

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, August 12, 2024

6:30 PM

Commission Chambers

Board of Commissioners

1. Presentations 5:45 PM - 6:00 PM Proclamations to raise awareness for Human Trafficking

2. Public Hearing 6:15 PM

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

3. Public Notice

3.A. Public Notice

Attachments: [Public Notice 2nd Reading 8-12-24](#)

- An ordinance amending the Land Use Map and Plan of the City of Mt. Juliet.
- An ordinance to rezone the property known as The Smiley Property located at 815 John Wright Rd, Map 076, Parcel 059.00, from RS-40 to RS-30.

4. Call to Order & Declare a Quorum Present

Mayor Maness At 6:31 Pm quorum present

5. Set Agenda

Moved 14B to beginning of agenda with no objections

- Present:** Vice Mayor and Commissioner Bill Trivett, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Ray Justice
- Absent:** Commissioner Scott Hefner

6. Invocation & Pledge of Allegiance

Reverend Suey Led the invocation

7. Approval of Minutes

7.A. Approval of July 22, 2024 Minutes

Attachments: [MeetingMinutes 7-22-24](#)

This Minutes was approved.

- RESULT:** APPROVED
- MOVER:** Ray Justice
- SECONDER:** Bill Trivett

8. Citizens Comments

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

- Eric Fisher, 453 Whitley Way: Expressed concerns about Elliott Reserve.
- Stephanie Beemer, Montrose Way: Opposed to Elliott Reserve.
- Tyler Moore, 517 Montrose Way: Opposed to Elliott Reserve.
- Justin Sayer, 15 Colin Court: Opposed to Elliott Reserve.
- Michelle Elliott Howell: Mountain Brook Court: Supports Elliott Reserve.
- Nick Holt, 414 Silver Springs Lane: Commented on previous Resolution supporting HB 803.

Requested rescinding this Resolution.

Jake Porter, CSDG: Requested yielding time to later in the meeting.

Tyler Antonakos, 433 Whitley Way: Opposed to Elliott Reserve.

David Halk, 3004 Nichols Vale: Opposed to Elliott Reserve.

9. Commissioner Reports & Comments

Commissioner Justice: Prayers to Bilbrey, Hughes, & Moss families, Sherry Bilbrey, 77 years, has passed away. She brought the Big Brothers organization to MJ that assists at Christmas with toys to children.

Vice Mayor Trivett: Thanked everyone for attending tonight. Various projects that are presented to the City, it is very hard to meet the balance of all land owners/residents. We do listen to both sides. Apologized for not being at the prior meeting, he was involved in a work emergency. Check out the Parks website for events.

Commissioner Milele: Thanked everyone for attending and the comments made. Apologized she is behind on responding to her emails. 9/7 is the 3rd Annual Celebrate MJ Day at Charlie Daniels Park 4 -9 pm. We have a plan to build a recreation center on Clemmons Road, another community meeting is scheduled on 9/10/24 - 6:30 - 7:30 at "Just Love Coffee". Join us to give your input. Happy Birthday to her grandson who is turning 5.

Mayor Maness: Asked Deputy City Manger for an Executive Session with new and current attorney to go over court cases, public records request. poll body to get everyone there.

Read Statement from Fire Chief concerning the one year anniversary of largest fire in Mt.

Juliet history and the injury of Lt. Kenny Hudson at Glass Creek fire. Thanked the fire

department and the courage and of Lt. Hudson and his family who has returned to full duty

with no restrictions. Stated that Fire Chief Foulks thanked all of those who helped with the

fire, Mt. Juliet Police Department, MJ for Hope and many others. As the Mayor he is

extremely proud of how everyone came together. We have a first class department,

Thanked the BoC for supporting the Fire Department. The Chaplins from Police and Fire

came together to help those displaced. We have a great Water Utility District that helped

supply the needed water to put out the fire. Those who work behind the scene. Dispatchers,

WWUD

10. City Manager's Report

City Manager, Kenny Martin, Thanked everyone for attending. Asked all veterans, Scout troop to stand, Dispatchers, The elected body asked that you be recognized. Thank you for your service. Heartfelt condolences for the family of Sherry Bilbrey. Ms. Bilbrey changed many lives in this community.

