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025									
		110	Fire Protection						
		Personnel	84		Amended	Projected		Department	City
				Actual	Budget	Current Year		Requests	Manager
				2023-2024	2024-2025	2024-2025		2025-2026	2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-	DETAILS	-5-	-6-
		Fire Protection							
110	42200	111	SALARIES - PERMANENT EMPLOYEES	5,401,746	6,197,123	5,822,647		6,670,341	6,507,650
110	42200	112	SALARIES - OVERTIME ATOVERTIME	535,234	616,457	459,249		625,784	598,821
110	42200	113	SALARIES - HOLIDAY PAY	127	61	-		148	144
110	42200	114	SEWER ON-CALL/FIRE STIPEND			-			
110	42200	116	EMPLOYEE RECOGNITION	82,066	123,942	123,942		133,407	127,033
110	42200	117	SUPPLEMENTAL AND ON-CALL PAY	-	44,800	44,800		42,400	40,800
110	42200	119	LONGEVITY PAY	6,300	8,200	8,200		9,100	9,100
110	42200	141	OASI (EMPLOYER'S SHARE)	437,526	534,780	473,749		572,310	557,191
110	42200	142	EMPLOYEE BENEFITS	810,170	1,126,295	1,126,295		1,565,403	1,564,827
110	42200	143	RETIREMENT - CURRENT	528,378	802,519	719,203		914,948	871,699
110	42200	144	LIFESTYLE FEES			-			
110	42200	146	WORKMEN'S COMPENSATION	158,440	207,201	352,035		221,912	215,961
110	42200	147	UNEMPLOYMENT INSURANCE	2,220	5,376	3,950		5,376	5,376
110	42200	162	VOLUNTEER BENEFITS	-	5,600	-		5,600	5,600
			Personnel Requests:						
			ADD 1 - Training Officer (pay equal to EMS Compliance Officer)				Remove	133,667	
			ADD 3 - FF/AEMT				Remove	355,403	
			ADD 3 - FF/PM				Remove	353,614	
			ADD 3 - Fire Lt's				Remove	436,090	
			PROMOTION 3 - EMS Lt's to EMS Captain (Pay needs to be more than Fire Lt. but less than BC) (EMS Lt. position to be dissolved and called Captain)				Remove	28,869	
			PROMOTION 1 - Move Administrative Assistant to Office Manager (Level 5)				Remove	4,044	
			Payscale / Position Adjustments to Match Fire Dept Equivalent Positions / Advanced Communications Center Rework				Remove	69,277	
			Total Personnel	7,962,208	9,672,354	9,134,070		12,147,693	10,504,202
110	42200	200	CONTRACTUAL SERVICES	11,449	25,000	21,259		25,000	25,000
110	42200	204	EMPLOYEE EDUCATION AND TRAINING	39,620	50,000	21,481		50,000	50,000
110	42200	211	POSTAGE, BOX RENT, ETC.	21.49	300	120		500	500
110	42200	220	PRINTING, DUPLICATING, TYPING,	71	300	-		500	500
110	42200	231	PUBLICATION OF FORMALAND LEGA	2,774	300	154		500	500
110	42200	233	SUBSCRIPTIONS TO NEWSPAPERS AN	-	300	-		300	300
110	42200	235	MEMBERSHIPS, REGISTRATION FEES	3,354	5,000	3,925		6,000	6,000
110	42200	239	COMMUNITY EDUCATION	2,383	5,000	2,656		7,500	7,500
110	42200	240	STORMWATER	1,479	1,001	1,477		2,000	2,000
110	42200	241	ELECTRIC	22,303	30,000	23,298		30,000	30,000
110	42200	242	WATER	14,570	15,000	16,335		15,000	15,000
110	42200	243	SEWER	5,435	15,000	6,840		15,000	15,000
110	42200	244	GAS	18,150	28,000	21,541		28,000	28,000
110	42200	249	OTHER UTILITY SERVICES	5,418	5,000	5,881		7,000	7,000
110	42200	251	MEDICAL, DENTAL, VETERINARY, A	38,958	65,000	85,991		75,000	75,000
110	42200	255	DATA PROCESSING SERVICES	18,161	34,000	21,888		35,000	35,000
110	42200	258	DRUG TESTING	0	1,000	-		1,000	1,000
110	42200	261	REPAIR AND MAINTENANCEMOTOR V	24,662	70,000	13,295		55,000	55,000
110	42200	262	REPAIR AND MAINTENANCEOTHER M	79,892	55,000	92,038		75,000	75,000
110	42200	266	REPAIR AND MAINTENANCEBUILDIN	22,162	50,000	28,594		55,000	55,000
110	42200	268	ENGINEERING	167,113		-		167,000	167,000

47.

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025												
110			Fire Protection									
Personnel			84									
						Actual	Amended	Projected				
						2023-2024	2024-2025	Current Year	DETAILS	Department	City	City
						2023-2024	2024-2025	2024-2025		Requests	Manager	Commission
						2023-2024	2024-2025	2024-2025	DETAILS	2025-2026	2025-2026	2025-2026
						2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description			-1-	-3-	-4a-	Rollover Donation	-5-	-6-	-7-
110	42200	283	OUT-OF-TOWN EXPENSE			3,340	3,000	846		3,000 <td>3,000</td> <td>3,000</td>	3,000	3,000
110	42200	287	MEALS AND ENTERTAINMENT			981	2,000	1,231		2,000	2,000	2,000
110	42200	310	OFFICE SUPPLIES AND MATERIALS			772	1,000	-		1,000	1,000	1,000
110	42200	312	SMALL ITEMS OF EQUIPMENT			41,225	40,000	37,474		40,000	40,000	40,000
110	42200	315	TURN OUT GEAR			50,394	52,500	94,670		60,000	60,000	60,000
110	42200	320	OPERATING SUPPLIES			22,141	30,000	15,932		30,000	30,000	30,000
110	42200	322	OSHA/CHEMICALS					-				
110	42200	324	HOUSEHOLD AND JANITORIAL SUPPL			14,376	10,000	16,161		18,000	18,000	18,000
110	42200	326	CLOTHING AND UNIFORMS			28,909	40,000	26,164		45,000	45,000	45,000
110	42200	328	EDUCATIONAL SUPPLIES			525	4,000	2,331		5,000	5,000	5,000
110	42200	331	GAS, OIL, DIESEL FUEL,GREASE,			60,179	62,000	44,718		62,000	62,000	62,000
110	42200	334	TIRES, TUBES AND ETC.			14,817	20,000	2,031		20,000	20,000	20,000
110	42200	510	INSURANCE			87,384	75,000	129,976		100,000	100,000	100,000
110	42200	605	COMMISSIONS PAID OUT			694	600	636		700	700	700
110	42200	759	FIRE EXPLORERS			-	4,350	-		4,350	4,350	4,350
Total Operatiing						803,710	799,651	738,941	-	1,041,350	1,041,350	1,041,350
110	42200								Moved to Lgsltr	-	-	-
110	42200	899	TRANSFERS TO DEBT SERVICE FUND									
110	42200	899	TRANSFERS TO CAPITAL PROJECTS FUND									
110	42200	910	EASEMENTS & LAND									
110	42200	939	OTHER IMPROVEMENTS			953,432	550,000			850,000	850,000	850,000
							Station 3 Furnishings	300,000				
							Rollover Station 1 Renovation	550,000				
110	42200	940	MACHINERY AND EQUIPMENT			32,812	547,000	274,148		460,000	460,000	460,000
							Extrication Tools	75,000				
							Aerial Equipment	150,000				
							Fire Rescue Tools	35,000				
							SCBA Equipment	200,000				
110	42200	944	TRANSPORTATION EQUIPMENT			73,529	1,540,200	1,477,652		2,458,000	2,458,000	2,458,000
							New Aerial Truck	2,418,000				
110	42200	945	COMMUNICATION EQUIPMENT			479,917	200,000	158,873		40,000	470,000	470,000
							Upfitting					
							Station Toning	150,000				
							Pre-Emption Traffic Signals	120,000				
110	42200	949	OTHER MACHINERY AND EQUIPMENT			53,877			200,000			
							Radio Equipment					
Total Capital						1,593,566	2,837,200	1,910,673		4,238,000	4,238,000	4,238,000
Grand Total						10,359,483	13,309,205	11,783,684		17,427,043	15,783,552	15,783,552

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025									
			110	EMS					
					Actual	Amended	Projected		
					2023-2024	Budget	Current Year	DETAILS	Department
					-1-	2024-2025	2024-2025		Requests
						-3-	-4a-		2025-2026
									2025-2026
									2025-2026
Fund	Function	Object		Description					
110		EMS							
				Total Fund Revenue	-	-	-	-	-
				Total Personnel	-	-	-	-	-
110	42250	200		CONTRACTUAL SERVICES	48,489	82,000	34,440		60,000
110	42250	204		EMPLOYEE EDUCATION AND TRAINING	22,849	80,000	25,000		88,000
110	42250	220		PRINTING, DUPLICATING, TYPING,	565.44	2500	-		1,000
110	42250	235		MEMBERSHIPS, REGISTRATION FEES	2188	2,000	2,700		2,000
110	42250	239		COMMUNITY EDUCATION	362	2,000	-		2,000
110	42250	245		TELEPHONE AND TELEGRAPH	692		-		
110	42250	255		DATA PROCESSING SERVICES	13,230	25,000	20,000		25,000
110	42250	258		DRUG TESTING	835	3,000	1,000		2,000
110	42250	261		REPAIR AND MAINTENANCE MOTOR V	59,868	50,000	31,410		50,000
110	42250	262		REPAIR AND MAINTENANCE OTHER M	20,202	25,000	20,000		25,000
110	42250	266		REPAIR AND MAINTENANCE BUILDIN	351		350		1,000
110	42250	287		MEALS AND ENTERTAINMENT	405	2,000	739		2,000
110	42250	310		OFFICE SUPPLIES AND MATERIALS	53	1,000	-		1,000
110	42250	312		SMALL ITEMS OF EQUIPMENT	18,642	30,000	30,000		30,000
110	42250	315		TURN OUT GEAR	52,111	52,500	52,500		60,000
110	42250	320		OPERATING SUPPLIES	108,787	250,000	140,000		250,000
110	42250	326		CLOTHING AND UNIFORMS	10,198	25,000	26,000		30,000
110	42250	328		EDUCATIONAL SUPPLIES	1,014	10,000	10,000		10,000
110	42250	331		GAS, OIL, DIESEL FUEL, GREASE,	32,557	40,000	30,545		40,000
110	42250	334		TIRES, TUBES AND ETC.	4,325	10,000	10,000		10,000
110	42250	510		INSURANCE	7,342	15,000	15,330		15,000
110	42250	531		RENTAL	6,666				
				Total Operating	411,733	707,000	450,014		704,000
110	42250	939		OTHER IMPROVEMENTS	23,804				
110	42250	940		MACHINERY AND EQUIPMENT	44,384	200,000	189,265		100,000
						Resuscitation Equipment			
110	42250	944		TRANSPORTATION EQUIPMENT	227,611	435,000	435,000		414,400
						Truck 4 Ambulance remount			
						Battalion 2 replacement			
						Upfitting			
110	42250	945		COMMUNICATION EQUIPMENT	872,646				100,000
						Radio Equipment			
				Total Capital	1,168,445	635,000	624,265		614,400
				Grand Total	1,580,179	1,342,000	1,074,279		1,318,400

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
110				DEVELOPMENT SERVICES						
Personnel				8						
				Actual	Amended	Projected	DETAILS	Department	City	City
				2023-2024	Budget	Current Year		Requests	Manager	Commission
				2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
	43000	DEVELOPMENT SERVICES								
110	43000	111	SALARIES - PERMANENT EMPLOYEES	742,755	775,445	716,741		652,840	636,917	636,917
110	43000	112	SALARIES -OVERTIME ATOVERTIME	412.12	5,713	480		10,047	9,802	9,802
110	43000	113	SALARIES - HOLIDAY PAY	-	775	-		2,582	2,519	2,519
110	43000	116	EMPLOYEE RECOGNITION	14,794	15,509	24,494		13,057	12,738	12,738
110	43000	119	LONGEVITY PAY	2,800	3,000	4,713		3,300	3,300	3,300
110	43000	141	OASI (EMPLOYER'S SHARE)	52,848	61,234	52,597		52,221	50,955	50,955
110	43000	142	EMPLOYEE BENEFITS	190,921	200,970	166,474		179,853	179,853	179,853
110	43000	143	RETIREMENT - CURRENT	73,876	91,891	85,096		83,485	81,461	81,461
110	43000	146	WORKMEN'S COMPENSATION	16,252	19,112	19,112		17,015	16,603	16,603
110	43000	147	UNEMPLOYMENT INSURANCE	210	640	329		512	512	512
Personnel Changes										
Total Personnel				1,094,869	1,174,289	1,070,035		1,014,912	994,660	994,660
110	43000	200	CONTRACTUAL SERVICES	425	2,000	2,000		2,000	2,000	2,000
110	43000	204	EMPLOYEE EDUCATION ANDTRAININ	12,756	18,000	14,046		13,500	13,500	13,500
110	43000	220	PRINTING, DUPLICATING,TYPING,	302	2,000	2,642		2,000	2,000	2,000
110	43000	231	PUBLICATION OF FORMALAND LEGA	0	1,000	-		1,000	1,000	1,000
110	43000	235	MEMBERSHIPS, REGISTRATION FEES	2,009	3,500	1,329		3,500	3,500	3,500
110	43000	251	MEDICAL, DENTAL, VETERINARY, A	39	500	-		500	500	500
110	43000	255	DATA PROCESSING SERVICES	0	2,800	-		2,800	2,800	2,800
110	43000	258	DRUG TESTING	-	200	-		200	200	200
110	43000	261	REPAIR AND MAINTENANCEMOTOR V	4,374	6,800	1,040		6,800	6,800	6,800
110	43000	283	OUT-OF-TOWN EXPENSE	0	3,000	1,820		2,500	2,500	2,500
110	43000	287	MEALS AND ENTERTAINMENT	0	1,500	225		1,500	1,500	1,500
110	43000	293	RECORDING FEES					500	500	500
110	43000	302	PW SAFETY PROGRAM	1,271	2,500	-		2,500	2,500	2,500
110	43000	305	RECORDING FEES	0	600	-		600	600	600
110	43000	310	OFFICE SUPPLIES AND MATERIALS	1,964	4,000	270		3,500	3,500	3,500
110	43000	312	SMALL ITEMS OF EQUIPMENT	6,010	9,000	6,653		6,500	6,500	6,500
110	43000	320	OPERATING SUPPLIES	1,410	3,500	214		3,000	3,000	3,000
110	43000	326	CLOTHING AND UNIFORMS	2,114	4,000	2,116		3,500	3,500	3,500
110	43000	331	GAS, OIL, DIESEL FUEL,GREASE,	9,221	12,000	6,297		12,000	12,000	12,000
110	43000	334	TIRES, TUBES AND ETC.	970	2,500	1,392		2,500	2,500	2,500
110	43000	381	SHORT & OVER REIMBURSEMENT	2,203		(0)				
110	43000	510	INSURANCE	21,021	24,000	23,915		24,000	24,000	24,000
Total Operatiing				66,088	103,400	63,956		94,900	94,900	94,900
110	43000	944	TRANSPORTATION EQUIPMENT							
Total Capital				-	-	-		-	-	-
Grand Total				1,160,957	1,277,689	1,133,991		1,109,812	1,089,560	1,089,560

				Statement Of Proposed Operations								
				For the Fiscal Year Ending JUNE 30, 2025								
				110	CITY PLANNER							
				Personnel	5		Amended	Projected	DETAILS	Department	City	City
						Actual	Budget	Current Year		Requests	Manager	Commission
						2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-			-5-	-6-	-7-
	41710	CITY PLANNER										
110	41710	111		SALARIES - PERMANENT EMPLOYEES	361,694	500,191	464,670		472,387	460,866	460,866	
110	41710	112		SALARIES - OVERTIME ATOVERTIME	217	1,866	1,598		1,711	1,670	1,670	
110	41710	113		SALARIES - HOLIDAY PAY	-	373	-		342	334	334	
110	41710	116		EMPLOYEE RECOGNITION	7,188	10,004	10,004		9,448	9,217	9,217	
110	41710	119		LONGEVITY PAY	2,000	2,200	2,200		2,300	2,300	2,300	
110	41710	141		OASI (EMPLOYER'S SHARE)	26,995	39,370	36,145		37,193	36,291	36,291	
110	41710	142		EMPLOYEE BENEFITS	59,191	71,242	71,242		78,134	78,134	78,134	
110	41710	143		RETIREMENT - CURRENT	32,673	59,080	51,006		59,461	58,017	58,017	
110	41710	145		RELOCATION EXPENSES		-	-		0	0	-	
110	41710	146		WORKMEN'S COMPENSATION	407	566	561		535	522	522	
110	41710	147		UNEMPLOYMENT INSURANCE	119	384	248		320	320	320	
				Personnel Requests								
				Total Personnel	490,484	685,276	637,674		661,831	647,671	647,671	
110	41710	200		CONTRACTUAL SERVICES	11,576	20,000	20,000		20,000	20,000	20,000	
110	41710	204		EMPLOYEE EDUCATION ANDTRAININ	2,218	7,600	4,043		7,600	7,600	7,600	
110	41710	220		PRINTING, DUPLICATING,TYPING,	1,147	4,000	4,000		4,000	4,000	4,000	
110	41710	231		PUBLICATION OF FORMALAND LEGA	1,778	6,000	4,000		6,000	6,000	6,000	
110	41710	235		MEMBERSHIPS, REGISTRATION FEES	1,579	1,500	1,100		1,500	1,500	1,500	
110	41710	251		MEDICAL, DENTAL, VETERINARY, A	120	200	401		300	300	300	
110	41710	255		DATA PROCESSING SERVICES	0	1,500	783		1,500	1,500	1,500	
110	41710	261		REPAIR AND MAINTENANCEMOTOR V	1,143	2,500	-		2,500	2,500	2,500	
110	41710	283		OUT-OF-TOWN EXPENSE	5,158	5,000	2,421		5,000	5,000	5,000	
110	41710	287		MEALS AND ENTERTAINMENT	1,600	4,000	3,044		4,000	4,000	4,000	
110	41710	310		OFFICE SUPPLIES AND MATERIALS	2,968	3,000	2,859		3,000	3,000	3,000	
110	41710	320		OPERATING SUPPLIES	8,966	8,000	8,000		8,000	8,000	8,000	
110	41710	326		CLOTHING AND UNIFORMS		1,500	-		1,500	1,500	1,500	
110	41710	331		GAS, OIL, DIESEL FUEL,GREASE,	1,689	3,000	1,478		3,000	3,000	3,000	
110	41710	334		TIRES, TUBES AND ETC.	712		-					
110	41710	510		INSURANCE	6,722	4,500	4,484		4,500	4,500	4,500	
				Total Operating	47,375	72,300	56,613		72,400	72,400	72,400	
110	41710	918		VEHICLE EQUIPMENT		2,000	-					
110	41710	944		TRANSPORTATION EQUIPMENT	38,935							
				Total Capital	38,935	2,000	-		0	-	-	
				Grand Total	576,794	759,576	694,287		734,231	720,071	720,071	

