



5:15 PM - 5:45 PM Work Session - Downtown / City Hall

Discussion was held on the proposed Downtown / City Hall Project

5:45 PM - 6:00 PM Photos and Presentation - GHHS vs MJHS Football Game

Mascots, Coaches and Senior Representatives from the Football and Cheerleading team were present for photos.

Senior Representatives of players, cheerleaders and Mascots from each team will represent their school

Presentations 6:00 PM

Donation to City Beautiful

Wilson Bank & Trust, Providence Church and Joy Church were thanked for for the donation of a truck to the City Beautiful department.

Public Hearing 6:15 PM

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

- A.**
- Amend 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 2-103, Definitions of Land Use Activities, Section 3-103, Detailed Activity Listing and Section 6-102, Uses and Structures, to Permit Breweries and Microbreweries in Select Commercial Districts.
 - Rezone approximately 8 acres of property on N. Mt. Juliet Rd, E. Hill Street and E. Caldwell Street, Maps 072H Group C/0721 Group A, Parcels 012.00/017.00, 018.00, 019.00, 021.00, 022.00, 024.00, 025.00, 025.01, 026.00, 027.00, from CTC and RS-40 to CTC PUD and to Adopt the Preliminary Master Development Plan for Downtown Mt. Juliet City Block
 - Amend the Land Use Plan and Rezone for the property known as U-Haul, U-Box Storage located at 100 Grandview Circle, Map 052L, Group D, Parcel 017.00, From Thoroughfare Commercial to Light Industrial

0383

Attachments:

Citizens Comments:

Karen Sweet - 60 W. Caldwell, Petition with 303 signatures. Read the petition to vote NO.

Jessica Sweet 60 W. Caldwell. Opposed to the Downtown City Hall project. Does not like the notification process. Asked for Deferral.

Jessica Stoko 82 E. Hill Street. Opposed to the Downtown City Hall. Defer or vote no.

Greg Hana, 74 E. Hill concerned over road.

Annette Jernigan, Barrett Drive - Opposed to the Downtown City Hall Project.

Sandra Taylor 90 E. Hill Street - Opposed to the Downtown CH project.

Jessica Garcia, 80 E. Hill Street - Opposed to the downtown CH project.

Michael Goolsby, 76 E. Hill Street - Opposed to the downtown CH project.

1. Call to Order & Declare a Quorum Present

Mayor James Maness Called the Board of Commissioners to Order at 6:35 PM and Declared a Quorum Present.

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

2. Set Agenda

AT 6:35 PM and quorum present.

Commissioner Justice requested item 11d purchasing park property be removed from the agenda. Mayor Maness removed item 11.d concerning purchasing park property from the Consent Agenda. And stated that Golden Bear Place would be removed from the agenda due to lack of 48 hour notice.

Vote Yea: Unanimous

3. Invocation & Pledge of Allegiance

PIO Justin Beasley

4. Approval of Minutes**4.A. Approval of September 25, 2023 BoC Minutes**

[0382](#)

Attachments: [9-25-23 Minutes](#)

Motion made by Commissioner Milele to approve the September 25, 2023 minutes with a change from Severe to sever, seconded by Commissioner Justice.

RESULT: APPROVED AS AMENDED

MOVER: Jennifer Milele

SECONDER: Ray Justice

Aye: Trivett, Maness, Milele, and Justice

Abstain: Hefner

5. Citizens Comments

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

Karen Sweet, 60 W. Caldwell: Submitted a Petition with 303 signatures opposed to the Downtown/City Hall Project.

The following were opposed to the Downtown/City Hall Project:

Jessica Sweet, 60 W. Caldwell

Jess Stoyasko, 82 E. Hill

Greg Homan, 47 E. Hill

Sandra Taylor, 90 E. Hill

Jess Garcia, 80 E. Hill

Mike Goosby, 76 E. Hill

Matt Gardner, asked for 9A (Downtown City Block) be postponed for one meeting. until first meeting in November.

Steve Hart, 1208 Horseshoe Cove: Representing Horseshoe Cove HOA, Opposed to Kane Cove Out of City Sewer Request.

6. Commissioner Reports & Comments

Commissioner Milele thanked everyone for attending. Monthly newsletter will go out soon, please subscribe. Recognized Leadership Wilson participants. Pickles for Pups tournament was very successful raised \$5k for the 501C3 for the MJ Animal Shelter, thanked Cedarstone Bank for being the sponsor of this event. Addressing the comment about greed and why cant we just be Mt. Juliet. She has been here for 39 years. She did vote against Liquor by the Drink, however others voted yes and it passed.votes. This has has changed our town. The city has grown with this and the sewer. Everyone who has moved here for a few short years, you are part of the growth especially, if you are in the new neighborhoods. All of the new neighborhood were farm land or vacant tracts of land.

