

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Monday, December 11, 2023

6:30 PM

Commission Chambers

Board of Commissioners

5:30 Swearing In of Chief of Police Michael Mullins and Deputy Chief of Police Tyler Chandler

Mayor James Maness swore in Chief of Police Michael Mullins.

Mayor James Maness swore in Deputy Chief of Police Tyler Chandler.

Rollcall

Present: Bill Trivett, James Maness, Jennifer Milele, Ray Justice, and Scott Hefner

Public Hearing 6:15 PM

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

Ms. Meadors, Longview Drive: Lives behind this property and supports this. She prefers a fire station and parks over a multi family development. Appreciates that the City maintaining the space for the horse that has lived there for over 30 years.

A. Public Hearing Notice

Sponsors: Board of Commissioners, City Manager Kenny Martin

Attachments:

- Amend the Fiscal Year 2023-2024 Budget Ordinance 2023-24 to appropriate funds for the purchase of property, approximately 5.5 acres located at 4370 Old Lebanon Dirt Rd, Map 077 Parcel 027.00 from Cynthia D. Law for the Fire Department.
- Annex and approve the Plan of Services for approximately 22.19 acres located at 620 Clemmons Rd Map 072, Parcels 71.06 and p/o 71.01, and located within the city's Urban Growth Boundary. (Previously Advertised)

1. Call to Order & Declare a Quorum Present

Mayor Maness called the Board of Commissioners to order at 6:31 PM and declared a quorum present.

2. Set Agenda

As Published

3. Invocation & Pledge of Allegiance

PIO Justin Beasley

4. Approval of Minutes

A motion was made by Justice, seconded by Hefner, that this be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Ray Justice

SECONDER: Scott Hefner

Aye: Trivett, Maness, Milele, Justice, and Hefner

4.A. Approval of 11/27/23 Board of Commissioner Minutes

Sponsors: Board of Commissioners, City Manager Kenny Martin

Attachments:

5. Citizens Comments

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

City Attorney Gino Marchetti read a statement concerning the Ethics Complaints.

Bill Robinson, 1400 N. MJ Road: Feels the sign ordinance needs to be cleaned up. One concern is the older strip centers and the Change of Use when one tenant moves out and a new one move in. Prefers replacing the face on a grandfathered sign vs. replacing the entire sign.

Art Giles, 1459 Post Oak Point: Appreciates support of the BPAC Christmas Walk and Tree Lightning. Supports purchasing land for a future Fire Station.

6. Commissioner Reports & Comments

Commissioner Scott Hefner: Thanked everyone for attending tonight and online. Thoughts and Prayers for the tornado victims and the cities. His heart goes out to each and everyone of the victims, and cities. Thanked those who attended the Tree Lighting and Parade. Both had great attendance. Thanks to all staff who are involved with these events.

Congratulations to Chief of Police Mullins and Deputy Chief of Chandler. Congratulations Chief Hambrick on his successful career and the new chapter in his life.

Commissioner Jennifer Milele: Thoughts and Prayers to tornado victims. Congratulations to Chief Hambrick, Chief of Police Mullins, and Deputy Chief of Police Chandler. The turn out for the Christmas light walk was amazing. Parade was exciting and fun. Merry Christmas and Happy New Year.

Commissioner Ray Justice: Thoughts and Prayers to the tornado victims. Tree Lighting and Parade were both a success. The Parks Department did a wonderful job with these events. Thanked the other departments that worked the parade. This is appreciated by the citizens of Mt. Juliet. Shop Local. Congratulations to Retiring Chief Hambrick. Congratulations to Chief of Police Mullins and Deputy Chief of Police Chandler. Thanked all employees.

Vice Mayor Bill Trivett: Thanks to those attending tonight and online. Congratulations to Retiring Chief Hambrick. Congratulations to Chief of Police Mullins and Deputy Chief of Police Chandler. They are three (3) amazing men. Thanks to all the staff for a great parade and the changes that had to be made at the last minute. Thoughts and Prayers to the tornado victims. Thanked his parents for visiting this weekend and participating in the parade. They were very impressed. Merry Christmas and Happy New Year. Check on your neighbors. Shop Local.

