

Mt. Juliet, Tennessee

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



Agenda

Monday, September 22, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Workshop: Architect Workshop 5:15 PM

Board of Commissioners Workshop Notice

[1409](#)**Sponsors:** Kenneth Martin, City Manager,**Attachments:** [Public Notice - Workshop](#)**1. Public Hearing 6:15 PM**

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

1.A. Public Hearing Notice[1408](#)**Attachments:** [Public Notice - 9-22-2025](#)**2. Call to Order & Declare a Quorum Present****3. Set Agenda****4. Invocation & Pledge of Allegiance****5. Approval of Minutes****5.A. Meeting Minutes to be Approved – 9-8-2025**[1407](#)**Attachments:** [Meeting Minutes to be Approved - 9-8-2025](#)**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:****9.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR REPAIR OF TRAFFIC SIGNAL CABINET**[1378](#)**Sponsors:** Kenneth Martin, City Manager,**Attachments:** [Ordinance](#)**Legislative History**

9/8/25

Board of Commissioners

recommended for second
reading to the Board of
Commissioners**10. Unfinished Business - Annexation, Land Use Amendment, Rezone of Mira Bella Development**

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE MIRA BELLA SUBDIVISION PROPERTY, LOCATED AT THE SOUTHEAST INTERSECTION OF LEBANON ROAD AND BASS LANE MAP 055 PARCELS 70.02, 70.03, 92.00, 92.04, 102.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1247](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Resolution](#)

Legislative History

6/9/25	Board of Commissioners	deferred indefinitely to the Board of Commissioners
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- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 403.44 ACRES, PROPERTY LOCATED OFF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1066](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Ordinance](#)
[Exhibit A- Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

2/20/25	Planning Commission	**negative recommendation to the Board of Commissioners
4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
6/9/25	Board of Commissioners	deferred indefinitely to the Board of Commissioners

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED OFF OF BECKWITH RD, LEBANON RD, AND BASS LN, ALSO KNOWN AS MIRA BELLA [1249](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Resolution](#)

Legislative History

6/9/25

Board of Commissioners

deferred indefinitely to the
Board of Commissioners

- 10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE
PROPERTY KNOWN AS MIRA BELLA SUBDIVISION
LOCATED ON LEBANON ROAD, MAP 055, PARCELS 070.02
AND 070.03, FROM LOW DENSITY RESIDENTIAL TO
NEIGHBORHOOD COMMERCIAL

[1065](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)

Legislative History

2/20/25 Planning Commission

**Positive Recommendation
to the Board of
Commissioners

4/28/25 Board of Commissioners

recommended for second
reading to the Board of
Commissioners

6/9/25 Board of Commissioners

deferred indefinitely to the
Board of Commissioners

- 10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 403.44
ACRES OF PROPERTY OFF OF BECKWITH ROAD,
LEBANON ROAD AND BASS LANE, MAP 055, PARCELS
070.02, 070.03, 092.00, 092.04, 102.00 FROM WILSON
COUNTY R-1 TO RS-40 AND CNS PUD AND TO ADOPT THE
PRELIMINARY MASTER DEVELOPMENT PLAN FOR MIRA
BELLA SUBDIVISION

[1067](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - PMDP Map](#)
[Exhibit C - Rezone Map](#)
[Exhibit D – Public Sewer License Agreement](#)
[Staff Report](#)

Legislative History

2/20/25 Planning Commission

deferred to the Planning
Commission

3/20/25 Planning Commission

**negative recommendation
to the Board of
Commissioners

4/28/25	Board of Commissioners	recommended for second reading to the Board of Commissioners
6/9/25	Board of Commissioners	deferred indefinitely to the Board of Commissioners

11. Unfinished Business

- 11.A.** AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER [1265](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Lease Agreement for Senior Center](#)
[Lease Agreement for Senior Center - EX A Floor Plan](#)

Legislative History

7/14/25	Board of Commissioners	recommended for second reading to the Planning Commission
8/21/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
9/8/25	Board of Commissioners	deferred to the Board of Commissioners

12. New Business

- 12.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR THE TOWN CENTER TRAIL, PHASE 3 AND LEBANON ROAD SIDEWALKS, PHASE 3 PROJECTS THAT WERE RECENTLY AWARDED ADDITIONAL GRANT FUNDING [1412](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Executive Summary](#)

- 12.B.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO TRANSFER PERSONNEL FUNDS FROM THE POLICE DEPARTMENT TO THE EXECUTIVE DEPARTMENT [1414](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Executive Summary](#)

- 12.C.** AN ORDINANCE TO AMEND THE FISCAL YEAR 25/26 BUDGET ORDINANCE 2025-35 TO INCREASE FUNDING FOR COMMUNITY GRANTS **[1416](#)**

Sponsors: Art Giles, Commissioner, James Maness, Mayor

Attachments: [Ordinance](#)

- 12.D.** A RESOLUTION APPROVING GRANTS BY THE CITY OF MT. JULIET AS PREVIOUSLY BUDGETED IN THE 2025/2026 BUDGET ORDINANCE (ORDINANCE 2025-35) **[1376](#)**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[FY26 Grant allocation](#)

- 12.E.** RESOLUTION APPROVING AN EASEMENT AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND R.J. CORMAN RAILROAD COMPANY/NASHVILLE AND EASTERN RAILROAD AUTHORITY (NERA) FOR THE INSTALLATION, MAINTENANCE, AND PUBLIC USE OF A GREENWAY TRAIL WITHIN THE RAILROAD RIGHT-OF-WAY AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **[1368](#)**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[Amendment Greenway Easement \(RJ Corman\)](#)

- 12.F.** A RESOLUTION TO HONOR THE LIFE AND LEGACY OF CHARLES JAMES "CHARLIE" KIRK **[1413](#)**

Sponsors: James Maness, Mayor, Art Giles, Commissioner

Attachments: [Resolution](#)

13. Adjournment