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
110 HIGHWAY AND STREET ADMINISTRATION											
Personnel				16	Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	Budget	Current Year		Requests	Manager	Commission
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-	Increased for new salt shed	-5-	-6-	-7-
110	43110	200		CONTRACTUAL SERVICES	219,572	250,000	250,000		350,000	350,000	350,000
110	43110	204		EMPLOYEE EDUCATION ANDTRAININ	4,249	25,000	16,000		25,000	25,000	25,000
110	43110	211		POSTAGE, BOX RENT, ETC.	0	400	-		400	400	400
110	43110	220		PRINTING, DUPLICATING,TYPING,	375	400	-		400	400	400
110	43110	231		PUBLICATION OF FORMALAND LEGA	4,360	600	86		500	500	500
110	43110	235		MEMBERSHIPS, REGISTRATION FEES	525	2,000	1,040		2,000	2,000	2,000
110	43110	242		WATER	709	600	658		1,000	1,000	1,000
110	43110	251		MEDICAL, DENTAL, VETERINARY, A	1,293	600	500		600	600	600
110	43110	261		REPAIR AND MAINTENANCEMOTOR V	22,448	25,000	6,604		25,000	25,000	25,000
110	43110	262		REPAIR AND MAINTENANCEOTHER M	50,688	50,000	37,349		50,000	50,000	50,000
110	43110	268		ENGINEERING	254,533	180,000	150,000		200,000	200,000	200,000
110	43110	272		PW EQUIPMENT	1,984	5,000	2,537				
110	43110	283		OUT-OF-TOWN EXPENSE	394	1,000	2,052		2,500	2,500	2,500
110	43110	287		MEALS AND ENTERTAINMENT	260	500	28		500	500	500
110	43110	302		PW SAFETY PROGRAM	3,870	5,000	1,600		4,000	4,000	4,000
110	43110	310		OFFICE SUPPLIES AND MATERIALS	393	1,000	600		500	500	500
110	43110	312		SMALL ITEMS OF EQUIPMENT	5,304	10,000	2,040		7,000	7,000	7,000
110	43110	318		SALT	31,067	25,000	17,000		50,000	50,000	50,000
110	43110	320		OPERATING SUPPLIES	11,968	15,000	10,000		12,000	12,000	12,000
110	43110	326		CLOTHING AND UNIFORMS	6,069	9,000	5,478		7,000	7,000	7,000
110	43110	331		GAS, OIL, DIESEL FUEL,GREASE,	46,829	55,000	35,346		45,000	45,000	45,000
110	43110	334		TIRES, TUBES AND ETC.	3,124	15,000	15,000		15,000	15,000	15,000
110	43110	510		INSURANCE	36,001	35,000	37,169		40,000	40,000	40,000
110	43110	533		MACHINERY AND EQUIPMENT RENTAL	0	3,000	2,000		3,000	3,000	3,000
Total Operating					706,014	714,100	593,086	841,400	841,400	841,400	
110	43110	939		OTHER IMPROVEMENTS	50,000						
110	43110	940		MACHINERY AND EQUIPMENT	312,381	135,000	125,515		30,000	30,000	30,000
110	43110	944		TRANSPORTATION EQUIPMENT	60,702	116,000	111,870		-	-	-
110	43110	951		COMPUTER SOFTWARE	3,982	15,000	6,852		10,000	10,000	10,000
110	43110	999		TORNADO DEBRIS CLEANUP		50,000		50,000	50,000	50,000	
Total Capital					427,066	316,000	244,237	90,000	90,000	90,000	
Grand Total					3,014,446	3,223,373	2,934,575	3,172,545	2,896,965	2,896,965	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
110 Personnel				CITY GARAGE 2	Actual 2023-2024	Amended Budget 2024-2025	Projected Current Year 2024-2025	DETAILS	Department Requests 2025-2026	City Manager 2025-2026	City Commission 2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-	-5-		-6-	-7-	
	43170	CITY GARAGE									
110	43170	111	SALARIES - PERMANENT EMPLOYEES	143,387	160,434	161,427		164,462	160,451	160,451	
110	43170	112	SALARIES -OVERTIME ATOVERTIME	11,121	1,123	10,446		1,151	1,123	1,123	
110	43170	113	SALARIES - HOLIDAY PAY	1,223	160	695		164	160	160	
110	43170	116	EMPLOYEE RECOGNITION	2,826	3,209	3,212		3,289	3,209	3,209	
110	43170	119	LONGEVITY PAY		0	-		0	-	-	
110	43170	141	OASI (EMPLOYER'S SHARE)	11,187	12,617	12,617		12,934	12,618	12,618	
110	43170	142	EMPLOYEE BENEFITS	60,538	42,569	42,569		56,329	56,329	56,329	
110	43170	143	RETIREMENT - CURRENT	15,466	18,934	18,934		20,677	20,173	20,173	
110	43170	146	WORKMEN'S COMPENSATION	3,778	3,249	3,220		3,331	3,249	3,249	
110	43170	147	UNEMPLOYMENT INSURANCE	42	128	56		128	128	128	
Personnel Requests:							Remove	5,341			
Reclassify one Senior Mechanic position into Senior Fire Apparatus Mechanic:											
Requesting this reclassification to a Senior Fire Apparatus mechanic, because this position requires special training and certifications to service fire trucks and ambulances. In an effort to restructure positions to better match experience and to retain qualified staff, it is requested that the Senior Fire Apparatus mechanic have a slightly higher pay rate over the Senior Mechanic position. The pay rate for the Senior Fire Apparatus mechanic is requested to increase \$2, with a top out of \$40.57.											
Total Personnel				249,569	242,423	253,176		267,806	257,440	257,440	
110	43170	204	EMPLOYEE EDUCATION ANDTRAININ	470	2,000	1,497		2,000	2,000	2,000	
110	43170	235	MEMBERSHIPS, REGISTRATION FEES	0	250	-		250	250	250	
110	43170	251	MEDICAL, DENTAL, VETERINARY, A	39	200	-		200	200	200	
110	43170	261	REPAIR AND MAINTENANCEMOTOR V	2,128	2,000	463		2,000	2,000	2,000	
110	43170	262	REPAIR AND MAINTENANCEOTHER M	5,765	8,000	2,000		8,000	8,000	8,000	
110	43170	283	OUT-OF-TOWN EXPENSE	968	3,000	639		3,000	3,000	3,000	
110	43170	287	MEALS AND ENTERTAINMENT	0	250	-		250	250	250	
110	43170	302	PW SAFETY PROGRAM	662	1,000	1,035		1,000	1,000	1,000	
110	43170	310	OFFICE SUPPLIES AND MATERIALS	687	750	318		750	750	750	
110	43170	312	SMALL ITEMS OF EQUIPMENT	9,147	55,000	26,933		55,000	55,000	55,000	
110	43170	320	OPERATING SUPPLIES	9,266	10,000	3,930	10,000	10,000	10,000		
110	43170	326	CLOTHING AND UNIFORMS	4,213	6,500	3,444	6,500	6,500	6,500		
110	43170	331	GAS, OIL, DIESEL FUEL,GREASE,	4,050	6,000	2,768	6,000	6,000	6,000		
110	43170	334	TIRES, TUBES AND ETC.	0	1,000	-	1,000	1,000	1,000		
110	43170	510	INSURANCE	7,424	10,000	9,964		10,000	10,000	10,000	
Total Operating				44,819	105,950	52,993		105,950	105,950	105,950	
Total Capital				(1,034)	-	-		-	-	-	
Grand Total				293,354	348,373	306,169		373,756	363,390	363,390	

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
			110	TRAIN STATION AND QZ MAINTENANCE							
					Actual 2023-2024	Amended Budget 2024-2025	Projected Current Year 2024-2025	DETAILS	Department Requests 2025-2026	City Manager 2025-2026	City Commission 2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-		-5-	-6-	-7-
							-				
							-				
				Total Personnel		-	-		-	-	-
								Quiet Zone Christmas Tree Contract			
	43501	TRAIN STATION AND QZ MAINTENANCE									
110	43501	200		CONTRACTUAL SERVICES	12,329	12,500	17,224		27,300	27,300	27,300
110	43501	235		MEMBERSHIPS, REGISTRATION FEES							
110	43501	242		WATER	914	500	899		1,000	1,000	1,000
110	43501	262		REPAIR AND MAINTENANCE OTHER M							
110	43501	320		OPERATING SUPPLIES	1,114	1,500	1,180		2,000	2,000	2,000
				Total Operating	14,357	14,500	19,304		30,300	30,300	30,300
								Christmas Tree Extension			
110	43501	939		OTHER IMPROVEMENTS		175,000	125,000		12,000	12,000	12,000
				Total Capital		175,000	125,000		12,000	12,000	12,000
				Grand Total	14,357	189,500	144,304		42,300	42,300	42,300

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
		110	MUNDY MEMORIAL PARK							
		Personnel	0							
Fund	Function	Object	Description	Actual 2023-2024 -1-	Amended Budget 2024-2025 -3-	Projected Current Year 2024-2025 -4a-	DETAILS	Department Requests 2025-2026 -5-	City Manager 2025-2026 -6-	City Commission 2025-2026 -7-
	44720	MUNDY MEMORIAL PARK								
			Total Personnel		-	-		-	-	-
110	44720	200	CONTRACTUAL SERVICES	832	6,000	852		6,000	6,000	6,000
110	44720	204	EMPLOYEE EDUCATION AND TRAINING			-				
110	44720	241	ELECTRIC	5,189	5,000	6,800		5,000	5,000	5,000
110	44720	242	WATER			-				
110	44720	243	SEWER			-				
110	44720	249	OTHER UTILITY SERVICES	5,574	3,500	6,537		3,500	3,500	3,500
110	44720	251	MEDICAL, DENTAL, VETERINARY, A			66				
110	44720	261	REPAIR AND MAINTENANCE MOTOR V	1,405	5,000	1,705		5,000	5,000	5,000
110	44720	262	REPAIR AND MAINTENANCE OTHER M	5,837	7,500	1,965		7,500	7,500	7,500
110	44720	265	REPAIR AND MAINTENANCE GROUNDS	1,125	3,000	231		3,000	3,000	3,000
110	44720	266	REPAIR AND MAINTENANCE BUILDING	2,117	2,500	5,000		5,000	5,000	5,000
110	44720	270	GRASS CUTTING	4,251	7,500	2,000		7,500	7,500	7,500
110	44720	283	OUT-OF-TOWN EXPENSE	0	200	-		200	200	200
110	44720	287	MEALS AND ENTERTAINMENT	170	200	-		200	200	200
110	44720	308	ATHLETIC SUPPLIES	412	2,000	352		3,000	3,000	3,000
110	44720	310	OFFICE SUPPLIES AND MATERIALS	19	500	-		500	500	500
110	44720	312	SMALL ITEMS OF EQUIPMENT	2,941	5,000	467		5,000	5,000	5,000
110	44720	320	OPERATING SUPPLIES	4,729	5,000	2,500		5,000	5,000	5,000
110	44720	322	OSHA/CHEMICALS	63	1,000	-		1,000	1,000	1,000
110	44720	324	HOUSEHOLD AND JANITORIAL SUPPL	1,084	1,000	1,636		1,000	1,000	1,000
110	44720	326	CLOTHING AND UNIFORMS			-				
110	44720	331	GAS, OIL, DIESEL FUEL, GREASE,	25,784	40,000	21,447		40,000	40,000	40,000
110	44720	334	TIRES, TUBES AND ETC.	948	3,000	2,861		3,000	3,000	3,000
110	44720	348	PARK FLAGS	379	400	-		400	400	400
110	44720	510	INSURANCE	14,563	17,000	16,939		17,000	17,000	17,000
110	44720	533	MACHINERY AND EQUIPMENT RENTAL	1,138	2,000	-		2,000	2,000	2,000
			Total Operating	78,561	117,300	71,358		120,800	120,800	120,800
110	44720	939	OTHER IMPROVEMENTS	297,033						
110	44720	940	MACHINERY AND EQUIPMENT	240,297	30,000	25,071		65,000	65,000	65,000
			KUBOTA M SERIES- UTILITY TRACTOR (4WD)		12,000	13,049				
110	44720	944	TRANSPORTATION EQUIPMENT					48,000	48,000	48,000
			2024 4X4 FORD RANGER (LIGHT PACKAGE INCLUDED)							
			Total Capital	537,330	42,000	38,120		113,000	113,000	113,000
			Grand Total	615,890	159,300	109,478		233,800	233,800	233,800

				Statement Of Proposed Operations							
				For the Fiscal Year Ending JUNE 30, 2025							
				CHARLIE DANIELS PARK							
110				21							
Personnel					Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	Budget	Current Year		Requests	Manager	Commission
						2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-	-5-		-6-	-7-	
44700 CHARLIE DANIELS PARK											
110	44700	111	SALARIES - PERMANENT EMPLOYEES	931,630	1,168,587	1,020,373		1,069,225	1,084,746	1,084,746	
110	44700	112	SALARIES - OVERTIME ATOVERTIME	1232.92	1,977	965		1,831	1,891	1,891	
110	44700	113	SALARIES - HOLIDAY PAY	170	3,163	323		2,988	3,081	3,081	
110	44700	116	EMPLOYEE RECOGNITION	16,060	23,372	23,372		21,384	21,695	21,695	
110	44700	119	LONGEVITY PAY	3,600	5,700	5,700		7,200	7,200	7,200	
110	44700	141	OASI (EMPLOYER'S SHARE)	69,135	92,014	81,805		84,351	85,574	85,574	
110	44700	142	EMPLOYEE BENEFITS	215,487	247,872	247,872		261,227	306,877	306,877	
110	44700	143	RETIREMENT - CURRENT	80,797	108,549	114,426		116,107	118,514	118,514	
110	44700	146	WORKMEN'S COMPENSATION	13,677	18,353	18,189		18,381	18,866	18,866	
110	44700	147	UNEMPLOYMENT INSURANCE	486	1,472	746		1,280	1,344	1,344	
Personnel Requests:											
Reclassify 4 Parks Laborers to Facility Maintenance							Remove	18,646			
Add a Full time Parks Clerk Position							Remove	71,364			
Reclassify 1 Parks Clerk to Parks Lead							Remove	2,862			
Remove 1 position									(93,576)	(93,576)	
Total Personnel				1,332,274	1,671,059	1,513,772		1,676,846	1,556,212	1,556,212	
110	44700	200	CONTRACTUAL SERVICES	58,352	132,000	29,459		132,000	132,000	132,000	
110	44700	204	EMPLOYEE EDUCATION ANDTRAININ	-	2,000	330		2,000	2,000	2,000	
110	44700	220	PRINTING, DUPLICATING,TYPING,			600					
110	44700	231	PUBLICATION OF FORMALAND LEGA	1,626	5,000	781		3,000	3,000	3,000	
110	44700	235	MEMBERSHIPS, REGISTRATION FEES	280	1,000	686		3,000	3,000	3,000	
110	44700	240	STORMWATER	6,982	7,000	7,026		7,000	7,000	7,000	
110	44700	241	ELECTRIC	23,621	25,000	25,855		25,000	25,000	25,000	
110	44700	242	WATER	10,685	10,000	8,000		10,000	10,000	10,000	
110	44700	243	SEWER	9,665	6,000	6,524		6,000	6,000	6,000	
110	44700	244	GAS	5,471	5,000	7,000		5,000	5,000	5,000	
110	44700	249	OTHER UTILITY SERVICES	10,198	5,000	12,207		5,000	5,000	5,000	
110	44700	251	MEDICAL, DENTAL, VETERINARY, A	1,545	250	206		250	250	250	
110	44700	258	DRUG TESTING	-	300	-		300	300	300	
110	44700	261	REPAIR AND MAINTENANCEMOTOR V	2,200	3,000	374		3,000	3,000	3,000	
110	44700	262	REPAIR AND MAINTENANCEOTHER M			-					
110	44700	265	REPAIR AND MAINTENANCEGROUNDS	3,888	4,000	950		4,000	4,000	4,000	
110	44700	266	REPAIR AND MAINTENANCEBUILDIN	10,651	10,000	10,000		10,000	10,000	10,000	
110	44700	269	PLAYGROUND REPAIR & MAINTENANCE	15,221	15,000	7,000		15,000	15,000	15,000	
110	44700	283	OUT-OF-TOWN EXPENSE	-	500	71		500	500	500	
110	44700	287	MEALS AND ENTERTAINMENT	399	750	750		750	750	750	
110	44700	308	ATHLETIC SUPPLIES	1,232	2,000	695		2,000	2,000	2,000	
110	44700	310	OFFICE SUPPLIES AND MATERIALS	392	2,000	1,000		2,000	2,000	2,000	
110	44700	312	SMALL ITEMS OF EQUIPMENT	6,334	7,000	3,489		7,000	7,000	7,000	
110	44700	316	2017 ECLIPSE PROMOTION			-					
110	44700	320	OPERATING SUPPLIES	10,119	12,000	3,004		12,000	12,000	12,000	
110	44700	321	FERTILIZER	-	1,500	-		1,500	1,500	1,500	
110	44700	322	OSHA/CHEMICALS	-	2,000	-		2,000	2,000	2,000	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
			110	CHARLIE DANIELS PARK						
			Personnel	21						
Fund	Function	Object	Description	Actual 2023-2024	Amended Budget 2024-2025	Projected Current Year 2024-2025	DETAILS	Department Requests 2025-2026	City Manager 2025-2026	City Commission 2025-2026
				-1-	-3-	-4a-		-5-	-6-	-7-
110	44700	324	HOUSEHOLD AND JANITORIAL SUPPL	11,679	12,000	8,577		12,000	12,000	12,000
110	44700	325	EVENT / RECREATION SUPPLIES	83,391	90,000	82,504		90,000	90,000	90,000
110	44700	326	CLOTHING AND UNIFORMS	5,722	10,000	4,209		10,000	10,000	10,000
110	44700	331	GAS, OIL, DIESEL FUEL, GREASE,	6,729		4,178				
110	44700	334	TIRES, TUBES AND ETC.			-				
110	44700	348	PARK FLAGS	379	1,000	-		1,000	1,000	1,000
110	44700	381	SHORT & OVER REIMBURSEMENT			-				
110	44700	390	SIGNS / BANNERS		3,000	1,000		3,000	3,000	3,000
110	44700	395	FARMERS MARKET OPERATIONS	23	500	-		500	500	500
110	44700	510	INSURANCE	13,744	17,000	21,821		20,000	20,000	20,000
			Total Operating	300,528	391,800	248,298		394,800	394,800	394,800
110	44700	910	LAND AND EASEMENTS	1,560,000						
110	44700	930	IMPROVEMENTS OTHER THAN BUILDI	10,650						
110	44700	937	PARKS AND RECREATION FACILITIE	118,846	30,000	-		30,000	30,000	30,000
110	44700	939	OTHER IMPROVEMENTS (NEW SIGN ENTRANCE DOUBLE-SIDED)					10,000	10,000	10,000
110	44700	944	TRANSPORTATION EQUIPMENT (GATOR)	26,184				15,000	15,000	15,000
			Total Capital	1,715,680	30,000	-		55,000	55,000	55,000
			Grand Total	3,348,482	2,092,859	1,762,070		2,126,646	2,006,012	2,006,012

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
110 Personnel				Satellite Parks 0			Actual 2023-2024 -1-		Amended Budget 2024-2025 -3-		Projected Current Year 2024-2025 -4a-
											DETAILS
											Department Requests 2025-2026 -5-
											City Manager 2025-2026 -6-
											City Commission 2025-2026 -7-
Fund	Function	Object	Description								
110	44721	WILL SELLERS PARK S.E. SPRINGDALE PARK									
110	44721	242	WATER	747	500	600	500	500	500	500	500
110	44721	320	OPERATING SUPPLIES	1,972	2,000	300	2,000	2,000	2,000	2,000	2,000
110	44721	939	OTHER IMPROVEMENTS	14,960							
110	44722	ROBINSON PARK MJRD PARK LAND									
110	44722	240	STORMWATER	661	700	567	700	700	700	700	700
110	44722	320	OPERATING SUPPLIES	1,930	2,000		2,000	2,000	2,000	2,000	2,000
110	44722	939	OTHER IMPROVEMENTS	20,484							
110	44725	JONES PARK CITYSIGNATURE PARK									
110	44725	200	CONTRACTUAL SERVICES								
110	44725	265	REPAIR AND MAINTENANCE GROUNDS AND G								
110	44725	320	OPERATING SUPPLIES	1,964	2,000	200	2,000	2,000	2,000	2,000	2,000
110	44725	930	IMPROVEMENTS OTHER THAN BUILDI								
110	44726	ETHAN PAGE PARK									
110	44726	320	OPERATING SUPPLIES	1,881	2,000	1,653	2,000	2,000	2,000	2,000	2,000
110	44726	937	PARKS AND RECREATION FACILITIE								
110	44727	EAGLE PARK									
110	44727	240	STORMWATER	590	600	505	600	600	600	600	600
110	44727	242	WATER	730	500	777	500	500	500	500	500
110	44727	320	OPERATING SUPPLIES	1,973	2,000	300	2,000	2,000	2,000	2,000	2,000
110	44727	937	PARKS AND RECREATION FACILITIE	21,500							
110	44727	939	OTHER IMPROVEMENTS								
110	44729	TOWN CENTER TRAIL									
110	44729	241	ELECTRIC	439		448					
110	44729	245	TELEPHONE	1,648		1,800					
110	44729	265	REPAIR AND MAINTENANCE GROUNDS AND G								
110	44729	320	OPERATING SUPPLIES	362	2,000	1,500	2,000	2,000	2,000	2,000	2,000
110	44731	GRACE PARK VILLAGE									
110	44731	320	OPERATING SUPPLIES	1,600							
110	44732	HAMILTON-DENSON PARK									
110	44732	200	CONTRACTUAL SERVICES								
110	44732	240	STORMWATER	590		590		600	600	600	600
110	44732	241	ELECTRIC	4,054	1,500	4,000	4,500	4,500	4,500	4,500	4,500
110	44732	242	WATER	4,688	4,500	9,279	10,000	10,000	10,000	10,000	10,000
110	44732	243	SEWER	703	500	277	500	500	500	500	500
110	44732	244	GAS			1,925	2,000	2,000	2,000	2,000	2,000
110	44732	320	OPERATING SUPPLIES	8,289	10,000	9,000	10,000	10,000	10,000	10,000	10,000
110	44732	937	PARKS AND RECREATION FACILITIE	20,743							
110	44733	CITY GREENWAYS									

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025									
			110	Satellite Parks					
			Personnel	0					
					Actual	Amended	Projected		
					2023-2024	2024-2025	Current Year	DETAILS	Department
					-1-	-3-	-4a-		Requests
									2025-2026
Fund	Function	Object	Description						2025-2026
					-1-	-3-	-4a-		-5-
									-6-
									-7-
110	44733	265	REPAIR AND MAINTENANCE GROUNDS AND G		4,750	10,000	7,500		10,000
110	44734		SOUTH BARK PARK						
110	44734	240	STORMWATER		259	300	222		300
110	44734	937	PARKS AND RECREATION FACILITIE						
110	44735		AMAZON RESTROOM @ GB						
110	44735	240	STORMWATER			600	-		600
110	44735	241	ELECTRIC			1,500	-		1,500
110	44735	242	WATER			4,500	-		4,500
110	44735	243	SEWER			500	-		500
110	44735	320	OPERATING SUPPLIES		4,477	5,000	798		5,000
110	43921		CEDAR CREEK GREENWAY						
110	43921	937	PARKS AND RECREATION FACILITIE		150,000	-			
110	44737		MJCC ANNEX (Old Daycare Bldg)						
110	44737	240	STORMWATER			400	-		400
110	44737	244	GAS				-		
110	44737	265	REPAIR AND MAINTENANCE GROUNDS AND G			1,000	-		1,000
110	44737	266	REPAIR AND MAINTENANCEBUILDIN			1,000	29,477		3,000
110	44737	310	OFFICE SUPPLIES AND MATERIALS			300	-		300
110	44737	320	OPERATING SUPPLIES			10,000	13,500		5,000
110	44737	324	HOUSEHOLD AND JANITORIAL SUPPL			1,000	500		1,000
110	44737	917	DEMOLITION OF TODDLER YARD		37,300	80,000			
110	44737	917	TODDLER YARD RENOVATION			20,000	28,329		
110	44737	939	OTHER IMPROVEMENTS		4,910	250,000	201,876		
110	44737	949	ACCESS CONTROL/CAMERAS/IT EQUIPMENT			99,000	99,000		
110	44738		PARK AT EQ BASIN						
110	44738	320	OPERATING SUPPLIES		-	10,000			10,000
110			DISTRICT PARK						
110		320	OPERATING SUPPLIES						10,000
Total Operating					314,202	525,900	414,923		95,000
Total Capital					-	-	-		-
Grand Total					314,202	525,900	414,923		95,000