Mayor Maness: Congratulations to Chief of Police Mullins and Deputy Chief of Police. Congratulations to retiring Chief Hambrick. No one has expressed the first word of

concern in this transition. Tree Lighting was a wonderful evening. The Parade was delayed to the weather. Sunday was a little cooler but it gave Mt. Juliet the opportunity to support the communities hit by the tornados. Appreciate the citizens for their support and donation. In March 2020 the support of the other cities was phenomenal. We are sending our staff to assist these cities. We will not let the other cities down. Family is important to us. Appreciates Mt. Juliet. Merry Christmas & Happy New Year.

7. City Manager's Report

Thanked everyone for attending. In March 2020 and December 2021 tornados hit Mt. Juliet. We will be behind with brush pickup we are sending crews to the areas hit by the tornados to help those victims and cities. The Fire department will deliver the water that was donated to Sumner County. Thanked the Police Department for the Awards Banquet and the great work. Congratulations to Chiefs Mullins and Chandler. Donations of items and gift cards will be accepted at City Hall, Parks Department or Police department we will get them to the cities.

8. Unfinished Business Consent Agenda Items:

9. Unfinished Business

9.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 22.19 ACRES, PROPERTY KNOWN AS THE CITY OF MT. JULIET PROPERTY LOCATED 620 CLEMMONS ROAD, MAP 072, PARCELS 71.06 AND P/O 71.01, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Sponsors: Planning Commission Positive Recommendation

Attachments: [620 Clemmons Road AX SR](#)
[620 Clemmons Road Exhibit A Annex 9 20 23](#)
[620 Clemmons Road Ord](#)

A motion was made by Justice, seconded by Milele, that this Ordinance be approved. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner

9.B. AN ORDINANCE AMENDING the FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 to appropriate funds for the PURCHASE OF the Property located at 4370 Old Lebanon Dirt Road, MAP 077, PARCEL 027.00 BEING APPROXIMATELY 1.3 ACRES FROM cynthia d law FOR THE fire deparTMENT

Sponsors: City Manager Kenny Martin

Attachments: [Purchase 4370 OLDR Ex Summary](#)
[Budget Amend to Purchase 4370 OLDR with PC approval](#)
[Epcon Revised Layout with Fire Station](#)
[4370 OLDR Appraisal](#)

City Manager Kenny Martin explained the possibility of a developer donating land for a Future Fire Department.

Discussion was held.

Chief Foulks explained how ISO is rated which is based on deployment analysis. He prefers to be in a 80-90% saturation to reach all areas and have a lower ISO rating.

The PUD property would not reach all the property on the West side of the City.

Commissioner Justice questioned if we pay \$950K vs. free land.

Chief Foulks stated he is concerned over the lack of road improvements and this being a county road. The proposed property has not begun the approval process then you still have the road. This proposed property is not very deep.

City Planner Jennifer Hamblen explained the approval process and stated she has not received a submittal from the proposed development, they are trying to use this donation to meet our commercial/mixed use requirement.

Commissioner Justice questioned why we considering 5 acres when we only need a few acres.

Chief Foulks stated this property is available and the owner did not want to sell a portion of the property. Mr. Lee can use a portion of this property for parks. With this property we do not have to build a bridge to cross the creek.

Commissioner Hefner stated he has concerns over moving vs. adding fire engines and ambulances. Moving further South we move further away from Oakhall and his neighborhood, we are moving closer to Kelsey Glen and Clearview Estates. We have a county station that all City residents pay for in their County property tax on Clemmons Road. This will effect Jackson Hills. Questioned were we are on Mutual Aid.

Chief Foulks when out of ambulances we cover each other and the same for fire protection. We make a request for back-up and they respond, and we do the same.

An example is the Glass Creek apartment fire. Wilson County and Lebanon were both there. We do not have an Automatic Mutual Aid but that has to be approved by both governing bodies. State law requires Mutual Aid. Chief Foulks stated he feels this is the good plan on the location. He does foresee another station on Golden Bear and on Benders Ferry. The adjoining property was 7.8 acres and a portion in the flood plain and it would require building a bridge. 1/4 of an acre near the creek of the proposed property is in the Flood Plain.

