

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, September 23, 2024

6:30 PM

Commission Chambers

Board of Commissioners

1. Presentations 6:00 PM

Wilson Rides, Gaye Lynn Wilson.

2. Public Hearing 6:15 PM

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

3. Public Notice

The Board of Commissioners of the City of Mt. Juliet will consider the following on 2nd and final reading on September 23, 2024, at 6:15 PM:

Approving grants by the City of Mt. Juliet as previously budgeted in the 2024/2025 budget ordinance (ordinance 2024-25)

Amend the Code of Ordinances of the City of Mt. Juliet, TN, Section 28-22, to add the Fire Chief as a voting member of the Traffic Commission

Resolution supporting a grant application for the Belinda Parkway sidewalk, Phase II Project by the City of Mt. Juliet for the Tennessee Department of Transportation's (TDOT) upcoming Tap Grant Cycle

3.A. Public Notice - 2nd Reading

Attachments: [Public Notice - 2nd Reading 9-23-24](#)

4. Call to Order & Declare a Quorum Present

Mayor Maness Called the Board of Commissioners to order at 6:30 pm and declared a quorum present.

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

Absent: Vice Mayor and Commissioner Bill Trivett

5. Set Agenda

Commissioner Milele stated that the Developer is requesting pulling 12.C., LUA SW Cook Road, Map 097, Parcel 081.01 081.02 and 081.03 from the until they are ready to bring back. Removed with no objections.

6. Invocation & Pledge of Allegiance

Communication Director Justin Beasley.

7. Approval of Minutes**7.A. Approval of 9/9/24 Minutes**

Attachments: [Minutes 9-9-24](#)

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

RESULT: APPROVED
MOVER: Ray Justice
SECONDER: Jennifer Milele
Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner
Absent: Vice Mayor and Commissioner Trivett

8. Citizens Comments

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

Ryan Carr, 320 Midtown Trail, Item 12 A: LUA Silver Springs: Opposes the change to the Land Use Amendment to Medium Density.

Casey Conway, 220 Karen Drive, Item 12 A: LUA Silver Springs: Opposes the change to the Land Use Amendment to Medium Density.

9. Commissioner Reports & Comments

Commissioner Hefner: Thanked MJPD and Explorers for the Golf Tournament last week. Thanked everyone for thier participation. Chamber of Commerce golf tournament is tomorrow. Early voting begins 10/16 - 10/31. This Friday, 9/27/24 the Wellness Institute is sponsoring a concert, Collin Ray and Bryan White will be performing at Charlie Daniels Park. Commissioner Milele: Thanked everyone for expressing their opinions. Her newsletter goes out next week. Pickles for Pups is October 5th and is a fund raiser for the MJ Animal Shelter, all money raised goes toward veterinary care for animals in the Shelter.

Commissioner Justice: This Thursday at 6 pm at MJHS, there will be a community meeting with several school board members, and city staff. Anyone having questions about the redistricting of the schools is encouraged to attend. He welcomes all questions.. Please call him.

Mayor Maness: Stated there would not be a Board of Commissioners meeting on October 14th. On October 2nd a budget worksession will be held.

10. City Manager's Report

Welcomed everyone. Stated tha Vice Mayor Trivett is traveling on business and apologizes for not being here. Shop local. Thank you to the citizens for being fine residents and business owners.

11. Unfinished Business - Ordinance - Second Reading

11.A. 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 Commissioner Justice, seconded by Commissioner Hefner, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Scott Hefner

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

12. New Business - Ordinances - First Reading

12.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS SILVER SPRINGS PH. 8-13 LOCATED AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL.

- Attachments:** [SilverSpringsPh8 LUA ORD](#)
[Silver Springs Ph8-13 LUA, AX, PUD Amend SR](#)
[Silver Springs Ph. 8-13 Exhibit A- LUA 7-12-24](#)
[Silver Springs LUA - Proof of Publication](#)

Discussion was held.

Motion made by Commissiosner Justice to amend said ordinance to state "2nd Reading is to coincide with the PMDP", 2nd by Mayor Maness.

Discussion was held.

Vote on amendment:

Yea: Hefner, Justice, Maness, Milele

Absent: Trivett

Back on Ordinance as 1x amended

Discussion was held.

A motion was made by Commissioner Justice, seconded by Mayor Maness, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 10/28/2024.