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025									
			121	State Stree Aid Fund					
					Actual	Amended	Projected	44,066	Department
					2023-2024	Budget	Current Year	DETAILS	Requests
					-1-	2024-2025	2024-2025		2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-		-5-
									-6-
									-7-
121	33551			STATE GASOLINE AND MOTOR FUEL	1,367,242	1,415,050	1,454,936	\$36.26	1,597,833
121	36100			INTEREST EARNINGS	22,300	25,000	9,713		10,000
121	36350			INSURANCE RECOVERIES			12,303		-
121	37810			OPERATING TRAN FROM GEN FUND	1,000,000	750,000	750,000		700,000
				Total Fund Revenue	2,389,542	2,190,050	2,226,951		2,307,833
					OK	OK			
					2,389,542	2,190,050			
				Total Personnel	-	-	-		-
121	43100	200		CONTRACTUAL SERVICES	-				
121	43100	247		STREET LIGHTING (ELECTRIC AND MAINTENANCE)	285,452	150,000	84,826		100,000
121	43100	264		REPAIR AND MAINT TRAFFIC LIGHT	150,860	220,000	150,000		220,000
121	43100	268		ROAD RESURFACING	1,736,028	1,765,000	1,750,000		1,700,000
121	43100	320		OPERATING SUPPLIES	35		-		
121	43100	335		PAINTING OR PLUMBING SUPPLIES	63,426	50,000	67,387		70,000
121	43100	339		SUNDRY REPAIR AND MAINTENANCE	40,138	60,000	50,000		60,000
121	43100	340		OTHER REPAIR AND MAINTENANCE S	199,400		586		
121	43100	342		SIGN PARTS AND SUPPLIES	42,472	60,000	50,000		55,000
121	43100	356		SPEED PREVENTION		35,000	35,000		35,000
				Total Operatiing	2,517,810	2,340,000	2,187,799		2,240,000
				Total Capital	-	-	-		-
				Grand Total	2,517,810	2,340,000	2,187,799		2,240,000

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
			123	Drug Fund Exp						
Fund	Function	Object	Description	Actual 2023-2024	Amended Budget 2024-2025	Projected Current Year 2024-2025	DETAILS	Department Requests 2025-2026	City Manager 2025-2026	City Commission 2025-2026
				-1-	-3-	-4a-		-5-	-6-	-7-
123	35115		RESTITUTION							
123	35140		DRUG RELATED FINES	110,522	105,000	79,669		80,000	80,000	80,000
123	35141		D.O.J. EQUITABLE SHARING FINES	129,976	30,000	64,759		50,000	50,000	50,000
123	36100		INTEREST EARNINGS	23,321	15,000	22,468		20,000	20,000	20,000
123	36350		INSURANCE RECOVERIES	19,947						
123	36522		SALE OF SEIZED VEHICLES							
Total Fund Revenue				283,765	150,000	166,895		150,000	150,000	150,000
				OK	OK					
				283,765	150,000					
Total Personnel					-	-		-	-	-
123	42129	200	CONTRACTUAL SERVICES	5,276	5,400	4,000		-	-	-
123	42129	204	EMPLOYEE EDUCATION AND TRAINING	70	3,000			3,000	3,000	3,000
123	42129	235	MEMBERSHIPS, REGISTRATION FEES							
123	42129	263	REPAIR AND MAINTENANCE FURNITURE, OF							
123	42129	266	REPAIR AND MAINTENANCE BUILDINGS							
123	42129	283	OUT-OF-TOWN EXPENSE	1,252	5,000	750		5,000	5,000	5,000
123	42129	287	MEALS AND ENTERTAINMENT	531	2,000	500		2,000	2,000	2,000
123	42129	320	OPERATING SUPPLIES		66,760	66,760		0	0	0
123	42129	380	LOSS BY THEFT							
123	42129	742	SPECIAL INVESTIGATIVE FUNDS	12,915	20,000	5,000		20,000	20,000	20,000
Total Operating				20,043	102,160	77,010		30,000	30,000	30,000
123	42129	918	VEHICLE EQUIPMENT	175						
123	42129	944	TRANSPORTATION EQUIPMENT	195,077						
123	42129	949	OTHER MACHINERY AND EQUIPMENT		133,300	132,947		208,000	208,000	208,000
48 Replacement AR-15 M4 Rifles, Optics, Suppressors, and Accessories							130,000			
Mass Spectrometer Drug Identification Device							78,000			
Total Capital				195,252	133,300	132,947		208,000	208,000	208,000
Grand Total				215,296	235,460	209,957		238,000	238,000	238,000

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
124 Debt Service Fund											
Fund	Function	Object	Description	Actual	Amended	Projected	DETAILS	Department	City	City	
				2023-2024	2024-2025	Current Year		Requests	Manager	Commission	
				-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026	
124	31931	0	0 IMPACT FEES	371,658	340,000	380,503		350,000	350,000	350,000	
124	36100	0	0 INTEREST EARNINGS	9,020	10,000	8,189		8,000	8,000	8,000	
124	37810	0	0 OPERATING TRAN FROM GEN FUND	1,060,000	3,641,644	3,641,644		3,635,723	3,635,723	3,635,723	
Total Fund Revenue				1,440,678	3,991,644	4,030,336		3,993,723	3,993,723	3,993,723	
				OK	OK						
				1,440,678	3,991,644						
Total Personnel											
				-	-	-		-	-	-	
124	DEBTSERVICE FUND										
124	44943	FIREFIGHTING EQUIPMENT LEASE									
124	44943	630	INTEREST	15,511				-	-	-	
124	44943	900	PRINCIPAL	284,489				-	-	-	
124	49115	2019 GO REFUNDING & FH BORROWING									
124	49115	630	0 INTEREST	142,000	97,000	97,000		49,500	49,500	49,500	
124	49115	900	0 PRINCIPAL	900,000	950,000	950,000		990,000	990,000	990,000	
124	49116	2020 GO REFUNDING 2016 BONDS									
124	49116	630	INTEREST	169,605	163,405	163,405		156,805	156,805	156,805	
124	49116	900	PRINCIPAL	155,000	165,000	165,000		175,000	175,000	175,000	
124	49117	2024 GO BONDS PD & FH									
124	49117	630	INTEREST		1,506,083	1,506,083		1,535,000	1,535,000	1,535,000	
124	49117	900	PRINCIPAL		1,100,000	1,100,000		1,150,000	1,150,000	1,150,000	
Total Operating				1,666,605	3,981,488	3,981,488		4,056,305	4,056,305	4,056,305	
Total Capital											
				-	-	-		-	-	-	
Grand Total				1,666,605	3,981,488	3,981,488		4,056,305	4,056,305	4,056,305	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
300 Capital Projects Fund										
Fund	Function	Object	Description	Actual 2023-2024 -1-	Amended Budget 2024-2025 -3-	Projected Current Year 2024-2025 -4a-	DETAILS	Department Requests 2025-2026 -5-	City Manager 2025-2026 -6-	City Commission 2025-2026 -7-
300	33120		DONATION-GOLDEN BEAR/BECKWITH LIGHTING			2,420				
300	33431		TDOT SIA UNDER ARMOUR GRANT	11,550	477,068	230,641		-	-	-
300	33444		S. GREENHILL RR CROSSING SIGNAL		655,110			-	-	-
300	33474		LEBANON RD SIDEWALKS PH 3	30,315	782,355	7,200		782,355	782,355	782,355
300	33479		MT. JULIET ROAD ADA UPGRADES, PHASE II	17,561	609,726	25,000		584,926	584,926	584,926
300	33480		TOWN CENTER TRAIL, PH II							
300	33483		TOWN CENTER TRAIL, PH III	19,244	1,182,767	74,000		1,121,567	1,121,567	1,121,567
300	33484		LEBANON ROAD SIDEWALKS PHASE II	851,682				-		
300	33485		ITS INTELLIGENT SIGNAL GRANT	3,352	3,416,757	320,000		3,200,000	3,200,000	3,200,000
300	33486		ITS INTELLIGENT SIGNAL GRANT PH III	195,026	2,205,900	90,000		2,115,900	2,115,900	2,115,900
300	33492		CEDARCREEK GREENWAY GRANT PH I			6,995				
300	33493		CEDARCREEK GREENWAY GRANT PH II		1,015,720			1,015,720	1,015,720	1,015,720
300	33439		SS4A - SAFETY ACTION PLAN		328,000	79,176		-	-	-
300	34709		HIGH MAST LIGHTING PROJECT	50,138		10,360				
300	33438		COMMUNITY PROJECT FUNDING GRANT - STATE		1,151,533	-				
300	35716		DEVELOPER DONATIONS	150,000				525,000	525,000	525,000
300	36100		INTEREST EARNINGS	406,181	1,500,000	1,527,649		500,000	500,000	500,000
300	36910		PREMIUM ON SALE OF BONDS	3,423,471						
300	36920		SALE OF BONDS	31,800,000				14,000,000	14,000,000	14,000,000
300	36930		SALE OF NOTES					5,000,000	5,000,000	5,000,000
300	37810		OPERATING TRAN FROM GEN FUND	9,450,000	23,045,437	10,000,000		15,954,873	15,954,873	15,954,873
300	37815		TRANSFER FM GF - SPORTS BETTING REVENUE	10,388						
Total Fund Revenue				46,418,907	36,370,373	12,373,441		44,800,341	44,800,341	44,800,341
				OK	OK					
Total Est Revenue & Other Sources				46,418,907	36,370,373					

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025									
				300	Capital Projects Fund								
							Actual	Amended	Projected	DETAILS	Department	City	City
							2023-2024	Budget	Current Year		Requests	Manager	Commission
							-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description				-1-	-3-	-4a-		-5-	-6-	-7-
				Total Personnel									
300	42100	NEW POLICE HEADQUARTERS											
300	42100	268	ENGINEERING	577,293			250,000	240,000			50,000	50,000	50,000
300	42100	612	BOND SALE EXPENSES	219,540									
300	42100	966	CONSTRUCTION	4,146,539			27,628,032	19,918,113			7,000,000	7,000,000	7,000,000
300	42200	FIRE STATION 3											
300	42200	268	ENGINEERING				350,000	325,000			50,000	50,000	50,000
300	42200	966	CONSTRUCTION				7,500,000	3,796,365			8,500,000	8,500,000	8,500,000
300		RECREATION / AQUATIC CENTER											
300		268	ENGINEERING								100,000	100,000	100,000
300		966	CONSTRUCTION								13,900,000	13,900,000	13,900,000
300	43120	MAJOR ROAD PROJECTS											
300	43120	989	0 LEGAL EXPENSE	15,000			15,000	15,000			15,000	15,000	15,000
300	43121	MJ RD/1-40 BRIDGE WIDENING											
300	43121	966	0 CONSTRUCTION	840,697									
300	43125	SOUTH GREENHILL ROUNDABOUT											
300	43125	966	0 CONSTRUCTION	1,693,490									
300	43127	UNDER ARMOUR SIA											
300	43127	966	0 CONSTRUCTION	4,647			44,000	44,000			-	-	-
300	43127	967	CONSTRUCTION FUNDED BY GRANTS	11,550			477,068	477,068		-	-	-	
300	43128	SMJR WIDENING GRAVES TO CENTRAL PK											
300	43128	268	0 ENGINEERING	144,319			400,000	80,000		500,000	500,000	500,000	
300	43130	CENTRAL PK INTERCHANGE											
300	43130	910	0 EASEMENTS & LAND	900,218			6,000,000	813,907		5,000,000	5,000,000	5,000,000	
300	43130	966	0 CONSTRUCTION	431,167									
300													
300	43171	GBG WIDENING CC TO LEBANON RD											
300	43171	268	0 ENGINEERING	114,276			350,000	117,054		300,000	300,000	300,000	
300	43171	910	0 EASEMENTS & LAND	37,406			3,460,000	600,000		2,000,000	2,000,000	2,000,000	
300	43171	966	0 CONSTRUCTION										

666.

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
300 Capital Projects Fund											
				Actual	Amended	Projected	DETAILS	Department	City	City	
Fund	Function	Object	Description	2023-2024	2024-2025	Current Year		Requests	Manager	Commission	
				-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026	-7-
300	43172	LEBANON RD WIDENING PARK GLEN TO GBG									
300	43172	910	0 EASEMENTS & LAND	829,550				-	-	-	
300	43173	OLDR IMPROVEMENTS PHASE I									
300	43173	268	0 ENGINEERING	119,470	768,000	426,052		600,000	600,000	600,000	
300	43173	910	0 EASEMENTS & LAND	2,149,093	500,000	500,000		100,000	100,000	100,000	
300	43173	966	0 CONSTRUCTION					5,000,000	5,000,000	5,000,000	
300	43911	CENTRAL PK IMPORVEMENTS									
300	43911	268	0 ENGINEERING	391,924	500,000	200,000		500,000	500,000	500,000	
300	43181	LEBANON RD SIDEWALKS PH II									
300	43181	269	ENGINEERING FUNDED BYGRANTS	3,260							
300	43181	966	CONSTRUCTION	152,900							
300	43181	967	CONST FUNDED BY GRANTS	1,002,066							
300	43182	S. GREENHILL RR CROSSING SIGNAL									
300	43182	966	CONSTRUCTION	1,831	50,000	50,000		-	-	-	
300	43182	967	CONSTRUCTION FUNDED BY GRANTS		655,110	655,110		-	-	-	
300	43183	LEBANON RD SIDEWALKS PH 3									
300	43183	268	0 ENGINEERING	121							
300	43183	269	0 ENGINEERING FUNDED BYGRANTS	18,375		7,200		-	-	-	
300	43183	911	0 LAND FUNDED BY GRANTS	18,223		-		-	-	-	
300	43183	966	0 CONSTRUCTION		520,000	-		520,000	520,000	520,000	
300	43183	967	0 CONST FUNDED BY GRANTS		782,355	-		782,355	782,355	782,355	
300	43185	ITS (INTELLIGENT SIGNAL SYSTEM) PH 2									
300	43185	269	ENGINEERING FUNDED BYGRANTS		117,880	20,000		200,000	200,000	200,000	
300	43185	966	CONSTRUCTION		500,000	105,000		400,000	400,000	400,000	
300	43185	967	CONST FUNDED BY GRANTS		3,298,877	300,000		3,000,000	3,000,000	3,000,000	
300	43186	E. DIVISION STREET IMPROVMENTS (AMAZON)									
300	43186	268	ENGINEERING	356,333	850,000	100,000		500,000	500,000	500,000	
300	43186	910	EASEMENTS & LAND		4,000,000	500,000		1,500,000	1,500,000	1,500,000	
300	43189	CURD ROAD SIGNAL AT MT. JULIET ROAD									
300	43189	268	ENGINEERING								
300	43189	910	EASEMENTS & LAND		50,000	50,000					
300	43189	966	CONSTRUCTION		800,000	-		1,000,000	1,000,000	1,000,000	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
300 Capital Projects Fund										
				Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description	2023-2024	2024-2025	Current Year		Requests	Manager	Commission
				-1-	-3-	-4a-		2025-2026	2025-2026	2025-2026
300	43132		GOLDEN BEAR/BECKWITH INTERCHANGE HIGH MAST LIGHTING							
300	43132	966	CONSTRUCTION					1,500,000	1,500,000	1,500,000
300	43142		TOWN CENTER TRAIL, PHASE III							
300	43142	268	ENGINEERING		20,300	10,000		10,000	10,000	10,000
300	43142	269	ENGINEERING FUNDED BY GRANTS	28,645	81,200	74,000		20,000	20,000	20,000
300	43142	910	EASEMENTS & LAND	846,928	50,000	-		0	0	0
300	43142	911	LAND FUNDED BY GRANTS							
300	43142	966	CONSTRUCTION		280,000			280,000	280,000	280,000
300	43142	967	CONSTRUCTION FUNDED BY GRANTS		1,101,567			1,101,567	1,101,567	1,101,567
300	43133		PARK GLEN TRAILHEAD AT CEDAR CREEK GREENWAY							
300	43133	966	CONSTRUCTION		150,000	168,090		-	-	-
300	43134		PLEASANT GROVE RD.							
300	43134	268	ENGINEERING	109,879	600,000	200,000		500,000	500,000	500,000
300	43166		ITS & SIGNAL IMPROVEMENTS, PHASE III							
300	43166	268	ENGINEERING		25,729			25,729	25,729	25,729
300	43166	269	ENGINEERING FUNDED BY GRANTS	121,375	120,000	90,000		30,000	30,000	30,000
300	43166	966	CONSTRUCTION		78,000			78,000	78,000	78,000
300	43166	967	CONSTRUCTION FUNDED BY GRANTS		2,085,900			2,085,900	2,085,900	2,085,900
300	43152		MT. JULIET ROAD ADA UPGRADES, PHASE II							
300	43152	268	ENGINEERING		10,200	-		10,200	10,200	10,200
300	43152	269	ENGINEERING FUNDED BY GRANTS	20,535	40,800	25,000		16,000	16,000	16,000
300	43152	911	LAND FUNDED BY GRANTS							
300	43152	966	CONSTRUCTION		142,232			142,232	142,232	142,232
300	43152	967	CONSTRUCTION FUNDED BY GRANTS		568,926			568,926	568,926	568,926
300	43190		SUNSET DRIVE WIDENING							
300	43190	268	ENGINEERING	72,905	25,000	-		-	-	-
300	43191		LEBANON ROAD SLIP RAMP AT GBG							
300	43191	966	CONSTRUCTION	289,924				-	-	-
300	43192		BECKWITH ROAD WIDENING							
300	43192	268	ENGINEERING	566,269	400,000	250,000		300,000	300,000	300,000
300	43192	910	EASEMENTS & LAND		1,000,000	260,000		800,000	800,000	800,000
300	43192	966	CONSTRUCTION		1,500,000	-		1,500,000	1,500,000	1,500,000

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
300 Capital Projects Fund										
Fund	Function	Object	Description	Actual 2023-2024 -1-	Amended Budget 2024-2025 -3-	Projected Current Year 2024-2025 -4a-	DETAILS	Department Requests 2025-2026 -5-	City Manager 2025-2026 -6-	City Commission 2025-2026 -7-
300	43179		TRAFFIC SIGNAL E. DIVISION STREET AT GBG RAMP							
300	43179	966	CONSTRUCTION	267,723	100,000	82,735		-	-	-
300	43143		TOWN CENTER TRAIL, PHASE 4 (TRAIN STATION TO CLEMMONS ROAD)							
300	43143	910	EASEMENTS & LAND	5,858	100,000	21,765		200,000	200,000	200,000
300	43143	966	CONSTRUCTION					525,000	525,000	525,000
300	43924		CEDAR CREEK GREENWAY PHASE II							
300	43924	268	ENGINEERING	82,775	255,752	50,000		210,000	210,000	210,000
300	43924	910	EASEMENTS & LAND		300,000			300,000	300,000	300,000
300	43924	966	CONSTRUCTION		254,000			254,000	254,000	254,000
300	43924	967	CONST FUNDED BY GRANTS		1,015,720			1,015,720	1,015,720	1,015,720
300	44736		COSTCO-NORTHERN ROAD IMPROVEMENTS							
300	44736	966	CONSTRUCTION	750,000				-	-	-
300	43137		SS4A - SAFETY ACTION PLAN							
300	43137	268	ENGINEERING		82,000	82,000		-	-	-
300	43137	269	ENGINEERING FUNDED BY GRANTS		328,000	328,000		-	-	-
300			MJRD RAILROAD XING IMPROVEMENTS							
300		966	CONSTRUCTION					200,000	200,000	200,000
300			OLDR IMPROVEMENTS, PHASE II							
300		268	ENGINEERING					200,000	200,000	200,000
300										
Total Operating				17,251,130	70,581,648	30,981,460		63,390,629	63,390,629	63,390,629
Total Capital				-	-	-		-	-	-
Grand Total				17,251,130	70,581,648	30,981,460		63,390,629	63,390,629	63,390,629

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
150 Personnel				Employee Benefits Fund							
				Actual	Amended	Projected	DETAILS	Department	City	City	
				2023-2024	Budget	Current Year		Requests	Manager	Commission	
				2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026	
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-	
150	MEDICAL CLAIMS FUND										
150	36100		INTEREST EARNINGS	45,932		45,879					
150	36355		PROVIDER REBATES			86,851					
150	38101		INSURANCE ACCT - CITYMANAGER	133,591	92,224	92,224	49,666	49,666	49,666		
150	38102		INSURANCE ACCT - FINANCE	64,095	59,551	59,551	71,511	71,511	71,511		
150	38103		INSURANCE ACCT - CITY ATTORNEY		9,265	9,265	10,535	10,679	10,679		
150	38104		INSURANCE ACCT - PLANNING	57,758	71,242	71,242	78,134	78,134	78,134		
150	38105		INSURANCE ACCT - ANIMAL CONTRO	46,297	40,246	40,246	67,152	56,473	56,473		
150	38106		INSURANCE ACCT - GIS	28,723	30,693	30,693	38,843	38,843	38,843		
150	38107		INSURANCE ACCT - I.T.	54,701	58,919	58,919	70,879	70,879	70,879		
150	38108		INSURANCE ACCT - POLICE	1,138,018	1,393,814	1,393,814	1,819,862	1,848,027	1,848,027		
150	38109		INSURANCE ACCT - BUILDING CODES	187,953	200,970	200,970	179,853	179,853	179,853		
150	38110		INSURANCE ACCT - HWYS& STREET	258,822	324,562	324,562	426,124	370,098	370,098		
150	38111		INSURANCE ACCT - GARAGE	59,938	42,569	42,569	56,329	56,329	56,329		
150	38112		INSURANCE ACCT - MJCC	212,032	247,872	247,872	261,227	306,877	306,877		
150	38113		INSURANCE ACCT - PUBLIC COMMUNICATIONS		21,285	21,285	0	0	0		
150	38114		INSURANCE ACCT - ECONOMIC DEVLPMT	144,262	165,789	165,789	190,504	190,504	190,504		
150	38115		INSURANCE ACCT - RETIREES	27,397	28,858	28,858	43,491	43,491	43,491		
150	38116		INSURANCE ACCT - COBRA	16,337		34,160					
150	38119		INSURANCE ACCT - FIRE	790,912	1,126,295	1,126,295	1,565,403	1,564,827	1,564,827		
150	38201		INSURANCE ACCT - SEWERCOLLECT	243,724	315,491	315,491	416,908	416,908	416,908		
150	38202		INSURANCE ACCT - SEWERACCOUNT	22,882	18,817	18,817	21,357	21,357	21,357		
150	38301		INSURANCE ACCT - STORMWATER	118,795	134,346	144,793	295,305	295,305	295,305		
150	38900		PARTICIPANT CONTRIBUTIONS	839,689	945,817	986,294	1,166,252	1,166,252	1,166,252		
				Total Fund Revenue	4,491,856	5,328,625	5,546,439	6,829,335	6,836,013	6,836,013	
				OK	OK						
Total	Est		Revenue & Other Sources	4,491,856	5,328,625						
				Total Personnel	-	-	0	-	-	-	