Commissioner Mllele questioned the appraisal, Chief Foulks responded \$1M.

Maps were displayed and Chief Foulks explained the coverage areas under different scenarios.

Commissioner Milele stated she likes the coverage area. She reads comments on social media and the city gets the blame for lots of different things. Property owners have a right to sell their land. In this case we have a property owner that does not want a development and would prefer a future fire station and park land. This is an opportunity to preserve land in the city.

Mayor Maness: His focus is getting a better station than what is behind city hall. The property with a PUD has potential but does not want to worry about it being available in

the future if the development does not happen.

A motion was made by Trivett, seconded by Milele, that this Ordinance be approved.
The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner

11. New Business

11.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, ARTICLE 11 SIGNS

Sponsors: Planning and Zoning, Kenny Howell

Attachments: [Article VI, Sign Regulations ZOA SR](#)
[Summary of Sign Regulations Revision](#)
[2023 Ordinance](#)
[Sign Reg Rev 12.6.23](#)

Discussion was held on grandfathered signs.

Jill Johnson explained explained the changes and answered questions. Stated we removed the requirement that when there is a Change of Occupancy you have to come into compliance.

Discussion was held on banners.

Mayor maness thanked Jill Johnson for going over this with him. If anyone has concerns over this please email him. 2nd reading will be January 8th.

Discussion was held.

A motion was made by Trivett, seconded by Milele, that this Ordinance be approved.
The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner

11.B. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS 330 W. DIVISION STREET, MAP 073L, GROUP C, PARCEL 002.00, FROM OPS TO CTC

Sponsors: Planning Commission Positive Recommendation

Attachments: [330 W. Division St. RZ SR](#)
[330 W Division St RZ ORD](#)
[330 W. Division Legal Description](#)
[330 W Division St Exhibit B Rezone 10 17 23](#)

A motion was made by Justice, seconded by Trivett, that this Ordinance be approved.
The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ray Justice

SECONDER: Bill Trivett

Aye: Trivett, Maness, Milele, Justice, and Hefner

11.C. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO ACCEPT AND APPROPRIATE GRANT FUNDS FOR THE GOLDEN BEAR AND VOLUNTEER BLVD TRAFFIC SIGNAL PROJECT

Sponsors: City Manager Kenny Martin

Attachments: [2023-12-11- Amend Under Armor SIA Capital Proj budget for grant awards](#)
[2023-12-11- Amend Under Armor SIA Capital Proj budget - Exec Summary](#)

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

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Trivett, Maness, Milele, Justice, and Hefner

12 New Business Consent Agenda Items:

Resolutions

- A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE CITY OF MT. JULIET PROPERTY, LOCATED AT 620 CLEMMONS ROAD MAP 072 PARCELS 71.06 AND P/O 71.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Sponsors: Planning and Zoning, Kenny Howell

Attachments: [620 Clemmons Road AX SR](#)
[620 Clemmons Road POS](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

B. A RESOLUTION TO APPROVE THE ATTACHED SERVICE AGREEMENT WITH GEOSERVICES FOR CONSTRUCTION MATERIALS TESTING FOR THE MT. JULIET POLICE DEPARTMENT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT

Sponsors: City Manager Kenny Martin

Attachments: [GEOS Contract 13-231895 Mt. Juliet Police Department Headquarters \(Mt. Juliet Tennessee\) Proposal](#)
[GEOS Approve contract for Const of PD HQ](#)

This Resolution was adopted.

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

C. RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE CEDAR CREEK GREENWAY, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

Sponsors: City Manager Kenny Martin

Attachments: [2023-12-11, Cedar Creek Greenway, Ph 2 TDOT Contract Resolution](#)
[2023-12-11, Cedar Creek Greenway, Ph 2 TDOT Contract Exec Summary](#)
[PIN 134713.00, TDOT contract](#)

A motion was made by Trivett, seconded by Hefner, that this Resolution be approved. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Trivett, Maness, Milele, Justice, and Hefner

12. Adjournment

Mayor James Maness

City Recorder Sheila S. Luckett, MMC