Commissioner Justice no report.

Vice Mayor Trivett thanked everyone for attending. Been here for about 11 years but he loves this place. Shout out to the Parks Department for Halloween in the Park. Great to see everyone. He was able to do a ride-along with Community Service, amazing on what goes on at night after we are in our homes. Looking forward to working with all the city departments. Thanked the sponsors for the City Beautiful vehicle. MJHS vs.GHHS game is this week, best of luck to each team. Wants us all to be "MJStrong". We cannot slow down the landowners who have every right to do what they want with their land (selling). Encouraged the homeowners who do not want development in their area to buy the land and turn it into greenspace.

Commissioner Hefner thanked everyone for attending. Much belated birthday to the MJFD. Thanked everyone who reached out to he and his wife who lost their beloved dog, "Buddy". Appreciates the thoughts and prayers. Halloween is next week, please be mindful of the kids. Mayor Maness stated he is glad to be part of the Leadership Wilson group. He has done a few ride alongs in the past with the MJPD, some nights lots happens others it is very quiet. Always suprised about the number of Domestic Violence calls. This is Domestic Violence month. Appreciates the police and fire and what they do with Domestic Violence. The Mayors Cup game, MJHS vs. GHHSwill be played this Friday at MJHS. Thanked Volunteer State Bank and R & M Printing for their sponsorships. Pray it is a safe game for both teams.

7. City Manager's Report

Thanked everyone for attending. Called Shawn Glover and Tina Burris with Volunteer State Bank to be recognized. Stated these two ladies have worked in the community for many years, grew up here and have been very supportive of the City including the t-shirts for the game. They sponsor several other events at the Park. The local businesses support us and save the taxpayers money. This is greatly appreciated.

Shawn Glover, Volunteer State Bank stated she honored to be invited to give back. She and Tina were born and raised in Mt. Juliet, raised their families here and love this City.

9. Unfinished Business Ordinances on 2nd Reading

- 9.A. AN ORDINANCE TO REZONE APPROXIMATELY 8 ACRES OF PROPERTY ON N. MT. JULIET ROAD, E. HILL STREET AND E. CALDWELL STREET, MAPS 072H GROUP C/0721 GROUP A, PARCELS 012.00/017.00, 018.00, 019.00, 021.00, 022.00, 024.00, 025.00, 025.01, 025.00, 027.00, FROM CTC AND RS-40 TO CTC PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN DOWNTOWN MT. JULIET CITY BLOCK** **0357**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Downtown MJ City Block PMDP PUD Ord](#)
[Downtown MJ City Block Legal Desc](#)
[Downtown MJ City Block PMDP PUD Staff](#)
[Downtown MJ City Block Ex B Map](#)
[Downtown City Hall Project signatures](#)
[Downtown City Hall Project Petition Final](#)
[Downtown Mt Juliet Deferral Request 2nd Reading](#)

Motion made by Commissioner Justice to consider said ordinance on 2nd Reading, seconded by Commissioner Hefner.

Item was deferred until 11/13/23 at the request of the developer and voted on by the BoC.

RESULT: REFERRED

MOVER: Ray Justice

SECONDER: Jennifer Milele

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

- 9.B. AN ORDINANCE TO REZONE APPROXIMATELY 1.02 ACRES OF PROPERTY AT 100 GRANDVIEW CIRCLE, MAP 052L, GROUP D, PARCEL 017.00 FROM CG TO IR-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR U-HAUL U-BOX STORAGE** **0358**

Sponsors: Planning Commission Positive Recommendation

Attachments: [U-Haul PMDP Ord](#)
[U-Haul Legal Description](#)
[U-Haul LUA PMDP PUD Staff](#)
[U-Haul PMDP PUD Exhibit B](#)

No motion - FAILED/DENIED

RESULT: DENIED

- 9.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS U-HAUL U-BOX STORAGE LOCATED AT 100 GRANDVIEW CIRCLE, MAP 052L, GROUP D, PARCEL 017.00, FROM THOROUGHFARE COMMERCIAL TO LIGHT INDUSTRIAL** **0359**

Sponsors: Planning Commission Positive Recommendation

Attachments: [U-Haul LUA Ord](#)
[U-Haul Legal Description](#)
[U-Haul LUA PMDP PUD Staff](#)
[U-Haul LUA Exhibit B](#)

No Motion FAILED/DENIED

RESULT: DENIED

11. New Business Ordinances 1st Reading

- 11.B. AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY THE DEVELOPER OF KANE COVE, LLC OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01** **0347**

Sponsors: Planning Commission Negative Recommendation

Attachments: [10.23.2023 KANE COVE PETITION LETTER](#)
[Kane Cove Nonaville Rd Sewer Availability](#)

