



1. Public Hearing 6:15 PM

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

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

Citizens Comments:

Steven Hoekendorf, 393 Page Drive

Charles G. Mallory, 131 Lane Drive

1.A. Public Notice for 3/11/24 BoC Meeting

[0574](#)

Attachments: [PN 3-11-24](#)

2. Call to Order & Declare a Quorum Present

Mayor Maness called the Regular Meeting to order at 6:30 pm.

Citizens Comments:

Steven Hoekendorf, 393 Page Drive

Charles G. Mallory, 131 Lane Drive

3. Set Agenda

As Published.

4. Invocation & Pledge of Allegiance

City Manager Kenneth Martin.

5. Approval of Minutes

5.A. February 12, 2024 Minutes

[0557](#)

Attachments: [Minutes BoC 2-12-24](#)

A motion was made by Milele, seconded by Hefner, that this Minutes for February 12, 2024, February 25, 2024 and February 28, 2024 be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Maness, Milele, Justice, and Hefner

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

Absent: Trivett

- 5.B.** Approval of Minutes - February 28, 2024 Works Session with Board of Commissioners and Ethics Commission

[0569](#)

Attachments: [Boc - EC Work session minutes 2-28-24](#)

This Minutes was approved.

RESULT: APPROVED

MOVER: Jennifer Milele

- 5.C.** Approve 2-26-24 BoC Minutes

[0573](#)

Attachments: [Minutes 2-26-24](#)

This Minutes was approved.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

6. Citizens Comments

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

Steven Hoekendorf, 393 Page Drive

Commissioner Hefner requested yielding his 5 minutes to Mr. Hoekendorf.

Motion to suspend with the rules made by Commissioner Hefner to allow Mr. Hoekendorf to speak longer, 2nd by Commissioner Justice.

Vote Yea: Unanimous

Motion made by Mayor Maness to return to regular session, 2nd by Commissioner Hefner.

Vote Yea: Unanimous

Charles G. Mallory, 131 Lane Drive

7. Commissioner Reports & Comments

Commissioner Hefner: Thanked everyone for attending and watching online. Appreciates the support for 7 Commissioners.

Commissioner Milele: Stated that on 3/22 @ 1 p.m. there will be a Ribbon Cutting for the Hamilton Denson Park. Call the Parks Department to reserve these fields for \$10/hour.

Several neighborhoods are inviting Food Trucks on a regular basis, please go through the proper process with the City. She proposed the population of 50K adding the two additional Commissioner seats, she feels with the growth rate it will be sooner.

Commissioner Justice: no report

Mayor Maness: no report

8. City Manager's Report

Thanked everyone for attending and watching. Vice Mayor Trivett regrets he is unable to attend tonight. Thanks to everyone for shopping local.

9. Unfinished Business - Ordinance - 2nd Reading

9.A. AN ORDINANCE TO CONDUCT A REFERENDUM TO APPROVE REDISTRICTING AND ADDING TWO DISTRICT COMMISSIONER SEATS AFTER THE POPULATION REACHES 50,000 AND TO ESTABLISH TERM LIMITS OF THREE (3) CONSECUTIVE FOUR-YEAR TERMS FOR ALL ELECTED OFFICIALS [0563](#)

Sponsors: Scott Hefner

Attachments: [7 BoC Members after redistricting and 50K in population and by districts for 2nd reading revised by csm clean](#)
[Estimated Fiscal Note for the addition of](#)

Motion made by Commissioner Justice to amend said ordinance to remove the population requirement of 50,000 and to place on the ballot at the next election in November, 2024, 2nd by Commissioner Hefner.

Discussion was held.

Discussion was held on requirements for Charter Amendments.

Vote on Amendment of removing the population of 50,000 and to place on the November 2024 ballot:

Yea: Hefner, Justice

Nay: Maness, Milele

Motion Fails

Motion made by Mayor Maness to redistrict after the 2030 Federal Census, 2nd by Commissioner Milele.

Yea: Maness, Milele

Nay: Hefner, Justice

Motion Fails

Motion made by Commissione Milele to amend to tie the 3 consecutive 4-year terms into 50,000 in population, 2nd by Mayor Maness.

Yea: Maness, Milele

Nay: Hefner, Justice

Motion Fails

Motion made by Commissioner Hefner to remove "consecutive" and replace with to "3 total 4-year terms", 2nd by Mayor Maness.

Discussion was held.

Commissioner Hefner withdrew his motion, Mayor Maness agreed.

Motion made by Commissioner Hefner to remove term limits language, Section 2 and all language referring to term limits in the ordinance, 2nd by Commissioner Milele

Discussion was held.