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2025										
150 Personnel				Employee Benefits Fund						
				Actual	Amended	Projected	DETAILS	Department	City	City
				2023-2024	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
	44900	EDUCATION								
150	44900	600	MEDICAL BENEFITS							
	49900	MEDICAL CLAIMS								
150	49900	600	MEDICAL BENEFITS	-	5,181,478			6,746,009	6,746,009	6,746,009
150	49900	650	COBRA	16,356		16,821				
150	49900	651	CITY MANAGER	123,088		87,160				
150	49900	652	FINANCE	67,311		101,425				
150	49900	653	CITY ATTORNEY			1,838				
150	49900	654	PLANNING	61,400		28,316				
150	49900	655	ANIMAL CONTROL	35,503		30,080				
150	49900	656	GIS	31,387		39,961				
150	49900	657	IT	67,826		77,079				
150	49900	658	POLICE	1,354,617		1,758,113				
150	49900	659	CODES	236,212		188,606				
150	49900	660	HIGHWAY & STREETS	365,254		235,268				
150	49900	661	GARAGE	49,840		48,844				
150	49900	662	MJCC	232,482		288,569				
150	49900	663	PUBLIC COMMUNICATIONS			7,878				
150	49900	664	CITY BEAUTIFUL	165,134		116,932				
150	49900	665	RETIRES	39,931		27,903				
150	49900	667	SEWER	294,445		304,239				
150	49900	668	SEWER OFFICE	18,450		38,646				
150	49900	669	STORMWATER	104,339		187,050				
150	49900	671	FIRE DEPARTMENT	1,055,640		1,462,427				
150	49900	672	LEGISLATION	130						
Total Operating				4,319,345	5,181,478	5,047,156		6,746,009	6,746,009	6,746,009
Total Capital				-	-	-		-	-	-
Grand Total				4,319,345	5,181,478	5,047,156		6,746,009	6,746,009	6,746,009
				OK	OK					
MEDICAL CLAIMS				4,319,345	5,181,478					

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2025											
		416	Storm Water								
	Personnel		13		Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	Budget	Current Year		Requests	Manager	Commission
						2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description		-1-	-3-	-4a-		-5-	-6-	-7-
416	32610		SW INSPECTIONS		341,585	350,000	411,764		420,000	420,000	420,000
416	32650		LAND DISTURBANCE		25,170	30,000	36,934		30,000	30,000	30,000
416	32670		COMMERCIAL PLANS REVIEW		23,000	30,000	27,793		30,000	30,000	30,000
416	32730		SW PLAN REVIEW		108,775	60,000	87,429		75,000	75,000	75,000
416	36100		INTEREST EARNINGS		112,944	50,000	163,629		100,000	100,000	100,000
416	36451		STORMWATER VIOLATIONS		250	1,500	857		1,000	1,000	1,000
416	36950		BAD DEBTS COLLECTIONS				34				
416	37210		STORMWATER SERVICE CHARGES		2,351,027	2,300,000	2,355,068		2,350,000	2,350,000	2,350,000
416	37291		FORFEITED DISCOUNTS AND PENALTIES		32,500	20,000	31,375		25,000	25,000	25,000
				Total Fund Revenue	2,995,251	2,841,500	3,114,883		3,031,000	3,031,000	3,031,000
					OK	OK					
					2,995,251	2,841,500					
416	43150	111	SALARIES - PERMANENT EMPLOYEES		436,107.34	663,867	561,873		922,452	899,954	899,954
416	43150	112	SALARIES - OVERTIME ATOVERTIME		382	4,263	875		19,251	18,782	18,782
416	43150	113	SALARIES - HOLIDAY PAY		187	920	-		3,120	3,044	3,044
416	43150	116	EMPLOYEE RECOGNITION		8,621.19	13,277	13,277		18,449	17,999	17,999
416	43150	119	LONGEVITY PAY		2,100.00	2,200	2,200		3,100	3,100	3,100
416	43150	121	LEAVE PAYABLE		21,263.04		-				
416	43150	141	OASI (EMPLOYER'S SHARE)		31,949.65	52,366	42,431		73,928	72,130	72,130
416	43150	142	EMPLOYEE BENEFITS		120,193.95	144,793	144,793		295,305	295,305	295,305
416	43150	143	RETIREMENT - CURRENT		43,269.30	78,584	66,998		118,187	115,314	115,314
416	43150	146	WORKMEN'S COMPENSATION		13,913.00	17,510	17,354		24,369	23,777	23,777
416	43150	147	UNEMPLOYMENT INSURANCE		126.00	640	419		832	832	832
				Personnel Requests							
				Reclassify Stormwater Manager to Deputy Utility Director					5,000		
				Total Personnel	678,112	978,420	850,220		1,483,993	1,450,237	1,450,237

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2025										
416										
Storm Water										
Personnel							DETAILS	Department	City	City
13				Actual	Amended	Projected		Requests	Manager	Commission
				2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
416	43150	200	CONTRACTUAL SERVICES	6,798	25,000	22,158		25,000	25,000	25,000
416	43150	204	EMPLOYEE EDUCATION ANDTRAININ	1,860	5,000	1,149		5,000	5,000	5,000
416	43150	211	POSTAGE, BOX RENT, ETC	2,443	2,000	2,065		2,000	2,000	2,000
416	43150	220	PRINTING, DUPLICATING,TYPING,	578	1,000	394		1,000	1,000	1,000
416	43150	231	PUBLICATION OF FORMALAND LEGA	533	500	823		500	500	500
416	43150	235	MEMBERSHIPS, REGISTRATION FEES	3,490	11,500	14,451		11,500	11,500	11,500
416	43150	241	ELECTRIC					2,000	2,000	2,000
416	43150	242	WATER					2,000	2,000	2,000
416	43150	243	SEWER					500	500	500
416	43150	244	GAS					4,000	4,000	4,000
416	43150	250	PROFESSIONAL SERVICES	2,500	35,000	-		35,000	35,000	35,000
416	43150	251	MEDICAL, DENTAL, VETERINARY, A	86		428		500	500	500
416	43150	255	DATA PROCESSING SERVICES	800	10,000	-		5,000	5,000	5,000
416	43150	258	DRUG TESTING	-		-		100	100	100
416	43150	261	REPAIR AND MAINTENANCE MOTOR VEHICLES	1,369	20,000	5,712		15,000	15,000	15,000
416	43150	266	REPAIR AND MAINTENANCE BUILDING	351		-		1,500	1,500	1,500
416	43150	283	OUT-OF-TOWN EXPENSE	636	2,000	11		2,500	2,500	2,500
416	43150	287	MEALS AND ENTERTAINMENT	-	600	-		800	800	800
416	43150	288	PUBLIC AWARENESS ADVERTISING	4,639	8,000	7,585		8,200	8,200	8,200
416	43150	302	PW SAFETY PROGRAM	-	1,000	-		1,200	1,200	1,200
416	43150	310	OFFICE SUPPLIES AND MATERIALS	1,070	2,000	731		2,200	2,200	2,200
416	43150	312	SMALL ITEMS OF EQUIPMENT	2,908	5,000	5,340		5,000	5,000	5,000
416	43150	320	OPERATING SUPPLIES	8,661	60,000	14,462		45,000	45,000	45,000
416	43150	326	CLOTHING AND UNIFORMS	1,577	3,500	2,584		5,000	5,000	5,000
416	43150	331	GAS, OIL, DIESEL FUEL,GREASE,	4,788	22,000	5,919		25,000	25,000	25,000
416	43150	334	TIRES, TUBES AND ETC.	320	5,000	1,090		6,500	6,500	6,500
416	43150	346	STORMWATER MAINTENANCE	5,506	3,000	-		0	0	0
416	43150	381	SHORT & OVER REIMBURSEMENT	3		(0)				
416	43150	510	INSURANCE	12,045	18,000	18,000		25,000	25,000	25,000
416	43150	690	BAD DEBT EXPENSE	28,846	20,000	20,000				
Total Operating				91,807	260,100	122,901		237,000	237,000	237,000

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
416 Storm Water										
Personnel 13				Actual	Amended	Projected	DETAILS	Department	City	City
				2023-2024	Budget	Current Year		Requests	Manager	Commission
					2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
416	43150	939	OTHER IMPROVEMENTS		200,000	58,405		200,000	200,000	200,000
416	43150	942	CONSTRUCTION & MAINTENANCE MACHINERY & EQUIP	256,574				731,469	731,469	731,469
Mini Excavator / Skid Steer/ Mini Loader/ equipment trailer/ Street Sweeper/ compact Street Sweeper										
416	43150	944	TRANSPORTATION EQUIPMENT	72,840	511,235	511,235				
416	43150	948	COMPUTER EQUIPMENT							
416	43153		WESTON DRIVE CULVERT REPLACEMENT							
416	43153	268	ENGINEERING		20,000	-		25,000	25,000	25,000
416	43153	966	CONSTRUCTION		225,000	-		250,000	250,000	250,000
416	43154		CLEARVIEW DRIVE CULVERT REPLACEMENT							
416	43154	268	ENGINEERING		20,000	-		25,000	25,000	25,000
416	43154	966	CONSTRUCTUION		225,000	-		250,000	250,000	250,000
416	43156		BELINDA CITY CULVERT REPLACEMENT							
416	43156	268	ENGINEERING		75,000	-		150,000	150,000	150,000
416	43156	966	CONSTRUCTION		700,000	-		850,000	850,000	850,000
416	43157		121 SE SPRINGDALE DRAIANGE							
416	43157	268	ENGINEERING		25,000	-		25,000	25,000	25,000
416	43157	966	CONSTRUCTION					250,000	250,000	250,000
416	43158		SUNNYMEADE & S RUTLAND							
416	43158	268	ENGINEERING		25,000	-		25,000	25,000	25,000
416	43158	966	CONSTRUCTION					250,000	250,000	250,000
416			OLD LEBANON DIRT ROAD WIDENING (STORMWATER)							
416		966	CONSTRUCTION					250,000	250,000	250,000
Total Capital				329,414	2,026,235	569,640		3,281,469	3,281,469	3,281,469
Grand Total				1,099,333	3,264,755	1,542,761		5,002,462	4,968,706	4,968,706

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
			412	Sewer Fund							
				Revenue		Amended	Projected	DETAILS	Department	City	City
					Actual	Budget	Current Year		Requests	Manager	Commission
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-		-5-	-6-	-7-
SEWER											
	412	33463		AMERICAN RESCUE PLAN ACT	2,200,646			-	-	-	
	412	36100		INTEREST EARNINGS	1,199,516	550,000	1,157,504	1,150,000	1,150,000	1,150,000	
	412	36210		RENT			4,500	18,000	18,000	18,000	
	412	36352		WORKERS COMP INSURANCE RECOVERIES	1,313						
	412	36512		SALE OF CITY VEHICLE	40,009						
	412	36950		BAD DEBTS COLLECTIONS	(50)		(430)				
	412	36980		MISC REVENUE	3,624		400				
	412	37210		SEWER SERVICE CHARGES	9,044,421	9,626,141	9,593,051	10,485,028	10,485,028	10,485,028	
	412	37220		SEWER INSPECTION FEES	631,520		454,695	550,000	550,000	550,000	
	412	37230		SEWER USER FEE	41,600	40,000	37,886	40,000	40,000	40,000	
	412	37231		INDUSTRIAL USER PERMIT			1,500	1,500	1,500	1,500	
	412	37232		GREASE TRAP PROGRAM	77,994	80,000	83,232	90,000	90,000	90,000	
	412	37291		FORFEITED DISCOUNTS AND PENALT	110,060	110,000	128,644	130,000	130,000	130,000	
	412	37292		SERVICING CUSTOMERS INSTALLATION	1,500						
	412	37293		SALE OF MATERIAL			7,860				
	412	37294		INSTALLATION CHARGES		10,000					
	412	37296		SEWER TAP FEES	623,313	500,000	853,528	900,000	900,000	900,000	
	412	37297		CONTRIBUTED LINES		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
	412	37298		SEWER DEVELOPMENT FEES	661,454	300,000	1,104,673	900,000	900,000	900,000	
	412	37299		ADMINISTATIVE FEES	20,000	30,000	38,400	40,000	40,000	40,000	
	412	37710		PUMP & HAUL CHARGES	100						
				Total Fund Revenue	14,657,020	12,246,141	14,465,443	15,304,528	15,304,528	15,304,528	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
412			Sewer Billing							
Personnel			2			Actual		Amended		Projected
						2023-2024		Budget		Current Year
										2024-2025
										2024-2025

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025										
412 SEWER LINE MAINTENANCE DEPT										
Personnel 21					Amended	Projected	DETAILS	Department	City	City
				Actual	Budget	Current Year		Requests	Manager	Commission
				2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
412	52211	SEWER LINE MAINTENANCE DEPT								
412	52211	111	SALARIES - PERMANENT EMPLOYEES	1,119,024	1,345,893	1,184,395		1,394,307	1,360,299	1,360,299
412	52211	112	SALARIES -OVERTIME ATOVERTIME	17,874	73,623	19,488		75,652	73,806	73,806
412	52211	113	SALARIES - HOLIDAY PAY	3,174	10,083	2,617		10,370	10,117	10,117
412	52211	114	SEWER ON-CALL	12,730	12,000	13,000		15,000	15,000	15,000
412	52211	116	EMPLOYEE RECOGNITION	20,721	26,918	26,918		27,886	27,206	27,206
412	52211	119	LONGEVITY PAY	6,500	7,000	7,000		7,300	7,300	7,300
412	52211	121	LEAVE PAYABLE	9,460						
412	52211	141	OASI (EMPLOYER'S SHARE)	85,356	112,877	92,303		117,084	114,270	114,270
412	52211	142	EMPLOYEE BENEFITS	248,279	315,491	315,491		416,908	416,908	416,908
412	52211	143	RETIREMENT - CURRENT	110,431	169,389	138,532		187,182	182,683	182,683
412	52211	146	WORKMEN'S COMPENSATION	36,318	43,762	43,372		45,425	44,334	44,334
412	52211	147	UNEMPLOYMENT INSURANCE	420	1,344	946		1,344	1,344	1,344
Personnel Changes										
2 EEs On-Call Each week instead of 1								16,250	16,250	16,250
Add 4 Utility Operator II								271,180	271,180	271,180
Reclassify Civil Plans Reviewer to Civile Plan Reviewer/Flood Plain Manager								6,250		
Reclassify Utilities Field Manager to Utilities Inspection Manager								4,375		
Total Personnel				1,670,287	2,118,380	1,844,063		2,596,513	2,540,697	2,540,697

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
		412		SEWER LINE MAINTENANCE DEPT							
		Personnel		21		Amended	Projected	DETAILS	Department	City	City
					Actual	Budget	Current Year		Requests	Manager	Commission
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
Fund	Function	Object		Description	-1-	-3-	-4a-		-5-	-6-	-7-
412	52211	200		CONTRACTUAL SERVICES	349,965	100,000	12,225		25,000	25,000	25,000
				(USER RATE STUDY/ASSESSMENT)							
412	52211	204		EMPLOYEE EDUCATION ANDTRAININ	12,397	20,000	6,772		20,000	20,000	20,000
412	52211	220		PRINTING, DUPLICATING,TYPING,	210	500	-		500	500	500
412	52211	221		PRINTING, STATIONERY,ENVELOPE	28	100	51		100	100	100
412	52211	231		PUBLICATION OF FORMALAND LEGA	280	500	907		500	500	500
412	52211	235		MEMBERSHIPS, REGISTRATION FEES	18,733	35,000	42,800		38,500	38,500	38,500
412	52211	249		OTHER UTILITY SERVICES	719		-				
412	52211	251		MEDICAL, DENTAL, VETERINARY, A	567		512				
412	52211	261		REPAIR AND MAINTENANCE MOTOR VEHICLES	12,358	30,000	12,221		40,000	40,000	40,000
412	52211	262		REPAIR AND MAINTENANCE OTHER MACHINERY	16,946	60,000	20,556		70,000	70,000	70,000
412	52211	266		REPAIR AND MAINTENANCE BUILDING	351		-				
412	52211	283		OUT-OF-TOWN EXPENSE	-	1,500	-		1,500	1,500	1,500
412	52211	287		MEALS AND ENTERTAINMENT	333	800	259		1,000	1,000	1,000
412	52211	302		PW SAFETY PROGRAM	2,025	5,000	2,544		10,000	10,000	10,000
412	52211	310		OFFICE SUPPLIES AND MATERIALS	660	1,500	336		1,800	1,800	1,800
412	52211	312		SMALL ITEMS OF EQUIPMENT	4,786	20,000	14,401		25,000	25,000	25,000
412	52211	320		OPERATING SUPPLIES	128,253	140,000	110,190		160,000	160,000	160,000
412	52211	326		CLOTHING AND UNIFORMS	6,602	9,000	10,040		23,000	23,000	23,000
412	52211	331		GAS, OIL, DIESEL FUEL,GREASE,	52,360	65,000	43,043		75,000	75,000	75,000
412	52211	334		TIRES, TUBES AND ETC.	7,099	7,500	3,962		11,000	11,000	11,000
412	52211	510		INSURANCE	115,470	100,000	99,644		100,000	100,000	100,000
412	52211	533		MACHINERY AND EQUIPMENT RENTAL	-	7,500	-		10,000	10,000	10,000
				Total Operating	730,140	603,900	380,460		612,900	612,900	612,900
412	52211	910		LAND					750,000	750,000	750,000
				(PROPOSED GBG REGIONAL PUMP STATION SITE)							
412	52211	934		PUMPS/REHAB	152,321	190,000	81,205		195,000	195,000	195,000
412	52211	940		MACHINERY AND EQUIPMENT	495,650				460,000	460,000	460,000
412	52211	942		CONSTRUCTION AND MAINTENANCE M	652,325	800,000	604,251		1,000,000	1,000,000	1,000,000
412	52211	944		TRANSPORTATION EQUIPMENT	72,910	285,000	251,305		178,000	178,000	178,000
412	52211	948		COMPUTER EQUIPMENT		5,500			5,000	5,000	5,000
412	52217	LEGAL & ENGINEERING									
412	52217	231		PUBLICATION OF FORMALAND LEGA		1,000	771		1,000	1,000	1,000
412	52217	252		LEGAL SERVICES	19,200	20,000	8,304		20,000	20,000	20,000
412	52217	268		ENGINEERING		-					
412	52217	273		INDUSTRIAL PRETREATMENT	1,830	2,500	824		2,800	2,800	2,800
412	52217	274		GREASE TRAP		2,000			2,600	2,600	2,600
				Total Capital	1,394,236	1,306,000	946,661		2,614,400	2,614,400	2,614,400
				Grand Total	3,794,663	4,028,280	3,171,184		5,823,813	5,767,997	5,767,997

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
			412	0							
						Amended	Projected	DETAILS	Department	City	City
				Sewer Fund Budget Only	Actual	Budget	Current Year		Requests	Manager	Commission
					2023-2024	2024-2025	2024-2025		2025-2026	2025-2026	2025-2026
					-1-	-3-	-4a-		-5-	-6-	-7-
Fund	Function	Object		Description							

79.

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025							
			412	Sewer Lift Stations							
					Actual 2023-2024	Amended Budget 2024-2025	Projected Current Year 2024-2025	DETAILS	Department Requests 2025-2026	City Manager 2025-2026	City Commission 2025-2026
Fund	Function	Object	Description	-1-	-3-	-4a-	-5-		-6-	-7-	
				Total Personnel	-	-	-				
412	52212	240	STORMWATER	603	700	517		700	700	700	
412	52212	241	ELECTRIC	123,844	145,000	110,955		145,000	145,000	145,000	
412	52212	242	WATER	8,492	7,000	5,930		8,500	8,500	8,500	
412	52212	262	REPAIR AND MAINTENANCEOTHER M	129,996	150,000	109,065		165,000	165,000	165,000	
412	52212	322	OSHA/CHEMICALS	49,390	188,800	105,899		160,000	160,000	160,000	
				Total Operating	312,324	491,500	332,365	479,200	479,200	479,200	
412	52212	941	GENERAL PURPOSE MACHINERY AND		723,494	300,000		339,000	339,000	339,000	
412	52212	944	TRANSPORATION EQUIPMENT		276,000	276,000		89,000	89,000	89,000	
412	52212	945	COMMUNICATION EQUIPMENT		369,646	369,646					
412	52212	939	PUMP STATION REHAB	3,620	560,000	400,000		400,000	400,000	400,000	
412	52212	939	NONAVILLE ROAD PUMP STATION CONTRIBUTION		300,000						
				Total Capital	3,620	2,229,140	1,345,646	828,000	828,000	828,000	
				Grand Total	315,944	2,720,640	1,678,012	1,307,200	1,307,200	1,307,200	

				Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025								
412				Sewer Line Construction								
					Actual	Amended Budget	Projected Current Year	DETAILS	Department Requests	City Manager	City Commission	
Fund	Function	Object	Description	2023-2024 -1-	2024-2025 -3-	2024-2025 -4a-	2025-2026 -5-		2025-2026 -6-	2025-2026 -7-		
				Total Personnel								-
412	43251	SANITARY SEWER CONSTRUCTION										
412	43251	268		ENGINEERING	41,588	250,000	60,000		200,000	200,000	200,000	
412	43262	STONER CREEK INTERCEPTOR UPGRADE, PHASE III										
412	43262	268		ENGINEERING	2,500	5,000	6,450					
412	43262	933		CONSTRUCTION	1,060,525	2,500,000	2,500,000					
412	43262	934		CONST FUNDED BY GRANTS	2,500,000	250,000						
412	43263	ROYAL OAKS GRAVITY SEWER REPLACEMENT										
412	43263	933		CONSTRUCTION	449,249							
412	43268	METERING STATION REPLACEMENT										
412	43268	268		ENGINEERING								
412	43268	933		CONSTRUCTION	468,755							
412	43280	EQUALIZATION BASIN										
412	43280	268		ENGINEERING	313,340	150,000	100,000		150,000	150,000	150,000	
412	43280	933		CONSTRUCTION		15,000,000	360		18,600,000	18,600,000	18,600,000	
412	43290	OLDR WEST POCKET PLAN										
412	43290	268		ENGINEERING	12,755	10,000	21,000	20,000	20,000	20,000		
412	43290	910		EASEMENTS		20,000	20,000	15,000	15,000	15,000		
412	43290	933		CONSTRUCTION		1,100,000	-	1,250,000	1,250,000	1,250,000		
412	43281	MT VERNON GRAVITY CONNECTION REPLACEMENT										
412	43281	268		ENGINEERING								
412	43281	933		CONSTRUCTION	4,000	500,000	500,000					
412	43282	CREEKSIDE DRIVE INTERCEPTOR										
412	43282	268		ENGINEERING	500	5,000	5,000	5,000	5,000	5,000		
412	43282	910		EASEMENTS		35,000	20,000	35,000	35,000	35,000		
412	43282	933		CONSTRUCTION	10,900	4500000	0	4,500,000	4,500,000	4,500,000		
412	43283	GOLDEN BEAR SEWER RELOCATION										
412	43283	268		ENGINEERING	5,450			5,000	5,000	5,000		
412	43283	933		CONSTRUCTION		400,000	6,000	400,000	400,000	400,000		

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2025											
412 Sewer Line Construction											
					Actual	Amended	Projected	DETAILS	Department	City	City
					2023-2024	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description		-1-	-3-	-4a-		-5-	-6-	-7-
412	43284		LEBANON ROAD SEWER RELOCATION								
412	43284	268	ENGINEERING			10,000	10,000				
412	43284	910	EASEMENTS			20,000	20,000				
412	43284	933	CONSTRUCTION			25,000	25,000				
412											
412			SOUTH MT JULIET ROAD WIDENING SEWER RELOCATION								
412		268	ENGINEERING						5,000	5,000	5,000
412											
412			GOLDEN BEAR GATEWAY REGIONAL PUMP STATION								
412		268	ENGINEERING						768,000	768,000	768,000
412		910	EASEMENTS/PROPERTY						250,000	250,000	250,000
			Total Operating		4,869,562	24,780,000	3,293,810		26,203,000	26,203,000	26,203,000
			Total Capital		-	-	-		-	-	-
			Grand Total		4,869,562	24,780,000	3,293,810		26,203,000	26,203,000	26,203,000



Mt. Juliet, Tennessee

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

Staff Report

File #: 1173
12.A.