No Motion FAILED/DENIED

RESULT: DENIED

Nay: Trivett, Maness, Milele, Justice, and Hefner

11.C. AN ORDINANCE APPROVING THE REQUEST TO DENY SEWER SERVICE TO THE MT. JULIET SEWER SYSTEM MADE BY THE DEVELOPER OF WMAN SUBDIVISION OF 9911 CENTRAL PIKE, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 99, PARCELS 009.06 & 010.00

0348

Sponsors: Planning Commission Positive Recommendation

Attachments: [9911 Central Pike Sewer OOC Sewer ORD](#)
[Sewer Availability MWAM Subdivision](#)
[2020.03.23 9911 Central Pike Sewer - Exec Summary](#)
[2023.09.21 9911 Central Pike - PC Staff Report](#)

A motion was made by Hefner, seconded by Milele, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/13/2023. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

11.D. AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF MT. JULIET, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF MT. JULIET, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM

0351

Sponsors: City Manager Kenny Martin

Attachments: [MtJuliet Revised Floodplain Ordinance Septmeber 2023 \(Final Draft for Planning\)](#)
[Mt Juliet Revised Floodpain Ord Staff Report September 2023](#)

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Maness

SECONDER: Bill Trivett

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

11.E. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE ADDITIONAL FUNDS FOR THE CITY OF MT. JULIET SPECIAL CENSUS **0378**

Sponsors: City Manager Kenny Martin

Attachments: [Amend 23-24 budget Special Census](#)
[Amend 23-24 Ex Sum budget Special Census](#)

A motion was made by Justice, seconded by Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/13/2023. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ray Justice

SECONDER: Bill Trivett

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

11.F. AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE CITY OF MT. JULIET CITY CODE CHAPTER 12 FIRE PREVENTION AND PROTECTION **0379**

Sponsors: James Maness

Attachments: [Chapter 12 Fire Prevention and Protection \(003\)](#)
[Chapter 12 FIRE PREVENTION AND PROTECTION \(002\)](#)

Mayor Maness combined both Ordinances concerning Fire Protection and Prevention, no objection voiced.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Maness

SECONDER: Bill Trivett

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

11.G. AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE CITY OF MT. JULIET CITY CODE CHAPTER 12 FIRE PREVENTION AND PROTECTION **0380**

Sponsors: Ray Justice

Attachments: [Chapter 12 Ord Fire Prevention and Protection](#)
[Fireworks City Code Amendment](#)

Mayor Maness combined both Ordinances concerning Fire Protection and Prevention, no objection voiced.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Maness

SECONDER: Bill Trivett

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

11.A. AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY the OWNER/DEVELOPER OF 105 Cedar Grove Church Road, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 50, PARCEL 70.00 **0346**

Sponsors: Planning Commission Positive Recommendation

Attachments: [2023.09.21 105 Cedar Grove Church Rd Sewer - PC Staff Report](#)
[2023.10.23 105 Cedar Grove Church Rd Exec Summary](#)
[1491 Nonaville Sewer Availability Ltr](#)
[2023.10.23 Ordinance 105 Cedar Grove Church Rd Sewer](#)

Motion made by Commissioner Justice to defer one meeting, seconded by Mayor Maness. This Ordinance was continued to the Board of Commissioners due back on 11/13/2023.

Jake Porter, CSDG explained the project.

RESULT: REFERRED

MOVER: Jennifer Milele

SECONDER: Ray Justice

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

11.I. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS GOLDEN BEAR PLACE SUBDIVISION, LOCATED AT GOLDEN BEAR PLACE AND BECKWITH ROAD, MAP 078, PARCEL 10.09, FROM OPS TO CI **0341**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Golden Bear Place Subdivision RZ SR](#)
[Golden Bear Place Subdivision RZ ORD](#)
[Golden Bear Place Legal Desc](#)
[Golden Gateway 9 12 23](#)

Item was removed from Agenda since there was not 48 hours prior notice given. Will be placed on the 11/13/23 BoC agenda.

RESULT: CONTINUED

11.H. AN ORDINANCE TO REZONE APPROXIMATELY 37.84 ACRES OF PROPERTY ON LEBANON ROAD, MAP 054, PARCEL 005.00 FROM RS-40, CRC, CG TO RM-8 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BLUFFS AT CEDAR CREEK

0386

Sponsors: Ray Justice

Attachments: [Bluffs Cedar Creek Ord for 10-23-23 1st Reading](#)
[Bluffs Cedar Creek Rezone map](#)
[Bluffs Cedar Creek Revised Staff Report](#)
[Bluffs Cedar Creek Orig Staff Report](#)

Commissioner Justice stated he brought this back to see if changes could be made. Vice Mayor Bill Trivett stated he spoke to the developer and was concerned over the parking. He is concerned about this project at this time.

Mayor Maness questioned if the 100th CO stays? Planning Director Jennifer Hamblen responded yes.