The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ray Justice

SECONDER: James Maness

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

12.B. 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, BY AMENDING SECTION 3.103.3.7.A, COMMERCIAL ACTIVITIES, ENTERTAINMENT AND AMUSEMENT SERVICES, TO REMOVE THE SEATING CAPACITY RESTRICTION ON ENTERTAINMENT AND AMUSEMENT SERVICES.

Attachments: [3.103.3.7a Entertainment and Amusement Svcs seating capacity EntertainmentSeatingRestriction ZOA](#)

This Ordinance was recommended for approval. to the Board of Commissioners due back on 10/28/2024

12.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY LOCATED OFF SW COOK ROAD, MAP 097, PARCEL 081.01, 081.02, 081.03 FROM MEDIUM DENSITY RESIDENTIAL TO MEDIUM DENSITY AND MULTI-FAMILY RESIDENTIAL

Attachments: [SW Cook LUA ORD](#)
[SW Cook Legal Desc](#)
[SW Cook Road LUA Exhibit A 11 6 23](#)
[9-9-24 SW Cook LUA](#)

Under Set Agenda this item was removed from the agenda and will return to the Board of Commissioners when the Developer is ready. Temporarily scheduled for 12/9/2024

RESULT: DEFERRED INDEFINITELY

MOVER: Jennifer Milele

SECONDER: Ray Justice

13. Resolution - Deferred 9/9/24

13.A. A RESOLUTION APPROVING GRANTS BY THE CITY OF MT. JULIET AS PREVIOUSLY BUDGETED IN THE 2024/2025 BUDGET ORDINANCE (ORDINANCE 2024-25)

Attachments: [2024- FY25 community grants allocation as amended](#)
[Res - Approve Grants 24-25](#)

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: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

14. Resolutions - Consent Agenda

14.A. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION

Attachments: [2024 Res declare FDMJ Old Squad 1 as surplus](#)
[Executive Summary 2024 Res declare FDMJ Old Squad 1 as surplus](#)

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

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Scott Hefner

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

14.B. RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE BELINDA PARKWAY SIDEWALK, PHASE II PROJECT BY THE CITY OF MT. JULIET FOR THE TENNESSEE DEPARTMENT OF TRANSPORTATION’S (TDOT) UPCOMING TAP GRANT CYCLE

Attachments: [2024-09-23, TDOT Grant Application Resolution \(Belinda Pkwy Sidewalk, Ph 2\)](#)
[2024-09-23, TDOT Grant Application Resolution \(Belinda Pkwy Sidewalk, Ph 2\) - Exec Summary](#)
[Belinda Pkwy Sidewalks, Phase 2 Map](#)
[Belinda Pkwy Sidewalk, Ph 2 Budget Template](#)

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

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Scott Hefner

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

15. Resolutions

15.A. A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, URGING THE TENNESSEE GENERAL ASSEMBLY TO REMOVE BARRIERS TO PARTY AFFILIATION IN MUNICIPAL ELECTIONS AND PROMOTE CANDIDATE TRANSPARENCY

Attachments: [ResolutionElectionTransparency](#)

Discussion was held.

A motion was made by Mayor Maness, seconded by Commissioner Milele, that this Resolution be denied. The motion failed by the following vote:

RESULT: DENIED

MOVER: James Maness

SECONDER: Jennifer Milele

Aye: Mayor Maness, and Commissioner Justice

Nay: Commissioner Milele, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

15.B. A RESOLUTION APPROVING THE EXTENSION OF THE DUE DILIGENCE PERIOD UP TO AND INCLUDING DECEMBER 5, 2024 FOR THE SALES AGREEMENT FOR THE CITY OF MT. JULIET TO SELL APPROXIMATELY 29.7 ACRES OF LAND IDENTIFIED AS MAP 054 PARCEL 08203 (TOMLINSON PROPERTY) LOCATED IN THE CITY OF MT. JULIET WILSON COUNTY, TN AND AUTHORIZING THE CITY MANAGER TO SIGN THE SECOND AMENDMENT TO THE AGREEMENT THAT WAS APPROVED ON MARCH 25, 2024 BY RESOLUTION 20-2024

Attachments: [Amendment 2 to Agreement of Sale - Extending Due Diligence Period](#)
[Resolution 20-2024 - Agreement of Sale](#)
[Resolution 44-2024 - Amendment 1 to Agreement of Sale](#)
[Res Approve Exten of Due Diligence Period for Tomlinson Property - Toll Brothers](#)

Discussion was held.

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

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Scott Hefner

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

16. Adjournment

at 7:07 pm

Mayor James Maness

City Recorder Sheila S. Luckett, MMC