Agenda Date: 6/23/2025

Agenda #:

Title:

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00, FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS AND GREENWAY

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00, FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS AND GREENWAY.

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on June 9, 2025 and June 23, 2025 and notice thereof published in the Chronicle of Mt. Juliet on April 30, 2025; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of April 17, 2025, and it failed (3-4-0); and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property from Mixed-Use to Multi-Family Residential and Parks and Greenway; and

WHEREAS, the property described herein is entirely within the Mt. Juliet urban growth boundary.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2025 as follows:

SECTION 1. – LAND USE PLAN AMENDMENT. The land use plan for the property described in Exhibit A is hereby amended from Mixed-Use to Multi-Family Residential and Parks and Greenway as shown in Exhibit B.

SECTION 2. – PLANNING COMMISSION RECOMMENDATION – This matter was considered by the Planning Commission and failed (3-4-0) in a regular meeting held on April 17, 2025.

SECTION 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on June 9, 2025 and June 23, 2025 at 6:15 p.m.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE 1ST CIVIL DISTRICT OF WILSON COUNTY TENNESSEE, BEING THAT CERTAIN PARCEL OF LAND CONVEYED TO GLORIA MULLINS ET AL, SANDRA VAUGHT, HOLLY YELTON AND KELLY COOK, OF RECORD PER DEED BOOK 1720, PAGE 532, REGISTER'S OFFICE OF WILSON COUNTY TENNESSEE (R.O.W.C.T.), BEING BOUNDED ON THE NORTH BY THE EAST DIVISION STREET RIGHT-OF-WAY, A VARYING WIDTH RIGHT-OF-WAY (FORMERLY THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY), ON THE EAST BY D&M STRATEGIC, OF RECORD PER DEED BOOK 2111, PAGE 581 (R.O.W.C.T.), ON THE SOUTH BY THE OLD LEBANON DIRT ROAD RIGHT-OF-WAY, A VARYING WIDTH RIGHT-OF-WAY, AND ON THE WEST BY GLORIA M. MULLINS, TRUSTEE OF THE MULLINS REVOCABLE TRUST OF RECORD PER DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.), THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NUMBER 615-244-8591 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD (OLD) WITH CAP STAMPED "CROCKETT" IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE OLD LEBANON DIRT ROAD, A VARYING WIDTH RIGHT-OF-WAY, BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.) AND BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 (R.O.W.C.T.) AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 AND THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1675, PAGE 2328 (R.O.W.C.T.) THE FOLLOWING FOUR (4) COURSES:

1. NORTH 09 DEGREES 51 MINUTES 50 SECONDS EAST, 184.96 FEET TO A METAL FENCE POST;
2. THENCE NORTH 09 DEGREES 12 MINUTES 13 SECONDS EAST, 65.02 FEET TO AN IRON ROD (OLD);
3. THENCE SOUTH 80 DEGREES 21 MINUTES 24 SECONDS EAST, 120.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "CROCKETT";
4. THENCE NORTH 09 DEGREES 35 MINUTES 28 SECONDS EAST, 1007.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST DIVISION STREET (FORMERLY THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY), SAID SOUTHERLY RIGHT-OF-WAY LINE BEING A 30-FOOT HALF WIDTH AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL SUBDIVISION PLAN OF SECTION ONE MAC MEADOWS" OF RECORD PER PLAT BOOK 16, PAGE 309 (R.O.W.C.T.) AND BEING MARKED BY AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 65 DEGREES 00 MINUTES 06 SECONDS EAST, PASSING THROUGH CONCRETE MONUMENTS (OLD) AT 65.22 FEET, 190.39 FEET, 675.83 FEET AND 1050.79 FEET FOR AN ALL IN TOTAL DISTANCE OF 1058.79 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
2. THENCE SOUTH 68 DEGREES 19 MINUTES 44 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 242.22 FEET FOR AN ALL IN TOTAL DISTANCE OF 272.22 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";

3. THENCE SOUTH 72 DEGREES 04 MINUTES 56 SECONDS EAST, 106.49 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
4. THENCE SOUTH 78 DEGREES 10 MINUTES 11 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 107.18 FEET FOR AN ALL IN TOTAL DISTANCE OF 162.08 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
5. THENCE SOUTH 78 DEGREES 59 MINUTES 32 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 69.65 FEET FOR AN ALL IN TOTAL DISTANCE OF 439.75 FEET TO A CONCRETE MONUMENT (OLD) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND BEING LOCATED ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 2111, PAGE 581 (R.O.W.C.T.);

THENCE ALONG THE EAST BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 1720, PAGE 532 (R.O.W.C.T.) AND THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID DEED BOOK 2111, PAGE 581 (R.O.W.C.T.), SOUTH 05 DEGREES 34 MINUTES 31 SECONDS WEST, 637.24 FEET TO A CONCRETE MONUMENT (OLD) AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD LEBANON DIRT ROAD, SAID NORTHERLY RIGHT-OF-WAY LINE BEING A 25-FOOT HALF WIDTH AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL SUBDIVISION PLAN OF SECTION ONE MAC MEADOWS" OF RECORD PER PLAT BOOK 16, PAGE 309 (R.O.W.C.T.);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. NORTH 81 DEGREES 10 MINUTES 46 SECONDS WEST, PASSING THROUGH CONCRETE MONUMENTS (OLD) AT 130.97 FEET, 256.09 FEET, AND 755.84 FEET FOR AN ALL IN TOTAL DISTANCE OF 892.65 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC" AND BEING THE BEGINNING OF A 1540.00 FOOT RADIUS CURVE TO THE LEFT, WITH A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 24 MINUTES 13 SECONDS WEST, 387.32 FEET;
2. THENCE WESTERLY, 388.35 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 26 MINUTES 54 SECONDS TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
3. THENCE SOUTH 84 DEGREES 22 MINUTES 20 SECONDS WEST, 493.34 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC", AND THE BEGINNING OF A 1575.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 55 MINUTES 53 SECONDS WEST, 367.32 FEET;
4. THENCE WESTERLY, 368.16 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 23 MINUTES 34 SECONDS TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOC";
5. THENCE NORTH 82 DEGREES 14 MINUTES 06 SECONDS WEST, 43.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,713,633 SQUARE FEET OR 39.34 ACRES MORE OR LESS.

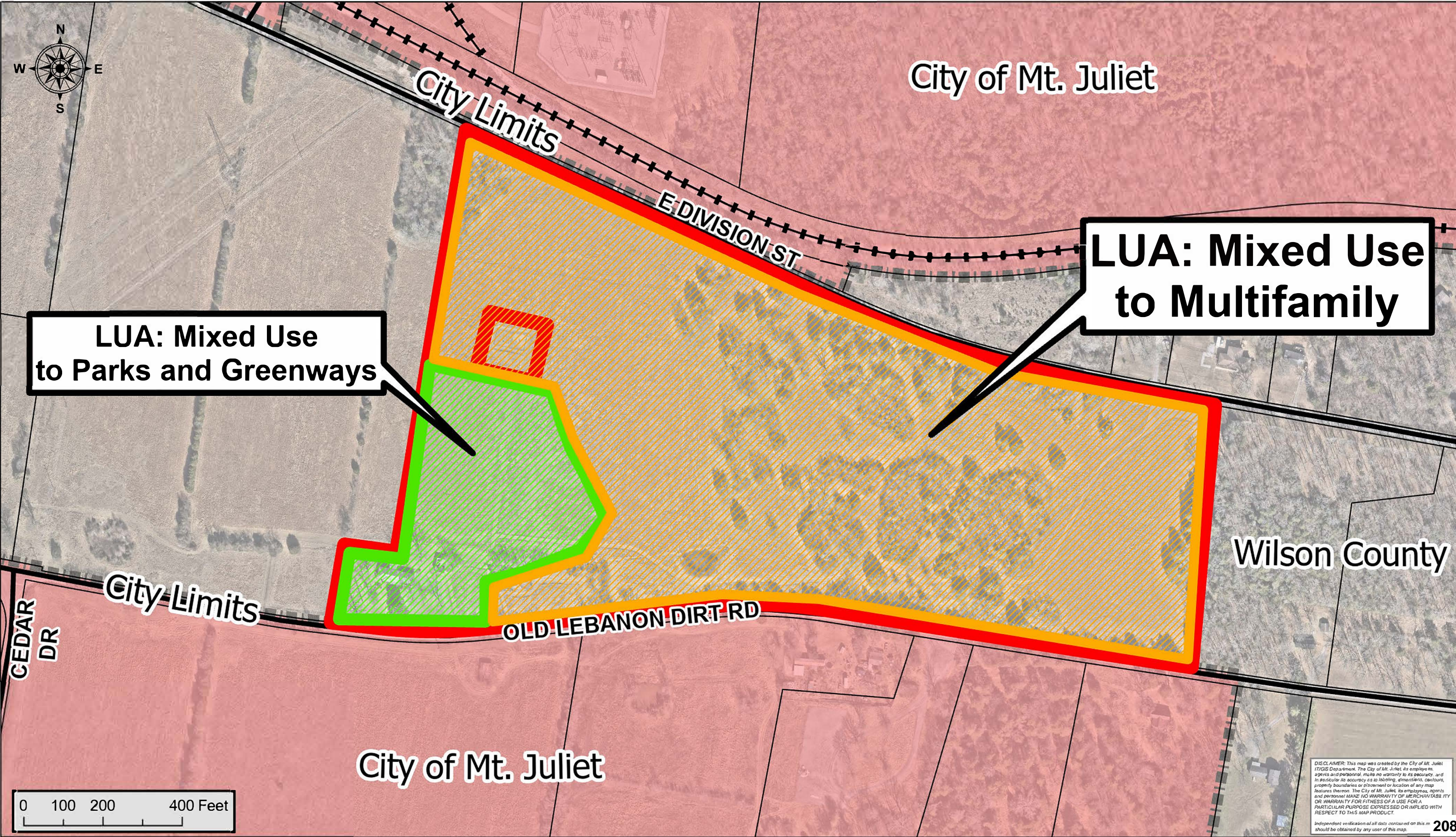
THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO PROVIDE A PERIMETER DESCRIPTION OF THE ABOVE REFERENCED TRACT.

ADVANCE COPY: FOR REVIEW PURPOSES ONLY THIS PRINT IS NOT TO BE USED FOR TRANSFER OF PROPERTY UNLESS SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.



Exhibit B - Land Use Amendment

Courtyards At McFarland
5025 Old Lebanon Dirt Road
Map 077, Parcel 001.00





MEMORANDUM

Date: April 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Courtyards at McFarland
Land Use Amendment, Annexation, Plan of Services
Rezone, and Preliminary Master Development Plan PUD
Map - 077
Parcel(s) – 1.00

Request: Ragan Smith, on behalf of their client, Epcon Communities, is seeking a Land Use Amendment, Annexation, Plan of Services, Rezone and a Preliminary Master Development PUD approval for the Multi-family age-restricted development, Courtyard at McFarland subdivision. The proposed site is located at 5025 Old Lebanon Dirt Rd., and located in District 3.

History: This plan has been resubmitted on several occasions with various iterations. The plan originally was originally submitted as a Commercial mixed-use PUD, which coincided with the future land use plan, and included the required 25% commercial, with an original density of 3.35 upa, along with 10 acres (27%) of open space. The most recent proposal that was received and will be detailed throughout this report has removed the commercial, and is a proposal for multi-family and a park. This change will now require a land use amendment, due to the CMU-PUD zoning classification removal.

Overview: The subject property consists of approximately 39.34 acres, on the Eastern Portion of Old Lebanon Dirt Road. The subject property is currently in Wilson County and is zoned R-1, and therefore will require an annexation. The zoning requested is RM-8 (multi-family) and RS-40 (park), Planned Unit Development. The proposed land use for the area is Multi-family, along with Parks and Greenways. The City's future land use for this area is designated Mixed Use. The proposal will constitute a Land Use plan amendment.

The residential portion (Area 1) of the property is 29.91 acres of which, 8.76 acres (29.28%) is shown as open space and includes 0.5 acres of an onsite cemetery that will be maintained by the HOA. Area 1, is requested to be zoned RM-8 for the Multi-family residential. Area 2, is approximately 7.09 acres, and is shown as open space. The applicant is requesting RS-40 zoning, however, this area is to be platted separately and utilized as a City Park, therefore staff does not feel that Area 2 (park land) should be included as part of the PUD.

The current proposed density of the site is 4.17 dwelling upa and a total residential unit count of 125 units on 29.91 acres. This includes 9 front-loaded single-family homes, 37 alley loaded single

family homes, and 79 alley loaded townhomes. The estimated population at build out will be 213 residents.

The City's land use plan currently identifies the property as Mixed use and the applicant is requesting a land use plan amendment for Multi-family, along with Parks and Greenways. This request does not align with the future land use map, therefore a land use amendment is required. A summary of the request is provided below:

<i>REQUEST</i>	<i>Land Use Map</i>	<i>Requested Classification</i>	<i>Current Zoning</i>	<i>Requested Zoning</i>
<i>Land Use Amendment, Annexation, POS & PMDP-PUD, Rezone</i>	<i>Mixed Use</i>	<i>Multi-Family & Parks/Greenways</i>	<i>Wilson County R-1</i>	<i>RM-8 (Residential portion) & RS-40 (Parks/Greenways portion).</i>

Future Land Use: There is a request to change the Future land use from Mixed use to Multi-family along with Parks and Greenways. The requested classification does not adhere to the Future land use designations, therefore Staff is unable to support this request.

Zoning: The zoning is R-1 in Wilson County. The applicant is seeking RM-8 for the residential portion, and RS-40 for the Parks and Greenways area. They are also requesting annexation.

Urban Growth Boundary: The subject property is within the City's Urban Growth Boundary.

Plan of Services: A Plan of Services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

- 1. is not agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
- 5. is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
- 6. allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The subject site is located on the East side of Old Lebanon Dirt Road and is presently undeveloped farm land. The proposal includes one parcel, of which is to include 125 proposed residential units, consisting of 46 single family residential units, and 79 townhome units.

The development timeline shows Phase 1 construction to begin May 2026, with Phase 2 to follow in Nov. 2026, with anticipated completion by May 2027. This development is proposed for 39.34 acres. There will be 2.34 acres for ROW dedication for the future road widening. This project will comprise of approximately 29.91 acres to be utilized for an age restricted (55+) residential development, of which 8.76 acres (including 0.50 acre cemetery) are shown as open space. The remainder of the site, 7.09 acres (27%) to be built out as a park, and intended to dedicate to the City.

5-103, Bulk Standards: The total number of residential units is 125. The overall residential density is 4.17 units per acre, with an estimated population at buildout of 213. The maximum density allowed for RM-8 zoning is 7.9 upa. The minimum lot area proposed, is 2,975 sf for townhomes and 5,400 sf for single family. A bulk standard waiver of 5-103.a, is sought to reduce the minimum lot area, lot width and yard requirements for the single family and townhomes. To be noted, the intent of the residential units is to have shared courtyards open to all residents, with passive backyards. Under provision, 8-270.3.4, it states that under residential PUD's, where lots are required to be a minimum of 10,000 sf and average of 15,000 sf, that this regulation does not apply to active adult/senior lifestyle 55+ communities, of which this project is being proposed.

Summary of the proposed residential uses with a total count of 125 units:

Front loaded single family: 9 units
Alley loaded single family: 37 units
Alley loaded townhomes: 79 units

5-104.3a - Required Setbacks per RM-8 standards:

Front: 20'
Side: 8'
Rear: 20'

Proposed Setbacks for RM-8 (waiver request to be included):

Front loaded Single fam.:	Alley Loaded Single Fam.:	Alley Loaded Townhomes:
Front: 30' min	Front: 10' min	Front: 10' min
Side: 5'	Side: 5' min	Side: 0' min
Rear: 17'	Rear: 17' min	Rear: 5' min
		Building Separation: 20' min

5-104.3.a – Required Lot width per RM-8 standards:

Min. Lot width required 100’.

Proposed lot width (waiver request to be included):

Single Family:	Townhome:
53’ at Building Setback	32’ at Building Setback

5-104.3.a – Required Lot area per RM-8 standards:

Min. lot area required per base RM-8 zone – 10,000 square feet

Proposed lot area (waiver request to be included):

Single Family:	Townhome:
5,400 sf	2,975 sf

9-103.2 Required Parking:

One and two family detached require : (2) spaces per dwelling unit – **92 required**

Multi-family require: (1 ½) spaces for one bedroom, (2) spaces for two or more bedrooms. – **158 required**

Park area: (10) per acre – **14 required**

Total Required: 264 spaces

Proposed parking (478 spaces combined) :

Garage: 250 spaces (2 per unit)

On Street: 185 spaces

Park Area: 15 + 2 ADA spaces

Amenity: 26 spaces

(HOA restrictions will not allow driveway parking)

Open Space/Amenities: The applicant has shown 8.76 acres (29.28% of residential RM-8 lot) as open space. The scope of open space improvements are shown as passive public parkland with a walking trail, and an HOA maintained cemetery. The amenities as shown, are to include a private amenity center, pickle ball court, pool and a pavilion with a walking path around the Eastern portion of the property.

Pedestrian/Vehicle Connections: Vehicular connections are provided via an access point (Road A0 to the North on E. Division Street, three access points along Old Lebanon Dirt Road, of which one is strictly for the park land and does not connect internally to the development. Pedestrian connections are shown on this PMDP and further refinement will occur at FMDP plan review. A single sidewalk connection to the park land is shown on Southwest Portion of the parcel.

Bicycle parking is not provided per code requirements, but to be shown at FMDP submittal. Wheel stops are not shown, and are not allowed. Further parking review and refinement will occur upon subsequent submittals.

5-104.1 and 4-114 (Sub-regs) Development Standards for Multi-Family Development: Approximately 8.76 acres or 29.28% of the site is devoted to passive open space. Improvements are to include a minimum 2,000 sf clubhouse, pickleball courts, minimum 800 sf pool, and walking paths. Staff requests that the retention pond and existing cemetery be removed from the list of improved opens space items. At least 10% improved open space shall be maintained.

Several waivers, listed below, are sought from the requirements of this section of code. All applicable regulations which do not receive a waiver will apply at final master development plan/site plan submittal, including those found in zoning regulations section 5-104 and subdivision regulations section 4-114.

Landscaping: The site will require landscape buffers. Enhanced landscape has been requested along E. Division and Old Lebanon Dirt Road. Notes provided indicate they will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved, and a tree preservation plan will be requested. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk notes show it will be covered and lit. Notes and details indicate fencing will be low maintenance and decorative, and will be the responsibility of the HOA. Site lighting will be reviewed at site plan submittal. Staff requests additional details, such as bike rack, decorative trash receptacles, and dumpster location for the amenity center to be provided at Site plan/FMDP submittal.

Waivers -The following are requested:

1. **5-103.a** – Bulk regulations for RM 8 zoning (Residential component). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking. **STAFF SUPPORTS**

a. Minimum lot area requirement : 10,000 sf.

Minimum lot area provided-

Townhomes 2,975 sf., Single Family 5,400 sf. with average lot area of entire development at 4,547 sf.

(8-207.3.4 – *Minimum lot sizes, does not apply to active adult/senior lifestyle 55+ communities.*) **Waiver not required, however, STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.**

b. Minimum lot width required : 100'

Minimum lot width provided: Townhomes, 32' and Single Family 53' at building setback. **STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.**

c. Minimum setbacks for RM-8 base zoning: 30' Front, 10' Side and 20' Rear

Minimum setbacks provided:

Front loaded single family- 30' front, 5' side, 17' rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

STAFF SUPPORTS, EXCEPT 5' SETBACKS FOR FRONT AND ALLEY LOADED. PROVIDE 7' IN LIEU.

2. A waiver is requested to the standard roadway cross sections outlined in the subdivision regulations roadway dimensions

- a. Public road "C" - (5' walk, 5' grass strip, 2.5' curb and gutter, 12' lanes, 0.5' clear behind walk within ROW) 50' ROW
- b. Public road "B" - (7' walk, 8' parallel parking zone or 5.5' grass strip with 2.5' curb and gutter at islands, 12' lanes) 50' ROW. 0.5' clear behind walk within ROW.
- c. Private alleys (0.5' post curb, 11' lanes)
- d. Private one way drives (0.5' post curb, 8' parking zone, 15' lane)
- e. 6.5' sidewalk on one side (7' walking surface inclusive of curb)

PUBLIC WORKS TO DETERMINE.

3. A waiver is requested to allow driveways on Road "A" (Access street).

PUBLIC WORKS TO DETERMINE.

4. A waiver is requested to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material. Vinyl or metal siding is not permitted on any façade, and the recreation structures are intended to comply with the 100% brick/stone regulations. **STAFF SUPPORTS PROVIDED THE FOLLOWING:**

- a. No two house plans and elevations shall be situated and built next to one another,
- b. No two house plans and elevations shall be situated and built across the street from one another.
- c. High visibility lots shall have 100% brick/stone.
- d. High visibility lots shall not have blank end facing the street side and shall
- e. include architectural features such as optional window packages and or fireplaces.
- f. The use of vinyl shall be prohibited.
- g. Garage doors shall be carriage style.
- h. Identify secondary material.