Commissioner Milele discussed the schools and the capacity. Development is a process and does not happen overnight. When the school gets at 85% they begin looking for land. This project does not make the schools reach capacity.

Commissioner Hefner asked for a Representative from the Development to come forward.

Wayne Miller, stated all lots will not come online at the same time. He is developing in Mt. Juliet due to the lack of things Lebanon has. They do look at what can be done to help improve the community.

Public Works Director Matt White stated the consultant has looked at the road improvements and they will make a huge improvement. Wayne Miller stated this is an investment of \$1.6 Million, a little over \$9K per lot.

Public Works Director Matt White stated there will have to be traffic counts and we have to meet the warrants to install a traffic light.

Vice Mayor Trivett questioned if this fails will the City look at making the six lanes.

Public Works Director Matt White stated it will be at the expense of the developer or the City.

A motion was made by Milele, seconded by Justice, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 12/11/2023. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Ray Justice

Aye: Maness, Milele, Justice, and Hefner

Nay: Trivett

Resolutions - Consent Agenda

- A. RESOLUTION APPROVING A SUPPLEMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND RAGAN-SMITH ASSOCIATES, INC. FOR CONSTRUCTION ENGINEERING & INSPECTION (CEI) SERVICES ON THE E. DIVISION AT GOLDEN BEAR TRAFFIC SIGNALIZATION PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE SUPPLEMENT AGREEMENT** **0352**

Sponsors: City Manager Kenny Martin

Attachments: [E Division @ GBG Signal RSA Agreement - Addendum #1 \(CEI Services\)](#)
[E. Division @ GBG Signal CEI - Exec Summary](#)
[E. Division @ GBG Signal CEI Resolution](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 59-2023

- B. A RESOLUTION APPROVING THE MT. JULIET POLICE DEPARTMENT TO APPLY FOR THE COST SHARING AND RECRUITMENT GRANT OFFERED BY THE STATE OF TENNESSEE** **0381**

Sponsors: City Manager Kenny Martin

Attachments: [Approve TN Law Enforce Hiring training recruit Grant Executive Summary - Application for Grant funding for TN Law Enforcement Hiring and Recruitment Grant](#)
[TN Law Enforcement Hiring Training and Recruitment Grant contract](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 60-2023

C. A RESOLUTION OF SUPPORT TO THE NATION OF ISRAEL.**0385****Sponsors:** Ray Justice, James Maness**Attachments:** [Support Nation of Israel](#)

Commissioner Justice requested this be sent to all State and Federal Congressmen and Senators that represent Mt. Juliet, no objections voiced to the amendment.

Vote on Amendment: Yea: Unanimous

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

RESULT: ADOPTED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 61-2023

D. A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE PURCHASE PRICE OF THE PROPERTY LOCATED AT 1025 CHARLIE DANIELS PARKWAY AND TO BRING A SALES AGREEMENT BACK TO THE BOARD OF COMMISSIONERS FOR FINAL APPROVAL**0387****Sponsors:** City Manager Kenny Martin**Attachments:** [Negotiate purchase price of CD Pkwy property](#)

Commissioner Justice stated he previously requested this be removed from the agenda.

City Attorney Marchetti stated this doesn't reference a contract, it is just to have the City Manager negotiate the purchase price.

Motion made by Commissioner Milele to reword to have the City Manager make an offer of \$1.56 million (appraisal) instead of negotiate, no 2nd. Motion fails.

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

RESULT: ADOPTED**MOVER:** Jennifer Milele**SECONDER:** Bill Trivett

Aye: Trivett, Maness, Milele, and Hefner

Abstain: Justice
Enactment No: 62-2023

E. A RESOLUTION TO APPROVE THE CONTRACT WITH G E MERRITT CONSTRUCTION, LLC FOR THE REMODEL OF 115 CLEMMONS ROAD AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT **0388**

Sponsors: City Manager Kenny Martin

Attachments: [GE Merritt Approve agreement for 115 Clemmons Rd Remodel](#)
[GE Merritt Agreement for 115 Clemmons Rd Remodel.docx](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 63-2023

F. APPOINTMENTS: **0384**

Alcoholic Beverage Board - Appointed by the Mayor, approved by the BoC

JECDB Position # 18 - Appointed by the Mayor, approved by the BoC

Parks Board - Appointed by the Mayor, approved by the BoC

Sponsors: James Maness

Mayor Maness appointed Adrian Muniz to the Alcoholic Beverage Board.
Mayor Maness appointed Luke Winchester to Position # 18 of the JECDB.
Mayor Maness appointed Ross Hayes to the Parks and Greenways Board.

RESULT: APPROVED

MOVER: Ray Justice

SECONDER: Bill Trivett

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

12. Adjournment

Mayor James Maness

City Recorder Sheila S. Lockett, MMC