Vote on removal of all language pertaining to term limits:

Yea: Hefner, Milele

Nay: Justice, Maness

Motion Fails

Back on the original motion as presented.

Discussion was held.

Vote on original ordinance as presented:

Yea: Maness

Nay: Hefner, Justice, Milele

Ordinance fails

This Ordinance Failed

RESULT: DENIED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

10. New Business - Ordinances 1st Reading

10.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.45 ACRES, PROPERTY KNOWN AS THE COKER PROPERTY LOCATED AT 107 MEDEARIS DR., MAP 0530, GROUP A PARCEL 012.00, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

[0480](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [CokerProperty AX SR](#)

[107 Medearis Dr PoS](#)

[107 Medearis Exhibit A Annex 9 20 23](#)

[107 Medearis Dr Legal Description Exhibit A](#)

[Coker Property AX ORD](#)

Discussion was held.

A motion was made by Hefner, seconded by Milele, that this Ordinance be accepted.

The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

10.B. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS 102 MEDEARIS DR., MAP 0530, GROUP A, PARCEL 014.00, FROM RS-40 TO CRC

0511

Sponsors: Planning Commission Positive Recommendation

Attachments: [102 Medearis Dr. RZ SR](#)
[102 Medearis Exhibit A Rezone 1 12 24](#)
[102 Medearis Legal Desc](#)
[102 Medearis Dr RZ ORD](#)

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

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

10.C. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR THE ETHICS COMMITTEE LEGAL FEES

0562

Sponsors: City Manager Kenny Martin

Attachments: [2024- Amend 23-24 budget for Ethics Committee](#)

This Ordinance dies for lack of a motion

RESULT: NO ACTION TAKEN

10.D. AN ORDINANCE TO AMEND THE MT. JULIET CITY CODE **0568**
CHAPTER 4, ALCOHOLIC BEVERAGE, ARTICLE III, SECTION 4-61
(a) LOCATION RESTRICTIONS FOR ON-PREMISE BEER PERMITS
AND MEASUREMENT OF DISTANCE FOR ON-PREMISE AND
OFF-PREMISE BEER PERMITS

Sponsors: City Manager Kenny Martin

Attachments: [Sec 4-61 with amendment from 3-11-24 measurement of distance](#)
[Amend Chapter 4 Alcoholic - On premise distance to 100 feet](#)
[ord](#)

Discussion was held.

Motion made by Commissioner Justice to strike the current language "straight line" and amend the distance to be measured as the driving or walkable distance from main entrance to main entrance for on and off premise permits, 2nd by Commissioner Hefner.

Discussion was held.

Vote on Motion to amend:

Yea: Unanimous

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

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Ray Justice

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

10.F. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET **0583**
ORDINANCE 2023-24 TO ACCEPT DONATIONS TO THE POLICE
DEPARTMENT FOR A WELLNESS PROGRAM

Sponsors: City Manager Kenny Martin

Attachments: [2024- Ord amend 23-24 budget PD donations](#)
[Executive summary 2024- amend 23-24 budget PD donations](#)

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

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

**10.E. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET
ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR THE CURD
ROAD AT MJRD TRAFFIC SIGNAL AND THE PLEASANT GROVE
ROAD AT CENTRAL PIKE ALL-WAY STOP CONTROL (AWSC)
PROJECTS**

[0578](#)

Sponsors: Scott Hefner

Attachments: [2024- Amend bud Curd Rd and Pleasant Grove Rd projs](#)
[2024-03-11- Budget Amend exec summary - Curd Rd Signal](#)
[and Pleasant Grove AWSC](#)

Discussion was held.

Motion made by Commissioner Justice to separate Pleasant Grove Road from the Curd Road signal, 2nd by Mayor Maness.

Vote to divide the two topics:

Yea: Justice

Nay: Hefner, Maness, Milele

Motion Fails

Discussion was held.

This Ordinance was recommended for approval to the Board of Commissioners due back on 4/8/2024

RESULT: RECOMMENDED FOR APPROVAL

Aye: Maness, Milele, and Hefner

Nay: Justice

Absent: Trivett

**10.G. AN ORDINANCE TO CONDUCT A REFERENDUM TO ESTABLISH
TERM LIMITS FOR THE BOARD OF COMMISSIONERS****0584****Sponsors:** Scott Hefner**Attachments:** [Estimated Fiscal Note for the addition of
2024- Ordinance to hold a referendum establishing term limits
cm-sh](#)

Discussion was held.