4. A waiver is requested to the residential supplemental regulations on architecture to allow front loaded garages without a 2' column between garage doors due to the aging demographic of this neighborhood and potential decreased motor skills/vision quality.

STAFF SUPPORTS DUE TO AGE RESTRICTED DEVELOPMENT.

5. A waiver is requested to allow private streets. These private streets provide front door parking for the alley loaded units that front Old Lebanon Dirt Road and Division Street.

PUBLIC WORKS TO DETERMINE.

Summary: This development will 125 age restricted residential units (Estimated population of 213) to sit between E. Division Street and Old Lebanon Dirt Road. This property does not meet the Future Land Use map, and will require both a Land Use Map amendment for the multi-family and parks/greenway uses, along with an annexation. The waivers listed above are subject to Planning Commission and Board of Commissioners approval.

Recommendation: Staff does not support the Land Use Map amendment as submitted, as it does not follow the Future Land Use Map. Should the Planning Commission make a positive recommendation to the Board of Commissioners for the Land Use Map Amendment, Annexation, Plan of Services, and the Preliminary Master Development Plan PUD Rezone for the Courtyard at McFarland on Old Lebanon Dirt Road, please include the following conditions:

Planning and Zoning:

1. Consider renaming the development as this could cause confusion with the immediate development to the South, McFarland Farms, for Emergency Services.
2. The amenities shall be approved via a separate site plan application to the Planning Department. Amenities shall be completed by 75th Certificate of Occupancy.
3. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Planning Commission.
4. All bulk standards 5-103a, shall be adhered to excepting any waivers granted.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Planning Commission.
6. All requirements of 4-114 A shall be adhered to, excepting any waivers and variances approved by the Planning Commission.
7. All wall mounted utility equipment shall be painted to match the facades.
8. Screen residential HVAC units with landscaping and specify their location on the Final Master Development plan submittal.
9. All building mounted exterior lighting fixtures, shall be decorative.
10. Mail kiosks shall be covered and well lit. Mail retrieval areas shall not count towards improved open space.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Provide decorative street lighting throughout, also provide street light typical at Final Master Development plan. Maintenance and fees shall be the responsibility of the HOA.
14. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide full photometric plan at FMDP.
15. The amenity center shall be completed by the issuance of the 75th Certificate of Occupancy.
16. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative, low maintenance.
17. Provide enhanced landscaping around the wet-pond.
18. Provide a lighted fountain for the wet-pond.

19. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
20. Existing trees can be utilized for perimeter buffer, should they meet the code as such. Supplemental plantings will likely be required.
21. Update the total acreage provided for the R.O.W dedication with the FMDP submittal, if the amount varies from PMDP submittal.
22. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide note, that the cemetery will be maintained by the HOA. Provide details at FMDP submittal.
23. A complete landscape plan will be required at FMDP Submittal.
24. Provide formalized location of trail routing at FMDP Submittal.
25. Provide formalized elevations to include all materials and percentages at FMDP.
26. Explain how individual ownership of the townhome units will be accomplished.
27. No one owner shall own more than two units in the development.
28. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
29. Provide information within the deeds and covenants, if the Park land (7.09 acres) is to be deeded to the City, and will not be part of this developments amenities.
30. Signage to be reviewed via separate application to the Planning Department.

Engineering:

1. The following variances or waivers are being requested:
 - [Sub. 4-103.3] to allow private streets: SUPPORTED
 - [Sub. 4-104.405] to allow stub an access street to an adjacent property: SUPPORTED
 - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: SUPPORTED only on one side of the street. The current plan shows two additional lots on the other side of the street. Staff could support this as long as the driveways align with the properties across the street.
 - [ST-121] Waiver to allow the proposed 54' right-of-way cross section on Road B: SUPPORTED only if the landscaping plans do not include plantings along the back of sidewalk.
2. If wet ponds are used, aeration shall be provided.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
5. Public sewer will not be allowed in private alleys.
6. No onsite grinder systems or step systems will be allowed for this development.
7. In lieu of the required sidewalk within the Division Street ROW, staff requests an 8' private trail within an access easement on the HOA open space along the site.
8. Internal sidewalks must connect. Sidewalk access must be provided continuously from all residences to the amenities.

9. Traffic calming such as offset speed tables or chicanes shall be provided on Road A. The traffic calming devices and locations shall be finalized at FMDP. At least two sets of calming devices will be needed.
10. Staff requests that the open space just south of the ROW dedication on East Division Street be labeled as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the project progresses.
11. The intersection of E. Division Street and Road A occurs in the County-owned section of road. This development shall provide written approval and approved plans from the Wilson County Road Commission at construction drawings.
12. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming. These shall be spaced like the bulb outs provided on Road B.
13. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide to allow continuous pedestrian access with vehicle intrusions such as open doors.
14. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
15. The on-street bump outs shall not include tall landscaping such as shrubs that may block sight-distance.
16. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
17. All right-of-way cross sections shall include a minimum 0.5' buffer between the back of sidewalk and the right-of-way line.
18. All alleys and one-way streets will be private.
19. No parking shall be provided on the alleys.
20. Sidewalks abutting parking shall be at least 7' wide.
21. All driveways and roads shall comply with TDOT's Highway Systems Access Manual.
22. All pedestrian facilities shall comply with ADA and PROWAG standards.
23. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
24. Add the date of initial submittal to the revision block and update for all future submittals.
25. EPSC measures shall not be installed in the buffer.

Fire Marshall:

1. Work with staff to provide Fire Lane no parking signs on the streets.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.
2. Roadway improvements will probably result in water line relocations.

Wilson County Schools:

1. No Comments Provided.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1279
12.B.

Agenda Date: 6/23/2025

Agenda #:

Title:

A RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE IMPLEMENTATION OF SAFETY IMPROVEMENTS ON VARIOUS ROADWAYS THAT WERE IDENTIFIED IN THE CITY OF MT. JULIET'S SAFETY ACTION PLAN FOR THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) SAFE STREETS FOR ALL (SS4A) PROGRAM GRANT CYCLE

RESOLUTION __-2025

RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE IMPLEMENTATION OF SAFETY IMPROVEMENTS ON VARIOUS ROADWAYS THAT WERE IDENTIFIED IN THE CITY OF MT. JULIET'S SAFETY ACTION PLAN FOR THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) SAFE STREETS FOR ALL (SS4A) PROGRAM GRANT CYCLE

WHEREAS, the City of Mt. Juliet seeks to improve roadway safety within the City; and

WHEREAS, a grant was awarded to Mt. Juliet for the development of a data-driven Safety Action Plan with a goal of reducing roadway fatalities and serious injuries; and

WHEREAS, now that the Safety Action Plan has been adopted, the City would like to pursue grant funding to implement various safety improvements on Sunset Drive, Providence Trail, W. Division Street, Curd Road, and Nonaville Road.

WHEREAS, this implementation grant application is being submitted for FHWA's Safe Streets For All grant cycle.

WHEREAS, the grant application being submitted is requesting \$5,128,320 in federal dollars with a required local match of \$1,282,080.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The Board of Commissioners support the grant application for the implementation of safety improvements and support the local match requirement for FHWA's upcoming SS4A grant cycle.

BE IT FURTHER RESOLVED

Section 2. In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 3. If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

Section 4. This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Lockett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

RESOLUTION __-2025

RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE IMPLEMENTATION OF SAFETY IMPROVEMENTS ON VARIOUS ROADWAYS THAT WERE IDENTIFIED IN THE CITY OF MT. JULIET'S SAFETY ACTION PLAN FOR THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) SAFE STREETS FOR ALL (SS4A) PROGRAM GRANT CYCLE

Executive Summary

The projects: Implementation of various safety improvements on Sunset Drive, Providence Trail, W. Division Street, Curd Road, and Nonaville Road. See the attached project sheets for the list of safety improvements for each roadway segment.

Funding: FHWA's SS4A grant covers 80% of the design and construction costs, with 20% being the City's match. Therefore, the grant would cover \$5,128,320 with Federal funding and the City's match would be \$1,282,080.

Official act: This resolution is to provide formal support for the grant application and the local match required.



Sunset Drive/Circle

from Lebanon Road to Lebanon Road **(FIRST PHASE FROM LEBANON ROAD TO SUNSET CIRCLE)**

RECOMMENDED COUNTERMEASURES



			ID	Countermeasure	Cost	Schedule	Project Readiness
YES	●	●	7.1	Install/Extend Guardrail	\$\$	Long-Term	● ●
YES	●	●	7.2	Widen Lanes & Pave 2' Shoulders	\$\$\$\$	Long-Term	● ●
NO		●	7.3	Install Advance Warning Signage for Single-Lane Bridge	\$	Short-Term	●
YES	●	●	7.4	Install Combination Centerline / Edge line Rumble Strips	\$\$	Short-Term	Ready
NO		●	7.5	Realign Intersection to Correct Skew	\$\$\$\$	Long-Term	● ●

\$ - 0 to 50,000; \$\$ - 50,001 to 100,000; \$\$\$ - 100,001 to 500,000; \$\$\$\$ - Over 500,000

● FHWA Proven Safety Countermeasure

● Crash Modification Factors Countermeasure

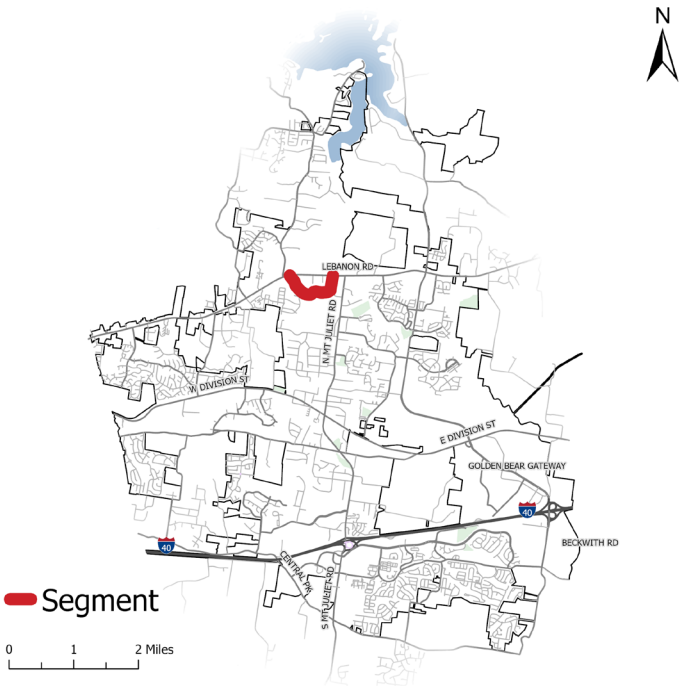
● Vulnerable Road User Related Countermeasure

● Requires ROW Acquisition

● Requires Utility Relocation

Benefit Summary

- Enhanced signage, striping, and rumble strips can collectively reduce the risk of crashes at stop-controlled intersections. These low-cost countermeasures provide a significant safety return on investment, improving safety without the need for expensive infrastructure modifications.
- Realignment can provide more space for turning lanes and improve the geometry of the intersection, making it safer and easier for vehicles to turn. By adjusting the angles at which roads intersect, realignment can reduce the number of conflict points where vehicles paths cross. This decreases the potential for crashes.
- Guardrails are designed to absorb and dissipate the energy of a crash, reducing the impact force on the vehicle and its occupants. This can significantly lower the risk of serious injuries or fatalities.
- Wider shoulders provide an increased recovery area for errant vehicles and offer a safer space for non-motorized roadway users.



Sunset Drive/Circle

from Lebanon Road to Lebanon Road

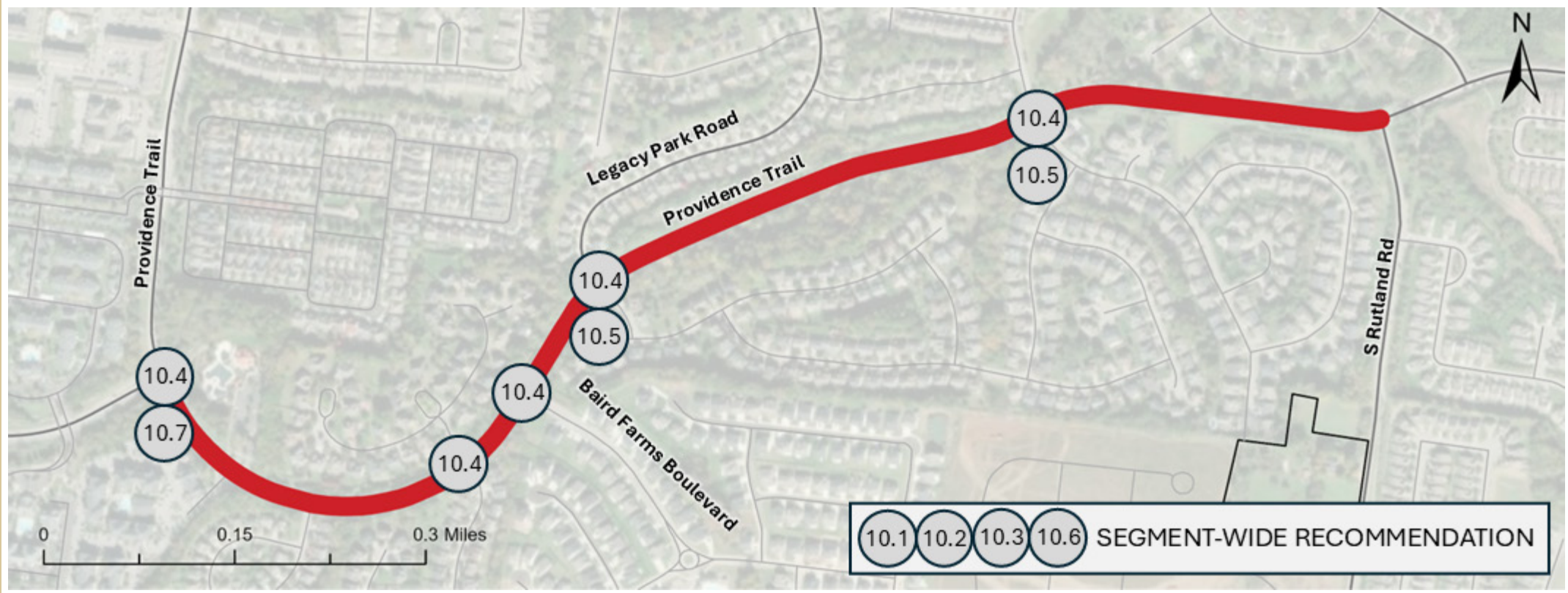
DISCLAIMER
23 United States Code Section 407 - Discovery and admission as evidence of certain reports and surveys
Notwithstanding any other provision of law, reports, surveys, schedules, lists, or data compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential accident sites, hazardous roadway conditions, or railway-highway crossings, pursuant to sections 130, 144, and 148 of this title or for the purpose of developing any highway safety construction improvement project which may be implemented utilizing Federal-aid highway funds shall not be subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data



Providence Trail

from Providence Parkway to S Rutland Road

RECOMMENDED COUNTERMEASURES



	ID	Countermeasure	Cost	Schedule	Project Readiness
YES	10.1	Install Combination Centerline / Edge line Rumble Strips	\$\$	Short-Term	Ready
YES	10.2	Install Raised Pavement Markings in Advance of Intersections	\$	Short-Term	Ready
YES	10.3	Implement Various Speed Reducing Countermeasures	\$\$	Short-Term	Ready
YES	10.4	Install Rectangular Rapid Flashing Beacons (RRFBs)	\$	Short-Term	Ready
YES	10.5	Upgrade Striping & Signage at Minor Street Approaches	\$	Short-Term	Ready
NO	10.6	Install Raised Medians between Opposing Travel Lanes	\$\$	Short-Term	Yellow, Red
NO	10.7	Install Roundabout	\$\$\$\$	Long-Term	Yellow, Red

\$ - 0 to 50,000; \$\$ - 50,001 to 100,000; \$\$\$ - 100,001 to 500,000; \$\$\$\$ - Over 500,000

FHWA Proven Safety Countermeasure

Crash Modification Factors Countermeasure

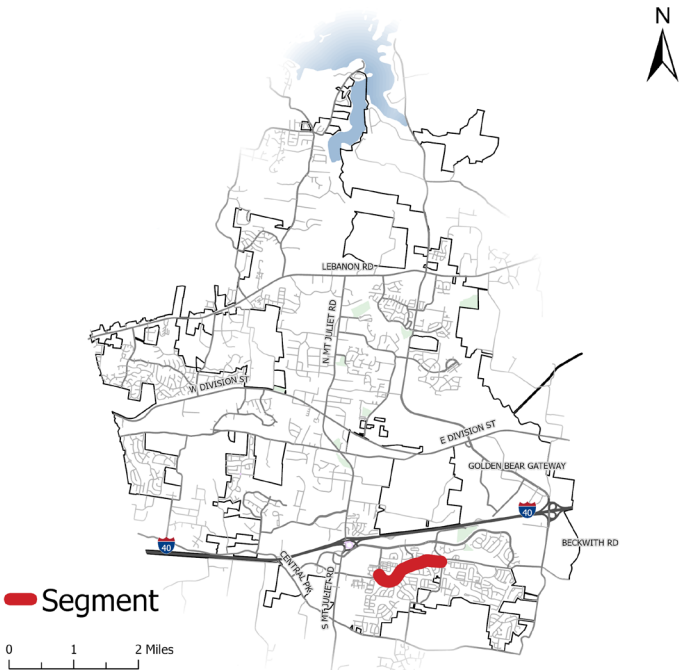
Vulnerable Road User Related Countermeasure

Requires ROW Acquisition

Requires Utility Relocation

Benefit Summary

- Raised medians provide a safe refuge for pedestrians crossing the road, allowing them to focus on one direction of traffic at a time. This reduces the complexity of crossing and enhances pedestrian safety. Medians help streamline traffic flow by limiting left-turn movements to designated locations, reducing congestion and the likelihood of rear-end collisions.
- Slower speeds reduce the impact force in the event of a crash, leading to fewer severe injuries and fatalities. This is particularly important for vulnerable road users like pedestrians and cyclists.
- RPMs provide continuous lane guidance, which is particularly useful in navigating curves and complex intersections. The reflective properties of RPMs make them highly visible at night, reducing the risk of accidents by guiding drivers safely along the road.
- Enhanced signage, striping, and rumble strips can collectively reduce the risk of crashes at stop-controlled intersections. These low-cost countermeasures provide a significant safety return on investment, improving safety without the need for expensive infrastructure modifications.

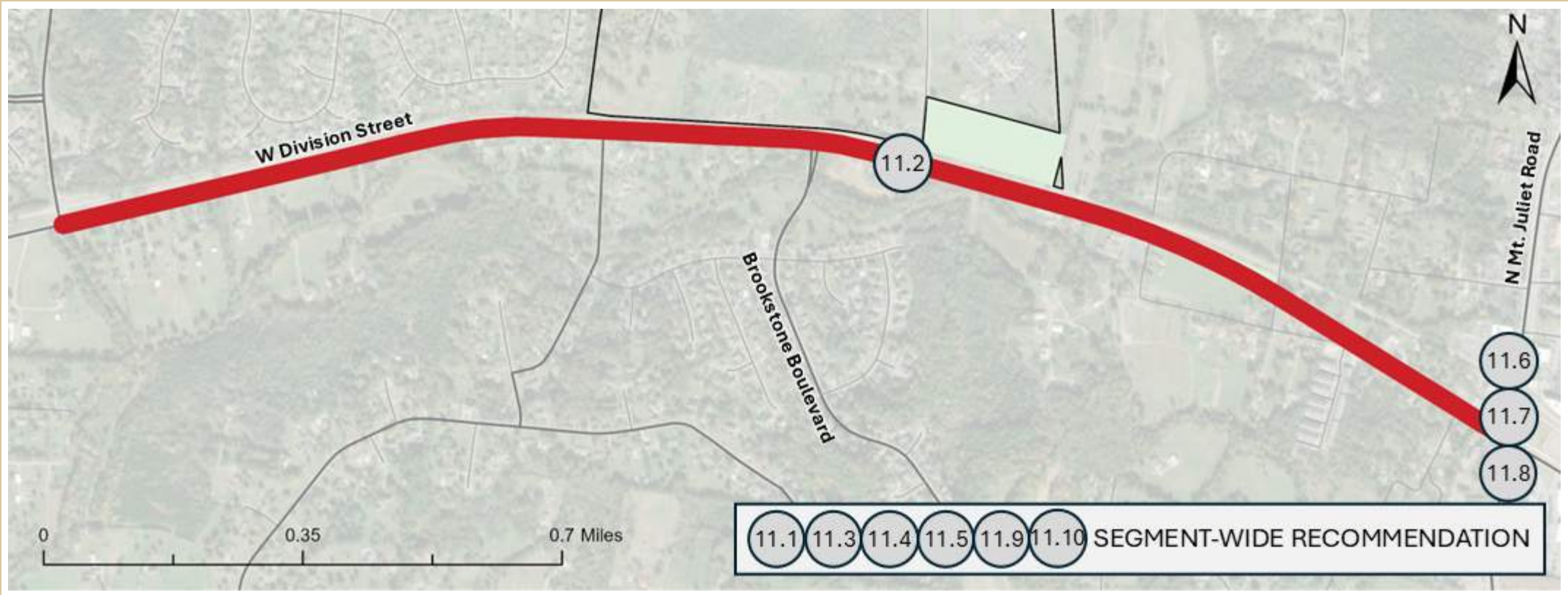




W Division Street

from S Greenhill Road to N Mt. Juliet Road

RECOMMENDED COUNTERMEASURES



			ID	Countermeasure	Cost	Schedule	Project Readiness
YES	●	●	11.1	Install/Extend Guardrail	\$\$	Short-Term	● ●
NO		●	11.2	Consider ICE Study for Intersection Alteration	\$\$	Short-Term	● ●
NO	●	●	11.3	Widen Lanes & Pave 2' Shoulder	\$\$\$	Long-Term	● ●
YES	●		11.4	Install Combination Centerline / Edge line Rumble Strips	\$\$	Short-Term	Ready
NO		●	11.5	Upgrade to Retroreflective Signage and Pavement Markings	\$	Short-Term	Ready
NO		●	11.6	Install Flashing Yellow Arrows (FYAs)	\$\$	Short-Term	Ready
NO		●	11.7	Optimize Crosswalk Lenth's / Alignments	\$\$	Short-Term	Ready
NO	●	●	11.8	Improve Lighting	\$\$	Short-Term	Ready
NO	●	●	11.9	Install a Two-Way Left-Turn Lane (TWLTL)	\$\$\$\$	Long-Term	● ●
YES	●		11.10	Install Raised Pavement Markers (RPMs)	\$	Short-Term	Ready

\$ - 0 to 50,000; \$\$ - 50,001 to 100,000; \$\$\$ - 100,001 to 500,000; \$\$\$\$ - Over 500,000

●

FHWA Proven Safety Countermeasure

●

Crash Modification Factors Countermeasure

●

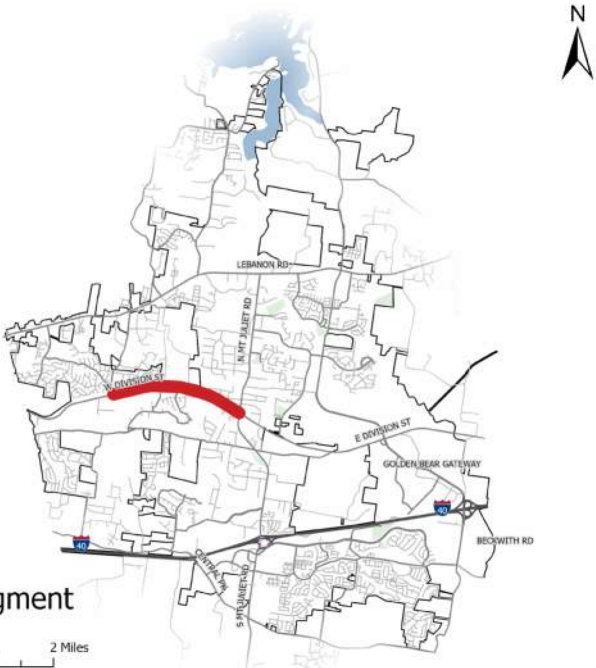
Vulnerable Road User Related Countermeasure

●

Requires ROW Acquisition

●

Requires Utility Relocation



W Division Street

from S Greenhill Road to N Mt. Juliet Road

Benefit Summary

- Enhanced signage, striping, and rumble strips can collectively reduce the risk of crashes at stop-controlled intersections. These low-cost countermeasures provide a significant safety return on investment, improving safety without the need for expensive infrastructure modifications.
- Improved lighting helps drivers see the road and its surroundings more clearly, reducing the likelihood of accidents caused by poor visibility. Adequate lighting at pedestrian crossings and intersections increases the visibility of pedestrians, reducing the risk of pedestrian-related accidents.
- Guardrails help prevent vehicles from leaving the roadway, which can reduce the severity of crashes by preventing vehicles from hitting fixed objects or rolling over.
- By evaluating different intersection control options, ICE helps identify solutions that can reduce crash rates and improve overall safety for all road users, including pedestrians, cyclists, and drivers.
- Wider shoulders provide an increased recovery area for errant vehicles and offer a safer space for non-motorized roadway users.