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

11.A. AN ORDINANCE AMENDING THE LAND USE MAP AND PLAN OF THE CITY OF MT. JULIET

Attachments: [8 FLU Map Amendment SR](#)
[UGB LUA ORD](#)
[Final Urban Growth Boundary Map 4 1 24](#)

Vote on 11.A. & 11.B (Consent agenda): Yea: Maness, Milele, Trivett -
 (Commissioner Justice did not vote)
 Commissioner Justice requested separating the two items.

Motion made by Mayor Maness to reconsider item 11.A., seconded by Commissioner Justice.

Motion made by Mayor Maness to place item 11.A. on the table, seconded by Commissioner Milele.

Discussion was held concerning the Cedar Creek Yacht Club, Marina and Corp. property.

Motion made by Mayor Maness to defer for one meeting, seconded by Commissioner Justice.

This Ordinance was deferred to the Board of Commissioners due back on 8/26/2024

RESULT: DEFERRED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

11.B. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE SMILEY PROPERTY LOCATED 815 JOHN WRIGHT ROAD, MAP 076, PARCEL 059.00, FROM RS-40 TO RS-30

Attachments: [1 Smiley Property RZ SR](#)
[Smiley Property RZ ORD](#)
[Smiley Property Legal Desc](#)
[815 John Wright Road Rezone Planning Comm 4 24 24](#)

This Ordinance was adopted.

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Ray Justice

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

Absent: Commissioner Hefner

12. Unfinished Business - Ordinances 1st Reading - Deferred 7/8/24 and 7/22/24

12.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS ELLIOTT RESERVE LOCATED AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 & 102.00, FROM THOROUGHFARE COMMERCIAL TO MIXED-USE

- Attachments:** [3 Elliott Reserve LUA PMDP PUD SR](#)
[Elliott Reserve LUA ORD](#)
[Elliott Reserve Legal Desc](#)
[Elliott Reserve Lebanon Road LUA 6 4 24](#)

Mayor Maness stated if there were no objections he would read 12A & 12B read together, no objections voiced.

This Ordinance was recommended for approval to the Board of Commissioners due back on 9/9/2024

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Ray Justice
SECONDER: Jennifer Milele

12.B. AN ORDINANCE TO REZONE APPROXIMATELY 22.64 ACRES OF PROPERTY AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 AND 102.00 FROM CG AND CRC TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ELLIOTT RESERVE

- Attachments:** [3 Elliott Reserve LUA PMDP PUD SR](#)
[Elliott Reserve Legal Desc](#)
[Elliott Reserve Lebanon Road PMDP PUD Rezone 6 4 24](#)
[Elliot Reserve - Deferral Request](#)
[Elliott Reserve after 1st Reading and staff review](#)

Discussion was held with Engineer Jake Porter, CSDG. on the concerns of the residents from Nichols Vale.

Shane Shamanur, Director of Engineering addressed questions.

Motion made by Mayor Maness to amend Planning & Zoning #15 to state: Tree Protection plan shall include protection measures for all the existing buffer and tree-line vegetation in the Nichols Vale subdivision, 2nd by Vice Mayor Trivett.

Discussion was held.

Vote on 1st Amendment:
Yea: Unanimous

Back on ordinance as 1 x amended

Motion made by Commissioner Justice to amend that all detention/retention ponds be brought up to a 100-year flood event standard, 2nd by Vice Mayor Trivett.

Vote on 2nd Amendment:

Yea: Unanimous

Back on ordinance as amended 2 x's

Commissioner Justice stated he is asking for an additional two (2) speed calming devices on Sunset in addition to the two (2) that were approved by the Traffic Commission.

Discussion was held.

Motion made by Mayor Maness to amend said ordinance to add a New Planning & Zoning comment #36 : Relocate the dog park away from the Nichols Vale subdivision; and place the dog park in the open space north of the proposed town homes, 2nd by Commissioner Justice.

Vote on 3rd amendment:

Yea: Unanimous

Back on ordinance as amended 3 x's.

Discussion was held.

Commissioner Milele asked for the impact on the schools due to this development.

Discussion was held.

Jake Porter, CSDG asked to remove Planning & Zoning comments #'s 3,4, 7, 19, 22, 25 & 26, & Public Works comment #6, he will send the list out with explanations.

Discussion was held.

