

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, April 14, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Rollcall

Present: Mayor James Maness, and Commissioner Jennifer Milele

Absent: Commissioner Art Giles, Vice Mayor and Commissioner Bill Trivett,
and Commissioner Scott Hefner

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 6:15 PM.

No public comments.

Public hearing adjourned at 6:17 PM.

1.A. Public Hearing Notice - 4-14-25**1150**

Attachments: [Public Notice - 4-14-25](#)

2. Call to Order & Declare a Quorum Present

Mayor Maness stated that there is no quorum, all items from this agenda will be moved to the next meeting on 4/28/2025 unless stated otherwise.

3. Set Agenda**4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. Meeting Minutes for Approval****1170**

Attachments: [3-24-25 Meeting Minutes for Approval](#)

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:****10. Unfinished Business - Annexation of 340 John Wright Rd**

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE AGUILAR NAVA PROPERTY, LOCATED AT 340 JOHN WRIGHT ROAD MAP 076 PARCEL 054.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1146**

Sponsors: Planning Commission Positive Recommendation

Attachments: [340 John Wright Rd - POS](#)

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.6 ACRES, PROPERTY LOCATED AT 340 JOHN WRIGHT ROAD, MAP 076, PARCEL 054.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1062**

Sponsors: Planning Commission Positive Recommendation

Attachments: [340 John Wright Rd AX ORD](#)
[340 John Wright Rd AX SR](#)
[340 John Wright Rd Exhibit A Annexation 1-15-25](#)
[340 John Wright Rd PoS](#)

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF 340 JOHN WRIGHT RD **1145**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation - John Wright Rd](#)

11. Unfinished Business - Annexation of Hayes Property

- 11.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HAYES PROPERTY, LOCATED AT 9385 LEBANON ROAD MAP 054D GROUP B PARCEL 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1148**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Hayes Property POS](#)

- 11.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.5 ACRES OF PROPERTY LOCATED AT 9385 LEBANON ROAD, MAP 054D, GROUP B, PARCEL 001.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1001**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Hayes Property AX ORD](#)
[Hayes Property 9385 Lebanon Rd AX SR PD](#)
[9385 Lebanon Rd - Exhibit A- Annexation 12-16-24](#)
[Hayes Property POS](#)

- 11.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF A PROPERTY KNOWN AS THE HAYES PROPERTY, LOCATED AT 9385 LEBANON RD **1147**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation - Hayes Property](#)

12. New Business

- 12.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 12 - FIRE PREVENTION AND PROTECTION / EMERGENCY SERVICES / FIREWORKS, ARTICLES I, V, AND VI **1143**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re City Code Chapter 12 Amendments & Additions](#)
[Chapter 12 - Art I, V, and VI - Amendments - Redline Version](#)

- 12.B.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 30 - UTILITIES, DIVISIONS 1 THROUGH 12 **1149**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re City Code Chapter 30 Amendments](#)
[Chapter 30 - Amendments - Redline Version](#)

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- 12.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28 - TRAFFIC AND VEHICLES, ARTICLE II - TRAFFIC COMMISSION, SECTION 28-24 **1153**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Ordinance re City Code Chapter 28 Amendments](#)
[Amendment To Traffic Commission redline Code](#)
- 12.D.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 4 - ALCOHOLIC BEVERAGES, ARTICLE III - BEER AND ALCOHOLIC BEVERAGES AS DEFINED IN TCA 57-5-101, SECTION 4-56, SUBSECTION (A) **1155**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [Ordinance re City Code Chapter 4 Amendments](#)
[Amendment to CH 4 ALCOHOLIC BEVERAGE LAWS](#)
[Executive Summary - Alcoholic Beverage Laws Amendment](#)
- 12.E.** 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](#)
[09 - LEGAL DESCRIPTION Paddocks - word doc](#)
[WellerLife Exhibit A LUA 2-13-25](#)
- 12.F.** 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-16 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](#)
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- 12.G.** AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR THE PURCHASE OF VEHICLES FOR THE POLICE DEPARTMENT **1169**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [2025- Amend 24-25 budget to purchase PD vehicles](#)
[2025- Exec Sum Amd Bud for PD Vehicle Replcmnts](#)
[Fiscal Note Amend 24-25 budget for PD vehicles](#)
- 12.H.** A RESOLUTION AUTHORIZING AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT **1142**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [2025 - Res auth actuarial study for hazerdous pay TCRS](#)
[09.2024 MTAS - TCRS HazDuty Retirement Supplement Act](#)
- 12.I.** A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT JULIET AND IMPACT PYRO INC. FOR A FOURTH OF JULY FIREWORKS SHOW AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **1152**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [A RESOLUTION TO APPROVE THE AGREEMENT WITH IMPACT PYRO INC](#)
[Impact Pyro Agreement REDLINE- Mt Juliet - Agreement \(city edits 03.18.25\)](#)
[City of Mt. Juliet Standard Addendum To Agreement - IMPACT PYRO Agreement](#)
[Impact Pyro Agreement - Mt Juliet - Show Summary](#)
[Impact Pyro Agreement - Mt Juliet - Invoice](#)
- 12.J.** A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF MT. JULIET AND AT&T FOR E911 HARDWARE AND MAINTENANCE SERVICE FOR THE POLICE DEPARTMENT **1156**
- Sponsors:** Kenneth Martin, City Manager,
- Attachments:** [2025 Res to sign contract for ATT E911 Service](#)
[MT Julietaddpos](#)
- 13. Appointments**
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13.A. Second Central Business Improvement District (CBID) Appointment

[1154](#)

Attachments: [2024-35](#)

14. Adjournment

6:31pm

Mayor James Maness

City Recorder Sheila S. Lockett, MMC