DISCLAIMER
23 United States Code Section 407 - Discovery and admission as evidence of certain reports and surveys
Notwithstanding any other provision of law, reports, surveys, schedules, lists, or data compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential accident sites, hazardous roadway conditions, or railway-highway crossings, pursuant to sections 130, 144, and 148 of this title or for the purpose of developing any highway safety construction improvement project which may be implemented utilizing Federal-aid highway funds shall not be subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data



Curd Road

from Lebanon Road to Golden Bear Gateway

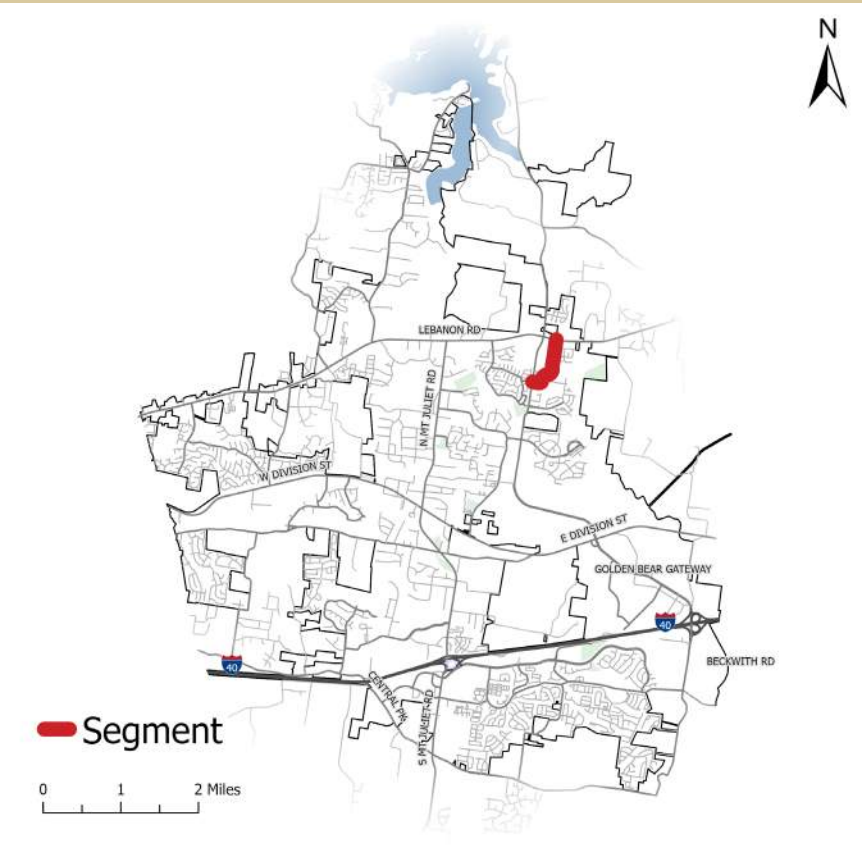
				ID	Countermeasure	Cost	Schedule	Project Readiness	
NO	●	●	●	12.1	Widen Shoulder	\$\$\$	Long-Term	●	●
YES	●	●		12.2	Install Curve Feedback Warning Signs	\$\$	Short-Term	●	
YES	●	●		12.3	Install Combination Centerline / Edge line Rumble Strips	\$\$	Short-Term	Ready	
YES	●	●		12.4	Upgrade Guardrail and Extend Guardrail Lengths at Bridges/Culverts	\$\$	Short-Term	●	●
NO		●	●	12.5	Conduct ICE Study for Intersection Geomerty	\$\$	Short-Term	●	●
NO	●	●		12.6	Implement Various Speed Reducing Countermeasures	\$\$	Short-Term	Ready	
NO	●	●		12.7	Install Advanced Warning Signage Ahead of Intersection	\$	Short-Term	Ready	
NO		●		12.8	Evaluate Left-Turn Lane Warrant for Westbound Approach	\$	Short-Term	Ready	
NO		●		12.9	Correct Horizontal & Vertical Geometry of Roadway	\$\$\$\$	Long-Term	●	●

\$ - 0 to 50,000; \$\$ - 50,001 to 100,000; \$\$\$ - 100,001 to 500,000; \$\$\$\$ - Over 500,000

- FHWA Proven Safety Countermeasure
- Crash Modification Factors Countermeasure
- Vulnerable Road User Related Countermeasure
- Requires ROW Acquisition
- Requires Utility Relocation

Benefit Summary

- Wider shoulders provide an increased recovery area for errant vehicles and offer a safer space for non-motorized roadway users.
- Speed-reducing countermeasures make it clear to drivers that lower speeds are expected and required. Safer speeds have been shown to lead to lower crash severity, increased driver reaction time, enhanced pedestrian and cyclist safety, and environmental benefits.
- By evaluating different intersection control options, ICE helps identify solutions that can reduce crash rates and improve overall safety for all road users, including pedestrians, cyclists, and drivers.
- Guardrails are designed to absorb and dissipate the energy of a crash, reducing the impact force on the vehicle and its occupants. This can significantly lower the risk of serious injuries or fatalities.
- Enhanced signage, striping, and rumble strips can collectively reduce the risk of crashes at stop-controlled intersections. These low-cost countermeasures provide a significant safety return on investment, improving safety without the need for expensive infrastructure modifications.



RECOMMENDED COUNTERMEASURES





W Division Street

from Chandler Road to S Greenhill Road

RECOMMENDED COUNTERMEASURES



				ID	Countermeasure	Cost	Schedule	Project Readiness
NO	●	●	●	13.1	Widen Shoulders	\$\$\$	Long-Term	● ●
NO	●	●		13.2	Implement Various Speed Reducing Countermeasures	\$\$	Short-Term	Ready
YES	●	●		13.3	Install Combination Centerline / Edge line Rumble Strips	\$\$	Short-Term	Ready
YES	●	●		13.4	Install/Extend Guardrail	\$\$	Short-Term	● ●
NO		●		13.5	Clear and Grub to Optimize Driver Sight Distance (15 ft Both Sides of Road)	\$	Short-Term	●
YES	●	●		13.6	Install Curve Feedback Signage	\$	Short-Term	Ready
NO	●	●	●	13.7	Extend Town Center Greenway to Mt. Juliet Elementary	\$\$\$	Long-Term	● ●
YES	●	●	●	13.8	Install Pedestrian Hybrid Beacons (PHBs) for Multi-Use Connection	\$\$\$	Mid-Term	● ●

\$ - 0 to 50,000; \$\$ - 50,001 to 100,000; \$\$\$ - 100,001 to 500,000; \$\$\$\$ - Over 500,000

●

FHWA Proven Safety Countermeasure

●

Crash Modification Factors Countermeasure

●

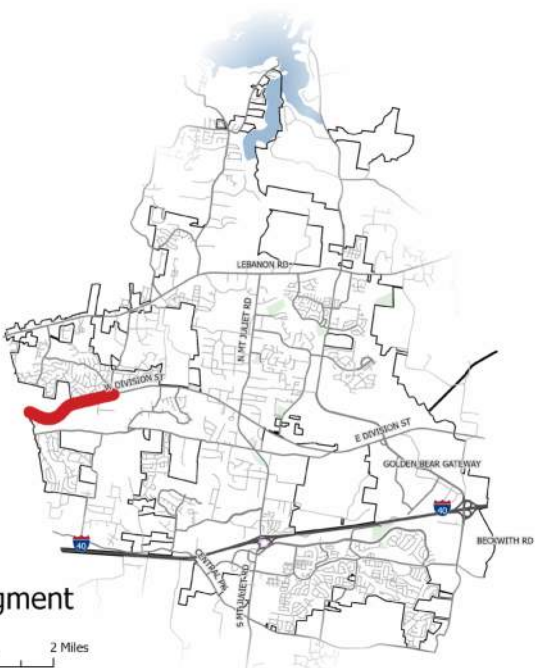
Vulnerable Road User Related Countermeasure

●

Requires ROW Acquisition

●

Requires Utility Relocation



W Division Street

from Chandler Road to S Greenhill Road

- Speed-reducing countermeasures make it clear to drivers that lower speeds are expected and required. Safer speeds have been shown to lead to lower crash severity, increased driver reaction time, enhanced pedestrian and cyclist safety, and environmental benefits.
- Guardrails help prevent vehicles from leaving the roadway, which can reduce the severity of crashes by preventing vehicles from hitting fixed objects or rolling over.
- Backplates with retroreflective borders increase the conspicuity of traffic signal heads, especially under low-light conditions. They also help drivers quickly and easily identify traffic signals in the presence of visual clutter. This enhanced visibility and recognition can lead to a reduction in rear-end and angle crashes at signalized intersections.
- FYAs help reduce the frequency of left-turn crashes, particularly those involving collisions between left-turning vehicles and oncoming traffic. Studies have shown a significant decrease in these types of crashes after implementing FYAs.
- Wider shoulders provide an increased recovery area for errant vehicles and offer a safer space for non-motorized roadway users.

DISCLAIMER
23 United States Code Section 407 - Discovery and admission as evidence of certain reports and surveys
Notwithstanding any other provision of law, reports, surveys, schedules, lists, or data compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential accident sites, hazardous roadway conditions, or railway-highway crossings, pursuant to sections 130, 144, and 148 of this title or for the purpose of developing any highway safety construction improvement project which may be implemented utilizing Federal-aid highway funds shall not be subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data



Nonaville Road

from Sports Road to Lebanon Road

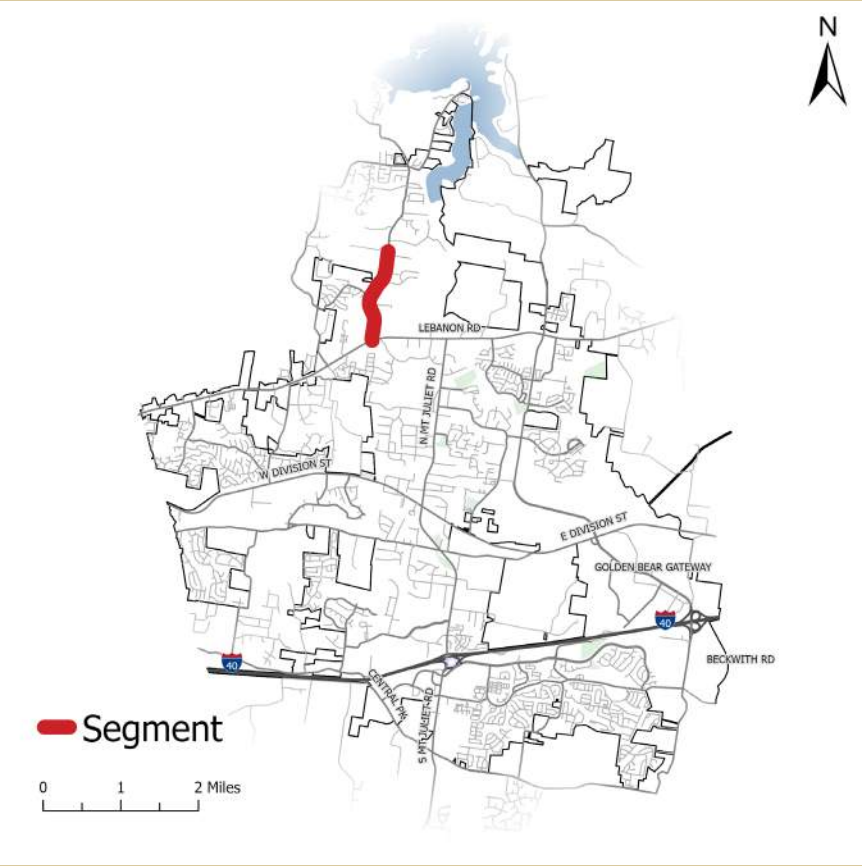
				ID	Countermeasure	Cost	Schedule	Project Readiness
NO	●	●	●	18.1	Install Median (Install Left-Turn Lanes as Necessary)	\$\$\$	Long-Term	Ready
NO		●		18.2	Upgrade Signage and Pavement Marking	\$	Short-Term	Ready
YES	●	●		18.3	Upgrade Guardrail and Extend Guardrail Lengths at Bridges/Culverts	\$\$	Short-Term	● ●
NO	●	●	●	18.4	Implement Various Red-Light Running Countermeasures	\$	Short-Term	Ready
NO	●	●	●	18.5	Optimize Signal Timings & Coordination Plans	\$\$	Short-Term	Ready
NO	●	●	●	18.6	Evaluate Yellow Clearance Intervals	\$\$	Short-Term	Ready
YES	●	●		18.7	Install Raised Pavement Markers (RPMs)	\$\$	Short-Term	Ready
NO	●	●	●	18.8	Improve Lighting	\$\$	Short-Term	●
YES	●	●		18.9	Install Combination Centerline / Edge line Rumble Strips	\$\$	Short-Term	Ready

\$ - 0 to 50,000; \$\$ - 50,001 to 100,000; \$\$\$ - 100,001 to 500,000; \$\$\$\$ - Over 500,000

- FHWA Proven Safety Countermeasure
- Crash Modification Factors Countermeasure
- Vulnerable Road User Related Countermeasure
- Requires ROW Acquisition
- Requires Utility Relocation

Benefit Summary

- Wider shoulders provide an increased recovery area for errant vehicles and offer a safer space for non-motorized roadway users.
- Properly timed signals reduce the likelihood of vehicles entering intersections simultaneously, thereby decreasing the risk of collisions.
- Shorter crosswalks reduce the time pedestrians spend in the roadway, minimizing their exposure to vehicular traffic and decreasing the likelihood of accidents.
- Guardrails are designed to absorb and dissipate the energy of a crash, reducing the impact force on the vehicle and its occupants. This can significantly lower the risk of serious injuries or fatalities.
- FYAs help reduce the frequency of left-turn crashes, particularly those involving collisions between left-turning vehicles and oncoming traffic. Studies have shown a significant decrease in these types of crashes after implementing FYAs.
- Medians can prevent left-turn and head-on crashes by separating opposing traffic flows. They also facilitate better access management by controlling where vehicles can turn, thereby reducing unpredictable movements that can lead to crashes.



RECOMMENDED COUNTERMEASURES



Nonaville Road
from Sports Road to Lebanon Road

DISCLAIMER
23 United States Code Section 407 - Discovery and admission as evidence of certain reports and surveys
Notwithstanding any other provision of law, reports, surveys, schedules, lists, or data compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential accident sites, hazardous roadway conditions, or railway-highway crossings, pursuant to sections 130, 144, and 148 of this title or for the purpose of developing any highway safety construction improvement project which may be implemented utilizing Federal-aid highway funds shall not be subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data

Mt. Juliet, TN - Supplemental Estimated Budget				
Itemized Estimated Costs of the (A) Supplemental Action Plan Activities - N/A				
Itemized Estimated Costs of the (B) Planning, Design, and Development Activities				
Activities	SS4A Federal Request	SS4A Non-Federal Match	Total SS4A Project Cost	Other Federal Funds (if applicable)
Planning, Design, and Development - Sunset Drive/Circle	\$ 1,258,400.00	\$ 314,600.00	\$ 1,573,000.00	\$ -
Administrative Expenses	\$ 145,600.00	\$ 36,400.00	\$ 182,000.00	\$ -
Architectural and Engineering Fees	\$ 292,000.00	\$ 73,000.00	\$ 365,000.00	\$ -
Project Inspection fees	\$ 364,800.00	\$ 91,200.00	\$ 456,000.00	\$ -
Contingency	\$ 456,000.00	\$ 114,000.00	\$ 570,000.00	\$ -
Planning, Design, and Development - Providence Trail	\$ 192,160.00	\$ 48,040.00	\$ 240,200.00	\$ -
Administrative Expenses	\$ 19,760.00	\$ 4,940.00	\$ 24,700.00	\$ -
Architectural and Engineering Fees	\$ 43,680.00	\$ 10,920.00	\$ 54,600.00	\$ -
Project Inspection fees	\$ 54,560.00	\$ 13,640.00	\$ 68,200.00	\$ -
Contingency	\$ 74,160.00	\$ 18,540.00	\$ 92,700.00	\$ -
Planning, Design, and Development - West Division Street	\$ 190,480.00	\$ 47,620.00	\$ 238,100.00	\$ -
Administrative Expenses	\$ 19,680.00	\$ 4,920.00	\$ 24,600.00	\$ -
Architectural and Engineering Fees	\$ 41,840.00	\$ 10,460.00	\$ 52,300.00	\$ -
Project Inspection fees	\$ 52,320.00	\$ 13,080.00	\$ 65,400.00	\$ -
Contingency	\$ 76,640.00	\$ 19,160.00	\$ 95,800.00	\$ -
Planning, Design, and Development - Curd Road	\$ 141,600.00	\$ 35,400.00	\$ 177,000.00	\$ -
Administrative Expenses	\$ 14,640.00	\$ 3,660.00	\$ 18,300.00	\$ -
Architectural and Engineering Fees	\$ 31,120.00	\$ 7,780.00	\$ 38,900.00	\$ -
Project Inspection fees	\$ 38,880.00	\$ 9,720.00	\$ 48,600.00	\$ -
Contingency	\$ 56,960.00	\$ 14,240.00	\$ 71,200.00	\$ -
Planning, Design, and Development - West Division Street 2	\$ 108,560.00	\$ 27,140.00	\$ 135,700.00	\$ -
Administrative Expenses	\$ 11,200.00	\$ 2,800.00	\$ 14,000.00	\$ -
Architectural and Engineering Fees	\$ 23,840.00	\$ 5,960.00	\$ 29,800.00	\$ -
Project Inspection fees	\$ 29,840.00	\$ 7,460.00	\$ 37,300.00	\$ -
Contingency	\$ 43,680.00	\$ 10,920.00	\$ 54,600.00	\$ -

Planning, Design, and Development - Nonaville Road	\$ 74,080.00	\$ 18,520.00	\$ 92,600.00	\$ -
Administrative Expenses	\$ 10,560.00	\$ 2,640.00	\$ 13,200.00	\$ -
Architectural and Engineering Fees	\$ 15,600.00	\$ 3,900.00	\$ 19,500.00	\$ -
Project Inspection fees	\$ 19,440.00	\$ 4,860.00	\$ 24,300.00	\$ -
Contingency	\$ 28,480.00	\$ 7,120.00	\$ 35,600.00	\$ -
Subtotal Budget for (B) Conducting Planning, Design, and Development Activities	\$ 1,965,280.00	\$ 491,320.00	\$ 2,456,600.00	\$ -
Itemized Estimated Costs of the (C) Proposed Projects and Strategies				
Activities	SS4A Federal Request	SS4A Non-Federal Match	Total SS4A Project Cost	Other Federal Funds (if applicable)
Implementation - Sunset Drive/Circle	\$ 2,020,160.00	\$ 505,040.00	\$ 2,525,200.00	\$ -
Proposed Improvements	\$ 1,686,560.00	\$ 421,640.00	\$ 2,108,200.00	\$ -
Mobilization	\$ 219,200.00	\$ 54,800.00	\$ 274,000.00	\$ -
Maintenance of Traffic	\$ 114,400.00	\$ 28,600.00	\$ 143,000.00	\$ -
Implementation - Providence Trail	\$ 269,920.00	\$ 67,480.00	\$ 337,400.00	\$ -
Proposed Improvements	\$ 197,760.00	\$ 49,440.00	\$ 247,200.00	\$ -
Mobilization	\$ 29,680.00	\$ 7,420.00	\$ 37,100.00	\$ -
Maintenance of Traffic	\$ 42,480.00	\$ 10,620.00	\$ 53,100.00	\$ -
Implementation - West Division Street	\$ 450,720.00	\$ 112,680.00	\$ 563,400.00	\$ -
Proposed Improvements	\$ 394,800.00	\$ 98,700.00	\$ 493,500.00	\$ -
Mobilization	\$ 39,280.00	\$ 9,820.00	\$ 49,100.00	\$ -
Maintenance of Traffic	\$ 16,640.00	\$ 4,160.00	\$ 20,800.00	\$ -
Implementation - Curd Road	\$ 187,680.00	\$ 46,920.00	\$ 234,600.00	\$ -
Proposed Improvements	\$ 146,080.00	\$ 36,520.00	\$ 182,600.00	\$ -
Mobilization	\$ 29,200.00	\$ 7,300.00	\$ 36,500.00	\$ -
Maintenance of Traffic	\$ 12,400.00	\$ 3,100.00	\$ 15,500.00	\$ -
Implementation - West Division Street 2	\$ 143,920.00	\$ 35,980.00	\$ 179,900.00	\$ -
Proposed Improvements	\$ 112,000.00	\$ 28,000.00	\$ 140,000.00	\$ -
Mobilization	\$ 22,400.00	\$ 5,600.00	\$ 28,000.00	\$ -
Maintenance of Traffic	\$ 9,520.00	\$ 2,380.00	\$ 11,900.00	\$ -
Implementation - Nonaville Road	\$ 90,640.00	\$ 22,660.00	\$ 113,300.00	\$ -
Proposed Improvements	\$ 70,320.00	\$ 17,580.00	\$ 87,900.00	\$ -

<i>Mobilization</i>	\$ 14,080.00	\$ 3,520.00	\$ 17,600.00	\$ -
<i>Maintenance of Traffic</i>	\$ 6,240.00	\$ 1,560.00	\$ 7,800.00	\$ -
Subtotal Budget for (C) Carrying Out Projects and Strategies	\$ 3,163,040.00	\$ 790,760.00	\$ 3,953,800.00	\$ -
Total Budget for Activities (A), (B), and (C)	\$ 5,128,320.00	\$ 1,282,080.00	\$ 6,410,400.00	\$ -



Mt. Juliet, Tennessee

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

Staff Report

File #: 1281
12.C.