This Ordinance was deferred to the Board of Commissioners due back on 3/25/2024

RESULT: DEFERRED**MOVER:** Scott Hefner**SECONDER:** Ray Justice**Aye:** Maness, Justice, and Hefner**Nay:** Milele**Absent:** Trivett**11.A. A RESOLUTION APPROVING THE SALES AGREEMENT FOR
THE CITY OF MT. JULIET TO PURCHASE LAND FOR THE
PARKS DEPARTMENT FROM LINEBERRY PROPERTIES, INC
AND GARY MERRITT LOCATED AT 1025 CHARLIE DANIELS
PARKWAY, MAP 054, PARCEL 114.03 BEING
APPROXIMATELY 1.12 ACRES AND AUTHORIZING THE CITY
MANAGER TO SIGN THE CONTRACT AND CLOSE ON THE
PROPERTY****0499****Sponsors:** Jennifer Milele, Bill Trivett**Attachments:** [1025 Charlie Daniels Pkwy Mt Juliet Former Daycare
1025 Charlie Daniels Pkwy - PSA MJ 02232024 v.2 \(clean\)
2024- Res Approve contract to purchase prop 1025 CD pkwy](#)

Discussion was held.

Parks Director Rocky Lee stated that the Parks & Greenways Board supports the purchase.

A motion was made by Milele, seconded by Maness, that this Resolution be adopted.
The motion carried by the following vote:**RESULT:** ADOPTED**MOVER:** Jennifer Milele**SECONDER:** James Maness**Aye:** Maness, Milele, and Hefner**Absent:** Trivett

Abstain: Justice
Enactment No: 14-2024

11. Resolution to Purchase Property and Ordinance 1st Reading to amend the budget - 1025 Charlie Daniels Parkway

11.B. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR THE PURCHASE OF THE PROPERTY LOCATED AT 1025 CHARLIE DANIELS PARKWAY, MAP 054, PARCEL 114.03 BEING APPROXIMATELY 1.12 ACRES FROM LINEBERRY PROPERTIES, INC AND GARY MERRITT FOR THE PARKS DEPARTMENT [0582](#)

Sponsors: City Manager Kenny Martin

Attachments: [2024- Amend 23-24 budget to purchase land 1025 CDPkwy](#)

Discussion was held.

Mayor Maness asked that a plan be brought back at 2nd reading on plans for the building.

Discussion was held.

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

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

12. Resolutions

**12.B. A RESOLUTION DECLARING A FORFEITED VEHICLE
AS SURPLUS TO BE DISPOSED OF BY CITY OF MT.
JULIET POLICE DEPARTMENT**

0572

Sponsors: City Manager Kenny Martin

Attachments: [Declare PD Forfeited Vehicle as Surplus to be hauled off](#)
[Executive summary Declare PD Forfeited Vehicle as Surplus to be hauled off](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

Enactment No: 16-2024

**12.A. A RESOLUTION APPROVING THE SALES AGREEMENT
FOR THE CITY OF MT. JULIET TO SELL THE LAND AND
BUILDING LOCATED AT 2365 N. MT. JULIET RD., MAP
072-I, GROUP A, PARCEL 21.0 BEING APPROXIMATELY 0.2
ACRES AND AUTHORIZING THE CITY MANAGER TO
SIGN THE AGREEMENT**

0561

Sponsors: City Manager Kenny Martin

Attachments: [2365 N Mt Juliet Rd - PSA MJ 02222024 v.2 \(clean\)](#)
[2024- Approve the sale of 2365 N Mt Juliet Rd - Finance Building](#)

Discussion was held.

Motion made by Commissioner Milele to amend the sales price to \$685,000.00, 2nd by Mayor Maness.

Vote on Amendment of sales price to \$685,000.00: Yea: Unanimous

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Ray Justice

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

Enactment No: 15-2024

- 12.C. A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, AUTHORIZING THE MAYOR/CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF MT. JULIET AND THE PARENT COMPANY TO ESTABLISH GUARANTEED MAXIMUM PRICE FOR PHASE 2 WORK FOR THE POLICE DEPARTMENT HEADQUARTERS FACILITY, A COPY OF SAID AGREEMENT BEING ATTACHED HERETO AND MADE A PART OF THIS RESOLUTION BY REFERENCE**

[0575](#)

Sponsors: City Manager Kenny Martin

Attachments: [2024 - Res Approve amndmnt to Parent Co agreement for PD HQ](#)
[Parent Co Change order to GMP MJPD-WP-02- Final](#)

Discussion was held.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Maness, Milele, Justice, and Hefner

Absent: Trivett

Enactment No: 17-2024

12. Adjournment

at 8:22 PM

Mayor James Maness

City Recorder Sheila S. Luckett, MMC