Motion made by Mayor Maness, to amend to said ordinance to include the waivers listed in the Staff Report with waiver # 3 being omitted until confirmation is received from the from Fire Department, 2nd by Vice Mayor Trivett.

Vote on 4th Amendment: Yea: Unanimous

Back on original ordinances 12. A. & 12 B. as 4x's amended:

This Ordinance was recommended for approval to the Board of Commissioners due

back on 9/9/2024

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ray Justice

SECONDER: Jennifer Milele

13. New Business - Ordinances - 1st Reading

13.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4470 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 026.00, FROM OPS TO RS-40.

Attachments: [4470 OLDR RZ ORD](#)
[4470 Old Lebanon Dirt Rd Exhibit B Rezone 5 7 24](#)
[4470 OLDR Legal Desc](#)

A motion was made by Mayor Maness, seconded by Commissioner Milele, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 9/9/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Maness

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

13.B. AN ORDINANCE ANNEXING THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY

Attachments: [PC Staff Report, S Greenhill Road Annex](#)
[S Greenhill Road POS](#)
[SGH Rd Annex Application Executed](#)
[SGHR Annex ORD](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Milele, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 9/9/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

13.C. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MT. JULIET, TENNESSEE, SECTION 28-22, TO ADD THE FIRE CHIEF AS A VOTING MEMBER OF THE TRAFFIC COMMISSION

Attachments: [FireChief2trafficCommission](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Justice, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 9/9/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Ray Justice

Aye: Vice Mayor and Commissioner Trivett, Commissioner Milele, and Commissioner Justice

Nay: Mayor Maness

Absent: Commissioner Hefner

13.D. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CITY CODE TO NOT ALLOW ANY CONSTRUCTION OR COMMERCIAL VEHICLES TO BLOCK STREETS/ROADWAYS INSIDE THE CITY LIMITS FROM 7 AM - 9 AM AND 3 PM - 5 PM MONDAY - FRIDAY

Attachments: [No Construction - Commercial vehicles blocking roadways](#)

City Attorney Gino Marchetti stated that Section 28-76 in the current code already states this.

Discussion was held.

City Attorney Gino Marchetti recommended passing on 1st reading, and he will match with current statue of "obstruct the flow of traffic". Commissioner Justice stated he wants it to state to not impede the flow of traffic in a travel lane.

Discussion was held.

Motion made by Commissioner Milele to defer for one meeting, 2nd by Mayor Maness.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Justice, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/26/2024. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Bill Trivett

SECONDER: Ray Justice

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

Absent: Commissioner Hefner

14. Resolutions

14.A. RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE MASS GRADING OF 620 CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

Attachments: [2024-8-12, Mass Grading Construction Contract Resolution](#)
[2024-8-12, Mass Grading Contract Exec Summary](#)
[620 Clemmons Mass Grading - Construction Contract](#)

Discussion was held.

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

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

14.B. RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, REQUESTING ALL PUBLIC SAFETY TELECOMMUNICATORS IN MT. JULIET, BE ELEVATED TO THE STATUS OF FIRST RESPONDERS

Attachments: [Resolution-FirstResponders](#)

Discussion was held.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Ray Justice

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

Absent: Commissioner Hefner

14.C. RESOLUTION OF THE MT. JULIET BOARD OF COMMISSIONERS, WILSON COUNTY, TENNESSEE, SUPPORTING THE AGREED FLOOR PLAN WITH THE

MT. JULIET SENIOR ACTIVITY CENTER

Attachments: [Resolution-SupportingFloorPlan](#)
[MJCS A1.01 7 30 2024 Floor Plan](#)

Mayor Maness thanked City staff and the Sr. Citizens for working on this. Discussion was held.

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

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

15. Appointment

15.A. Appointment: Stakeholder Committee for Roadway Safety Action Plan

Mayor Maness nominated Vice Mayor Trivett, due to his Safety experience. Discussion was held. Vice Mayor Trivett stated he would be happy to serve but not sure he would have the time.

Vice Mayor Trivett nominated Commissioner Justice due to his past law enforcement experience.

Commissioner Justice accepted the nomination. Nominations ceased.

This Action Item was approved.

RESULT: APPROVED
MOVER: James Maness
SECONDER: Bill Trivett

16. Adjournment

at 9:03 pm

Mayor James Maness

City Recorder Sheila S. Luckett, MMC