Agenda Date: 6/23/2025

Agenda #:

Title:

A RESOLUTION OF THE CITY OF MT. JULIET BOARD OF COMMISSIONERS STATING ITS INTENT TO PLACE A \$14 MILLION BOND REFERENDUM BEFORE THE VOTERS FOR THE PURPOSE OF CONSTRUCTING AN AQUATIC CENTER

RESOLUTION NO. __-2025

**A RESOLUTION OF THE CITY OF MT. JULIET BOARD OF COMMISSIONERS STATING ITS
INTENT TO PLACE A \$14 MILLION BOND REFERENDUM BEFORE THE VOTERS FOR THE
PURPOSE OF CONSTRUCTING AN AQUATIC CENTER**

WHEREAS, the original concept presented to the public proposed a \$11 million project which included additional amenities such as two Olympic-size pools and community spaces; and

WHEREAS, the current estimate for the aquatic center alone has increased to \$14 million and does not include many of the originally proposed enhancements; and

WHEREAS, while revenues from the City's hotel/motel occupancy tax may be sufficient to fund the debt service on the bond, such revenues are not guaranteed and are subject to economic fluctuations and tourism patterns; and

WHEREAS, operational and personnel costs associated with running an aquatic facility cannot legally be paid using hotel/motel tax revenues, and must instead come from the City's General Fund, potentially placing additional financial pressure on City resources and may contribute to the need for a future property tax increase; and

WHEREAS, the City of Mt. Juliet does not have unlimited debt capacity, and each bond issuance must be carefully weighed against future infrastructure needs, public safety investments, and financial obligations; and

WHEREAS, the City intends to consult with bond counsel to ensure all legal procedures, ballot language, and financial disclosures related to the referendum and bond issuance comply with state law and best practices; and

WHEREAS, the Board of Commissioners believes that such a significant financial commitment warrants public input and oversight.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MT. JULIET BOARD OF COMMISSIONERS AS FOLLOWS:

Section 1. If the Board of Commissioners elects to pursue the \$14 million general obligation bond, it is the Board's intent to place the proposal on the ballot for voter consideration at the August 2026 election.

Section 2. The Board affirms that final authorization to issue the bond shall be contingent upon approval by a majority of Mt. Juliet voters during the August 2026 election.

BE IT FURTHER RESOLVED

Section 3. In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

Section 4. If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

Section 5. This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Sheila S. Luckett, MMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1282
12.D.

Agenda Date: 6/23/2025

Agenda #:

Title:

A RESOLUTION TO AUTHORIZE AND APPROPRIATE FUNDS FOR AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 8-36-212.

Tennessee Consolidated Retirement System

A RESOLUTION to authorize and appropriate funds for an actuarial study of the cost associated with a hazardous duty supplemental benefit pursuant to Tennessee Code Annotated, Section 8-36-212.

WHEREAS, Tennessee Code Annotated, Section 8-36-212 (the “Act”) allows participating political subdivisions to establish a hazardous duty supplemental benefit, in addition to the member’s retirement allowance, for all its eligible public safety officers, as defined in the Act; and

WHEREAS, said Act provides that political subdivisions may establish a hazardous duty supplemental benefit for employees who meet the eligibility requirements in the Act; and

WHEREAS, prior to the establishment of this supplemental benefit, the Act requires a resolution by the political subdivision’s chief governing body authorizing and agreeing to pay for the cost of an actuarial study to determine the liability associated with the establishment of this supplemental benefit;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the City of Mt. Juliet, Tennessee
(Name of Governing Body) (Name of Political Subdivision)

hereby authorizes and appropriates funds for an actuarial study of the liability associated with authorization of the provisions of the Act.

STATE OF TENNESSEE

COUNTY OF WILSON

I, _____, clerk of the Board of Commissioners of the City of Mt. Juliet, Tennessee
(Name of Governing Body) (Name of Political Subdivision)

do hereby certify that this is a true and exact copy of the foregoing resolution that was approved

and adopted at a meeting held on the _____ day of _____, 2025, the original

of which is on file in this office. I further certify that _____ members voted in favor of the resolution

and that _____ members were present and voting.

IN WITNESS THEREOF, I have hereunto set my hand, and the seal of the City of Mt. Juliet.
(Name of Political Subdivision)

As Clerk of the Board, as aforesaid

SEAL

Executive Summary

Resolution 39-2025, passed April 28, 2025, previously approved the Hazardous Duty Study. However, the Tennessee Consolidated Retirement System (TCRS) requires a separate, State approved resolution to further support the Hazardous Duty study. Although, Resolution 39-2025 effectively conveys the same intent, this resolution is being brought before the Board to meet the State's requirement.

RESOLUTION 39 - 2025

A RESOLUTION AUTHORIZING AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT

WHEREAS, the State established in Tennessee Code Annotated (TCA), Section 8-36-212, a hazardous duty supplemental benefit, in addition to the member's retirement allowance, for all its eligible public safety officers in participating political subdivisions; and

WHEREAS, the Board of Commissioners desires to determine the cost of adding this benefit for eligible city public safety officers as defined by the TCA; and

WHEREAS, the city is required to pass a resolution authorizing the study and agreeing to pay for the associated cost of the actuarial study; and

WHEREAS, the Board of Commissioners authorizes payment using currently budgeted contractual services funds in the City Manager's budget line item 200 estimated to be \$400.

NOW, THEREFORE, BE IT RESOLVED, that the City of Mt. Juliet Board of Commissioners, Wilson County Tennessee as follows:

Section 1. The Board of Commissioners authorizes the actuarial study to determine the liability associated with the hazardous duty supplemental benefit offered under Tennessee Code Annotated, Section 8-36-212.


Section 2. The Board authorizes the Finance Director to expend the funds necessary to pay for the cost of the study which is estimated to be \$400.

Section 3. In the event of conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.


Section 4. If any section, clause, provision, or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of the resolution.

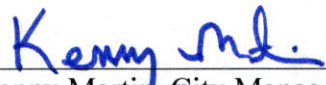
This Resolution shall take effect at the earliest date allowed by law, the public welfare requiring it.

PASSED: 4/28/2025


James Maness, Mayor

ATTEST:


Sheila S. Luckett, MMC
City Recorder


Kenny Martin, City Manager

APPROVED AS TO FORM


Samantha A. Burnett
City Attorney



Municipal Technical Advisory Service
INSTITUTE for PUBLIC SERVICE

TCRS Hazardous Duty Supplemental Retirement Benefit

Public Chapter No. 919

Steven Cross, MTAS Fire Management Consultant
David Moore, MTAS Police Management Consultant
Donald Pannell, MTAS Fire Management Consultant
Jeff Stiles, MTAS Police Management Consultant

September 2024



Table of Contents

Introduction	3
Summary	3
Act Definitions	4
How is the Hazardous Duty Supplement Benefit Calculated.....	4
Service Retirement Allowance	4
Early Service Retirement Allowance	5
Alternate Defined Benefit Plan or Hybrid Plans	5
Funding the Hazardous Duty Supplement Benefit.....	5
Lump Sum Payment	5
Employer Contribution Rate Increase.....	6
Amortization.....	6
Eligibility for the Hazardous Duty Supplement Benefit.....	6
Retirement Eligibility	7
Political Subdivision Eligibility.....	7
Additional Provisions of the Act.....	8
Implementation Date	9
Conclusion.....	9
Questions or Assistance	10
Additional Resources.....	11

Introduction

In 2024, the Tennessee General Assembly took a significant step in addressing the unique challenges faced by Tennessee's public safety officers who are part of the Tennessee Consolidated Retirement System (TCRS) by unanimously passing House Bill 2683, now codified as Public Chapter 919. This legislation marks a pivotal moment in the state's approach to the retirement benefits of its law enforcement officers, firefighters, and correctional officers; individuals who dedicate their careers to protecting public safety and maintaining order. Recognizing the inherent risks and responsibilities associated with these roles, the General Assembly introduced the "hazardous duty supplemental benefit," a new optional provision designed to offer enhanced financial security to those who retire after years of service in these demanding and often dangerous public safety positions.



Public Chapter 919 is not just a routine amendment to the retirement system; it represents both a deliberate and thoughtful effort to acknowledge the sacrifices made by public safety officers. By implementing this law, Tennessee joins a growing number of states that are reevaluating the retirement benefits offered to public safety individuals serving in high-risk professions. This enhancement ensures that public safety employees' retirement compensation reflects the hazardous nature of their duties.

Summary

The Act was passed unanimously in the Tennessee State House of Representatives (92-0 vote) and the Tennessee State Senate (31-0 vote). The hazardous duty supplemental benefit introduced by this law provides a financial boost to specific eligible retirees, supplementing their standard retirement budget. These additional retirement funds are calculated based on their years of service and final compensation.

This benefit is particularly significant for public safety officers, whose careers are often marked by physical and psychological demands that can accelerate their departure from active service compared to other public sector employees. By offering this supplemental benefit, the state of Tennessee is taking proactive steps to ensure that these officers can retire with greater financial stability, recognizing the toll that years of hazardous duty can take on their health and well-being.

Public Chapter 919 represents a forward-thinking approach to public safety officer retirement benefits, aligning the state's retirement policies with the realities faced by those who serve in some of the most challenging and vital roles within our communities. Through this legislation, Tennessee not only honors the contributions of its public safety officers but also sets a new standard for retirement benefits that others may look to as a model.

Act Definitions

Many of the Tennessee Code Annotated have unique definitions associated with the specific law. The law defines "public safety officer" to include:

Full-time salaried employees of a political subdivision who is:

- Law Enforcement Officers: Sheriffs, deputies, police officers, chiefs of police, and other officers who work to prevent and solve crimes.
- Correctional Officers: Full-time workers who oversee prisoners.
- Firefighters: Full-time workers responsible for fighting fires and responding to emergencies.

How is the Hazardous Duty Supplement Benefit Calculated

The hazardous duty supplemental benefit under Tennessee's Public Chapter 919 is designed to provide additional financial support to public safety officers upon retirement, reflecting the risks associated with their careers. The calculation of this benefit is intricately linked to the officer's final average salary and the total number of years they have served in a qualifying role. The specifics of the calculation vary depending on the type of retirement and the retirement plan under which the officer is enrolled.

Service Retirement Allowance

For officers who retire under the standard service retirement allowance, the hazardous duty supplemental benefit is calculated by applying a percentage multiplier to their average final compensation. Specifically, the benefit equals 0.375% of the officer's average salary, multiplied by the total years the officer has served in a public safety role. This calculation reflects on the officer's entire career and provides a proportional increase in retirement benefits based on their tenure in hazardous duty positions.

Early Service Retirement Allowance

For officers who opt for early retirement, calculating the hazardous duty supplemental benefit includes a reduction factor to account for the early receipt of retirement benefits. In this situation, the benefit calculated as 0.375% of the officer's average salary is reduced by 0.4% for each month that the officer's retirement date precedes the normal service retirement age. This reduction is designed to balance the financial implications of an extended retirement period, ensuring that the benefit remains actuarially sound while still providing meaningful support to officers who retire early.

Alternate Defined Benefit Plan or Hybrid Plans

Officers enrolled in an alternate defined benefit plans or hybrid retirement plans, such as outlined in Tennessee Code Annotated §§ 8-35-255 and 8-35-256, will have their hazardous duty supplemental benefit calculated differently. The base benefit calculation of 0.375% of the officer's average final compensation multiplied by years of service remains the same. However, this benefit is then adjusted by an actuarially determined factor. The specific adjustment is set by the retirement board. It is designed to associate the supplemental benefit with the unique characteristics and funding mechanisms of these plans, ensuring a measure of fairness and sustainability across the different retirement systems.

The hazardous duty supplemental benefit specified in Public Chapter 919 is designed to recognize both the length of service and the specific retirement conditions of public safety officers. By incorporating these detailed calculations, the law provides a different approach that rewards long-term service while maintaining the financial integrity of the retirement system.

Funding the Hazardous Duty Supplement Benefit

To finance the hazardous duty supplemental benefit introduced by Public Chapter 919, local governments have several options to manage the associated costs. These options provide flexibility in how the increased pension liability is addressed, allowing local governments to choose the method that best suits their financial situation. The three primary funding methods are as follows:

Lump Sum Payment

The local government can opt to cover the entire cost of the supplemental benefit through a one-time, lump sum payment. This approach requires the local government to pay the full amount of the increased pension liability upfront, immediately addressing the financial obligation without the need for future payments. While this option demands significant financial resources at the outset, it eliminates the need for ongoing adjustments to the retirement system and can be advantageous if the government has sufficient funds available.

Employer Contribution Rate Increase

Alternatively, the local government may choose to increase its employer contribution rate to the retirement system for the upcoming fiscal year. Under this method, the local government spreads the cost of the supplemental benefit over the course of the next fiscal year (July 1 - June 30). This incremental increase in contributions allows the government to manage the financial impact more gradually, rather than requiring a large immediate outlay. It can be a practical solution for governments that prefer to integrate the cost into their annual budgeting process.

Amortization

The third option allows the local government to amortize the unfunded accrued liability associated with the supplemental benefit over a period of up to ten years. By spreading the payments over a longer timeframe, this method reduces the immediate financial burden, making it easier for local governments to manage their cash flow and budgetary constraints. However, it also means that the government will be making payments over a prolonged period, which could include interest and other carrying costs. This option is particularly useful for local governments that need to balance long-term financial commitments with other fiscal responsibilities.

Each potential funding method provides differing approaches to managing the financial responsibilities associated with the hazardous duty supplemental benefit. The choice of method depends on the local government's financial health, cash reserves, and long-term budgeting strategies. Ultimately, these options are designed to ensure that the supplemental benefits are fully funded while allowing local governments to choose a payment plan that aligns best with their fiscal capabilities.

Eligibility for the Hazardous Duty Supplement Benefit

Public Chapter 919 establishes specific criteria that public safety officers in Tennessee must meet to qualify for the hazardous duty supplemental benefit. This benefit is designed to provide additional financial support to officers who have dedicated a substantial number of years of service in hazardous roles. The eligibility requirements are thorough, ensuring that only those who meet these strict standards are eligible to receive this benefit. The key eligibility criteria are as follows:

Retirement Eligibility

The first requirement is that the officer must be eligible to retire under the rules set by the Tennessee retirement system. This means that the officer must meet all the general conditions for retirement, such as reaching the appropriate age or completing the necessary years of service, as outlined in the state's retirement plan. A public safety officer cannot qualify for the hazardous duty supplemental benefit without meeting these minimum retirement criteria.

Service Duration

The officer must have completed at least 20 years of creditable service, specifically as a public safety officer. This requirement ensures that the benefit is reserved for those who have devoted a significant portion of their careers to roles that involve considerable risk, such as law enforcement, firefighting, or corrections. The 20-year service threshold underscores the intent to reward an officer's long-term commitment to public safety.

Type of Retirement

Officers must retire under standard retirement conditions, meaning they must receive a service retirement allowance or an early service retirement allowance. Disability retirements do not qualify for the hazardous duty supplemental benefit. This distinction is important because the supplemental benefit is intended to reward officers who complete their service careers under normal circumstances rather than those who retire due to injury or illness.

Political Subdivision Eligibility

Should the public entity or political subdivision employer consider offering this TCRS retirement enhancement, it must take formal legislative action to offer supplemental hazardous duty benefits to its eligible officers.

Political Subdivision's Role

The local government entity that employs public safety officers, such as a city or county, plays a vital role in the process. The governing body must pass a resolution to authorize an actuarial study to determine the financial impact of implementing the hazardous duty supplemental benefit. This study is essential to understanding the long-term costs associated with the benefit. In addition, the local government must agree to take on the financial responsibility for these costs, ensuring that the state does not bear the burden.

Funding Requirements

After the benefit is implemented, the local government's retirement system must remain at least 70% funded. This condition is in place to maintain the financial health and long-term sustainability of the retirement system and prevent it from becoming underfunded due to the additional benefit. An important note, the cost of providing the hazardous duty supplemental benefit must be covered entirely by the local government, with no financial assistance from the state. This ensures that the local government is fully accountable for the financial commitments it makes to its officers.

In all cases, these eligibility requirements are in place to ensure that the hazardous duty supplemental benefit is both fair and financially sustainable. They balance the need to reward dedicated public safety officers with the practical considerations of maintaining a healthy retirement system at the local government level.

Additional Provisions of the Act

Public Chapter 919 includes several important provisions that outline how the hazardous duty supplemental benefit is managed and maintained over time. These included provisions ensure that the benefit remains fair, consistent, and aligned with broader retirement policies. Some key additional provisions are as follows:

Cost-of-Living Adjustments (COLA)

Retired officers who qualify for the hazardous duty supplemental benefit are entitled to receive regular adjustments to their benefit to account for inflation. These adjustments are intended to maintain the purchasing power of the benefit over time as the cost-of-living increases. These COLA adjustments are calculated separately from the officer's main retirement allowance. This separation ensures that the supplemental benefit is specifically adjusted for inflation, providing additional financial security for retired officers.

Duration of the Benefit

The hazardous duty supplemental benefit becomes active based on the officer's retirement timeline. Specifically, the benefit starts either on the officer's retirement date or when the officer turns 60 years old, whichever comes later. This timing ensures that officers receive the benefit when they are most likely to need it during retirement. The benefit continues to be paid out until one of two conditions is met: either the officer passes away, or the officer reaches the full retirement age as defined by the Social Security Act. This provision sets clear parameters for the duration of the benefit, ensuring it is provided during the officer's retirement years but not indefinitely.

Non-Retroactivity

The hazardous duty supplemental benefit is designed to apply only to those retiring after the effective date and future retirees who meet the eligibility criteria outlined in the law. This means that officers who retired before the law was enacted or before the benefit was made available are not eligible to receive it for past years. The non-retroactivity clause ensures that the benefit is implemented fairly and consistently when the law takes effect, avoiding the complexities and financial burdens that could arise from retroactively applying the benefit to past retirees.

These additional provisions are crucial in maintaining the integrity and sustainability of the hazardous duty supplemental benefit. They provide clear guidelines on how the benefit is adjusted for inflation, when it begins and ends, and to whom it applies, ensuring that the benefit serves its intended purpose without creating undue financial strain on the retirement system or local governments.

Implementation Date

The provisions of Public Chapter 919 were signed into law on May 3, 2024, and will take effect on January 1, 2025. This effective date is purposely chosen to give local governments plenty of time to prepare for the new retirement benefits. During this period, local governments must assess their current retirement systems, conduct necessary actuarial studies, and make financial adjustments to accommodate the hazardous duty supplemental benefit. This preparation phase is critical to ensuring a smooth transition to the new benefits structure and maintaining local retirement systems' financial health.

Conclusion

Public safety officers provide vital public safety services to the public at large. The job brings many significant inherent hazards that can cause serious physical and emotional injuries, including death. Public Chapter 919 represents a significant improvement in the retirement benefits offered to Tennessee's public safety officers. By introducing and passing the hazardous duty supplemental benefit, legislators acknowledge the inherent risks and challenges faced by law enforcement, firefighting, and corrections officers. This new benefit ensures that those who have dedicated their careers to protecting the public are appropriately compensated in retirement for the hazards they endured during their service. The passage of this bill underscores Tennessee's commitment to honoring and supporting the men and women who serve on the front lines, safeguarding the welfare of its citizens.

Questions or Assistance

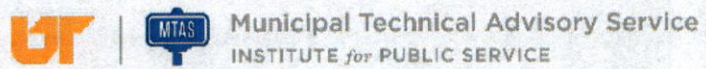
Please contact the following MTAS staff with questions or for assistance.

- Marc Alley, UT CTAS
Fire Management Consultant
Marc.Alley@tennessee.edu
423.715.4072
- Steven Cross, UT MTAS
Fire Management Consultant
Steven.Cross@tennessee.edu
931.548.6827
- David Moore, UT MTAS
Police Management Consultant
David.Moore@tennessee.edu
731. 514.2715
- Donald Pannell, UT MTAS
Fire Management Consultant
Donald.Pannell@tennessee.edu
901.233.1434
- Jeff Stiles, UT MTAS
Police Management Consultant
Jeff.Stiles@tennessee.edu
865.243.5447

Additional Resources

Tennessee Public Chapter 919

Hyperlink: [Tennessee Public Chapter 919](#)



mtas.tennessee.edu