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## 1. Work Session CBID 5:15 PM - 6:00 PM

- 1.A. Work Session 5:15 PM until 6:00 P.M. to discuss a development that would possibly utilize the CBID process.

[0635](#)

**Sponsors:** City Manager Kenny Martin

**Attachments:** [4-22-24 CBID Worksession](#)

Present: Mayor Maness, Commissioner Justice and Commissioner Milele

Citizens Comments: No pros or cons voiced.

City Manager Kenneth Martin introduced Mark McDonald.

The following explained the CBID process and how this was used in Davidson County for Century Farms, this is similar to a Public Private Partnership.

Mark McDonald, Bo Campbell, Attorney with Highland & Knight and Sara Zare - NBS Capital Markets.

Discussion was held.

This is similar to a taxing district specific to the property in the development. The tax bill will state CBID Assessment.

Discussion was held.

The next step is setting up the District with the Board of Commissioners. After the District is in place the financing is worked on. Then the BoC approves the financing.

## Rollcall

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

**Absent:** Bill Trivett

## 2. Public Hearing 6:15 PM

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

**2.A. Public Hearing 6:15 - 2nd Reading Items****0636****Attachments:** [4-22-24 2nd Reading](#)

Citizens Comments: No pros or cons voiced.

Rezone approximately 8.3 acres located at Lebanon Road & North Greenhill Road, CRC to CRC-PUD and adopt the Preliminary Master Development Plan (PMDP)

Amend FY 23/24 Budget for a toddler Park at the New Charlie Daniels Annex

Define the Procedures for Proposing Charter Amendments

**3. Call to Order & Declare a Quorum Present**

Mayor Maness called the Regular meeting of the Board of Commissioners to order at 6:30 PM and declared a quorum present.

**4. Set Agenda**

Mayor Maness removed item 13C (A Resolution in support of the research and development of a community recreation facility located on city owned property on Clemmons Road, should not exceed eleven million dollars) from the consent agenda with no objections.

**5. Invocation & Pledge of Allegiance**

Pastor Daryl Crouch, Everyone's Wilson

**6. Approval of Minutes**

Adopted with no objection.

**6.A. Approval of April 8, 2024 BoC Minutes****0639****Attachments:** [BoC Minutes of 4-08-24](#)**7. Citizens Comments**

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

Jake Porter, 2305 Kline Avenue: CSDG present to represent the Greenhill Commercial Development.

**8. Commissioner Reports & Comments**

Commissioner Hefner: Thanked everyone for thoughts and prayers after his hand surgery. Jackson Hills HOA is tomorrow at 6 pm. He and some of the city staff will be attending.

Commissioner Milele: The BPAC dinner walk will be rescheduled. Ride MJ is May 5th @ 2 pm. Meet at Charlie Daniels Park, the bike rodeo will be hosted by the MJPd. May 1st her newsletter will go out. Costco Ribbon Cutting is June 6th at 7:30 pm. May 1st is the National Day of Prayer observance at the Clock Tower 5 pm

Commissioner Justice: No Report

Mayor Maness: No Report

**9. City Manager's Report**

City Manager Kenneth Martin thanked Pastor Crouch for attending. Thanked the teachers for all they do. Vice Mayor Trivett is traveling due to work. Shop local and support our local businesses. This is the economic engine for the city.

**10. Unfinished Business Consent Agenda Items:****10.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET  
ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR A TODDLER  
PARK AT THE NEW CHARLIE DANIELS PARK ANNEX BUILDING** **[0623](#)**

**Sponsors:** City Manager Kenny Martin, James Maness, Scott Hefner, Ray Justice, Bill Trivett, Jennifer Milele

**Attachments:** [2024 - Amd Budget to add Toddler Park at CDP annex](#)  
[EXECUTIVE SUMMARY for Annex Building. Toddler Park](#)  
[Toddler Play Yard pictures](#)

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

**RESULT:** ADOPTED

**MOVER:** James Maness

**SECONDER:** Ray Justice

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

**Absent:** Trivett

Enactment No: 2024-22

**11. Unfinished Business - Ordinance 2nd Reading (1st Reading 3/25/24 - Deferred 4/8/24)**

**11.A. AN ORDINANCE TO REZONE APPROXIMATELY 8.3 ACRES OF PROPERTY AT LEBANON ROAD AND NORTH GREENHILL ROAD, MAP 053, PARCELS 040.00, 041.00 FROM CRC AND CG TO CRC PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE GREENHILL ROAD COMMERCIAL**

**0449**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Greenhill Road Commercial PMDP PUD SR](#)  
[Greenhill Road Commercial PMDP PUD ORD](#)  
[Greenhill Commercial Legal Des](#)  
[Greenhill Road Exhibit B PMDP Rezone 12 14 23](#)

Discussion was held.

Jake Porter, CSDG presented the project.

Motion made by Mayor Maness that under Planning items 3 & 4 be added to the ordinance: # 3: 6-203.7; 65% masonry/stone & 35% secondary materials. however, metal shall not be utilized as a secondary material; #4 6-103.7 Remove masonry requirement for the fuel canopy fascia for elevation as shown, 2nd by Commissioner Milele.

Vote on amendment: Yea: Unanimous (Trivett Absent)

Back on ordinance as once amended.

Discussion was held.

Motion made by Commissioner justice to add the comments that were passed out at the table to the ordinance concerning the traffic study under Public Works, 2nd by Mayor Maness

Discussion was held.

Vote on adding traffic study comments to the ordinance and replace all of the Public Works comments on the ordinance:

Vote Yea: Unanimous (Trivett Absent)

Back on ordinance as twice amended.

This Ordinance was adopted.

**RESULT:** ADOPTED

**MOVER:** James Maness

**SECONDER:** Scott Hefner

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

**Absent:** Trivett

Enactment No: 2024-23

**11.B. AN ORDINANCE TO DEFINE THE PROCEDURE FOR PROPOSING CHARTER AMENDMENTS**

**0605**

**Sponsors:** James Maness

**Attachments:** [Define Procedures for passing a Charter Amendment v1](#)

Discussion was held.

Motion made by Mayor Maness to amend Section 3 with what was passed out. at the table, 2nd by Commissioner Milele.

Discussion was held. No vote taken

Motion made by Mayor Maness to defer until a workshop is scheduled, 2nd by Commissioner Justice.

Discussion was held.

Vote on Deferral: Yea: Unanimous (Trivett Absent)

**12. Ordinance - 1st Reading Deferred from 4/8/24**

**12.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR SAFE STREETS FOR ALL (SS4A) PROJECT THAT WAS RECENTLY AWARDED GRANT FUNDING**

**0624**

**Sponsors:** Kenneth Martin

**Attachments:** [2024- Amend Capital Proj budget for SS4A grant award](#)  
[2024- Amend Capital Proj budget for SS4A grant award - exec summary](#)

Discussion was held.

2nd Reading will be scheduled on June 1st with no objections voiced, since there is nothing scheduled for the May 13th BoC meeting.

A motion was made by Justice, seconded by Hefner, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 6/10/2024. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Ray Justice

**SECONDER:** Scott Hefner

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

**Absent:** Trivett

**13. New Business Consent Agenda Items:**

- 13.A.** RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE REHABILITATION OF THE BECKWITH ROAD PUMP STATION AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [0638](#)

**Sponsors:** City Manager Kenny Martin

**Attachments:** [2024-04-22, Beckwith Rd Pump Station Rehab Resolution](#)  
[2024-04-22, Beckwith Rd Pump Station Rehab Resolution - Exec Summary](#)  
[Beckwith Road Award Recommendation Letter](#)  
[1. Jarrett Builders, Inc.](#)

Mayor Maness stated items 13 A & 13 B would be considered together. No objections voiced.

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, Justice, and Hefner

**Absent:** Trivett

Enactment No: 24-2024

- 13.B.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE COKER PROPERTY, LOCATED AT 107 MEDEARIS DR. MAP 0530, GROUP A PARCEL 012.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY: [0640](#)

**Sponsors:** City Manager Kenny Martin

**Attachments:** [POS Coker Annexation - 107 Medearis](#)

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, Justice, and Hefner

**Absent:** Trivett

Enactment No: 25-2024

**13.C. A RESOLUTION IN SUPPORT OF THE RESEARCH AND DEVELOPMENT OF A COMMUNITY RECREATION FACILITY LOCATED ON CITY OWNED PROPERTY ON CLEMMONS ROAD SHOULD NOT EXCEED ELEVEN MILLION DOLLARS** **0642**

**Sponsors:** Scott Hefner, Ray Justice, Jennifer Milele, Bill Trivett, James Maness

**Attachments:** [Ord 2007-60 HotelMotel Tax](#)  
[Support Parks and Rec Facility on Clemmons Road](#)

Discussion was held.

Motion made by Mayor Maness to defer said Resolution until after a work session with the Parks and Greenways Board, no 2nd, motion fails.

A motion was made by Justice, seconded by Milele, that this Resolution be adopted.

The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Ray Justice

**SECONDER:** Jennifer Milele

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

**Absent:** Trivett

Enactment No: 26-2024

**14. New Business - Resolutions**

**14.A. RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) FOR THE SAFE STREETS FOR ALL PROGRAM AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT** **0622**

**Sponsors:** Kenneth Martin

**Attachments:** [2024-04-08, FHWA Agreement Resolution - SS4A](#)  
[2024-04-08, FHWA Agreement Resolution - SS4A Exec Summary](#)  
[SS4A Grant Agreement \(unsigned\)](#)  
[RE SS4A \(Grant\) email with answers](#)  
[Email Correspondence with answers](#)

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, Justice, and Hefner

**Absent:** Trivett

Enactment No: 27-2024

## **15. Appointment - Wilson County Board of Equalization**

Mayor Maness nominated Chris Richards, who has served as the city Representative for several years.

### **15.A. Appointment to the Wilson County Board of Equalization:**

[0641](#)

Nomination made, voted on by Commission. One person is on this Board to represent Mt. Juliet. Two year term. Meets in the months of May/June called by the Wilson County Tax Assessor

**Sponsors:** Board of Commissioners, City Manager Kenny Martin

Mayor Maness nominated Chris Richards, who has served as the city Representative for several years.

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

**RESULT:** APPROVED

**MOVER:** Ray Justice

**SECONDER:** Jennifer Milele

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

**Absent:** Trivett

## **16. Adjournment**

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Mayor James Maness

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City Recorder Sheila S. Luckett, MMC, CMFO