

Mt. Juliet, Tennessee

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



Agenda - Final

Monday, June 8, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

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

Public Hearing Notice [1745](#)

Attachments: [Public Hearing Notice - 6-8-2026](#)

1. Call to Order & Declare a Quorum Present

2. Set Agenda

3. Invocation & Pledge of Allegiance

4. Approval of Minutes

4.A. Meeting Minutes - Work Session - 5/11/2026 [1742](#)

Attachments: [Meeting Minutes - Work Session - 5-11-2026](#)

4.B. Meeting Minutes - 5/11/2026 [1743](#)

Attachments: [Meeting Minutes - 5-11-2026](#)

4.C. Meeting Minutes - Work Session - 5/18/2026 [1744](#)

Attachments: [Meeting Minutes - Work Session - 5-18-2026](#)

5. Citizens Comments

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

6. Commissioner Reports & Comments

7. City Manager's Report

8. Consent Agenda Items

8.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM MEDIUM DENSITY RESIDENTIAL TO TOWN CENTER [1589](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

2/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.B.** AN ORDINANCE TO REZONE APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM AR-40 TO CTC [1590](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

2/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.C.** AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN [1637](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline](#)
[Staff Report](#)

Legislative History

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/13/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.D.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 023.00, PART OF 025.00 & 075.07 IN THE CITY OF MT. JULIET [1641](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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	4/13/26 Board of Commissioners	Approved for Second Reading to the Board of Commissioners
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- 8.E.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TREYMOR PLANNED UNIT DEVELOPMENT, LOCATED OFF BENDERS FERRY ROAD, MAP 032, PARCELS 031.00, 029.00, 029.02 & 029.01 IN THE CITY OF MT. JULIET [1642](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Applicant Letter](#)

Legislative History

	3/19/26 Planning Commission	**Positive Recommendation to the Board of Commissioners
	4/13/26 Board of Commissioners	Approved for Second Reading to the Board of Commissioners

- 8.F.** A RESOLUTION SUPPORTING AN APPLICATION TO RECEIVE FEDERAL FUNDING FOR THE LEBANON ROAD WIDENING PROJECT AND ESTABLISHING A COMMITMENT FOR THE REQUIRED MATCH FOR THE GRANT [1750](#)

Sponsors: Art Giles, Commissioner

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

- 8.G.** A RESOLUTION CALLING FOR AN ELECTION ON TUESDAY, NOVEMBER 3, 2026, FOR THE OFFICE OF THE EXPIRING TERMS OF COMMISSIONERS FOR DISTRICT TWO AND DISTRICT FOUR, EACH WITH A FOUR-YEAR TERM [1753](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)

9. Unfinished Business

9.A. 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 ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL [1636](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline](#)
[Staff Report](#)

Legislative History

3/19/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
4/27/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

10. New Business

10.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY [1715](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26	Planning Commission	**Positive Recommendation to the Board of Commissioners
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10.B. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE **1716**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

10.C. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1671**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

10.D. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE **1713**

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.E.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1728](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.F.** AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM OPS AND WILSON COUNTY R-1 TO IR-PUD [1730](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.G.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS [1726](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline](#)
[Staff Report](#)

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.H.** 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 ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS [1741](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Sign Ordinance](#)
[Exhibit B - Redline](#)
[Staff Report](#)

Legislative History

5/21/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 10.I.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 [1757](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance](#)
[FY 27 Budget - 1st Reading](#)

11. Adjournment



Mt. Juliet, Tennessee

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

Staff Report

File #: 1745

Agenda Date: 6/8/2026

Agenda #:

Title:

Public Hearing Notice

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on June 8, 2026, at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- An ordinance to amend the land use plan for approximately 5.0 acres of property at 107 Timber Trail Drive, map 072, parcel 001.03 from Medium Density Residential to Town Center
- An ordinance to rezone approximately 5.0 acres of property at 107 Timber Trail Drive, map 072, parcel 001.03 from AR-40 to CTC
- An ordinance amending Part B of the Land Development Code of the City of Mt. Juliet, Tennessee, known as the Zoning Regulations (2001-29), adopted October 8, 2001, as amended, by amending Article VI, section 6-103.7, Design Standards for Commercial Structures, and Article VII, Section 7-103.9, Building Design
- An ordinance to amend the preliminary master development plan for the Providence Central Planned Unit Development, Ordinance 2013-12, located at map 097, parcels 023.00, part of 025.00 & 075.07 in the City of Mt. Juliet
- An ordinance to amend the preliminary master development plan for the Treymor Planned Unit Development, located off Benders Ferry Road, map 032, parcels 031.00, 029.00, 029.02 & 029.01 in the City of Mt. Juliet
- 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 Article V, Section 5-104.1, Design Standards for Multifamily Dwellings, and Section 5-104.4, Development Standards for Single Family Residential

The public is invited to attend and comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1742

Agenda Date: 6/8/2026

Agenda #: 4.A.

Title:

Meeting Minutes - Work Session - 5/11/2026

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, May 11, 2026

5:15 PM

Work Session

Commission Chambers

Board of Commissioners

Work Session 5:15PM - 6:00PM - Sewer Rate Study

Mayor James Maness called the meeting to order at 5:15 p.m. The agenda was set without objection.

Public Notice - Work Session

[1704](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Public Notice - Work Session & Meeting - 5-11-2026](#)

1. Citizens Comments

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

There were no citizens comments.

2. Presentations

2.A. Sewer Rate Study Presentation

[1705](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Presentation](#)

City Manager Kenny Martin turned the meeting over to Director of Engineering Shane Shamanur, who introduced Buddy Petty and Jack Elston, representatives from Rate Studies. Mr. Petty and Mr. Elston presented the Rate Study presentation and answered questions from the Commission.

3. Adjournment

There being no further business, Mayor James Maness adjourned the meeting without objection.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1743

Agenda Date: 6/8/2026

Agenda #: 4.B.

Title:

Meeting Minutes - 5/11/2026

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, May 11, 2026

6:30 PM

Commission Chambers

Board of Commissioners

1. Call to Order & Declare a Quorum Present

Mayor James Maness called the meeting to order at 6:30 p.m.

Present: Commissioner Art Giles, Vice Mayor/Commissioner Bill Trivett, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Scott Hefner

2. Set Agenda

Mayor James Maness stated the sponsor of Item 8C requested the item be removed and the applicant for Item 9A requested deferral. There was no objection. Mayor Maness also moved Item 9D to immediately follow the Consent Agenda without objection.

4. Approval of Minutes**4.A. Meeting Minutes - 4-27-2026****1702**

Attachments: [Meeting Minutes to be Approved - 4-27-2026](#)

A motion was made by Commissioner Jennifer Milele, seconded by Vice Mayor Bill Trivett, to approve the minutes. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele

Abstain: Commissioner Hefner

3. Invocation & Pledge of Allegiance

City Manager Kenny Martin led the Pledge of Allegiance and invocation.

5. Citizens Comments

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

There were no citizen comments.

6. Commissioner Reports & Comments

Commissioner Art Giles spoke regarding the successful turnout for Ride MJ and announced the Needhams Memorial Day Drone Show scheduled for May 25 at 8:45 p.m. He also announced the Ride of Silence event on May 20 at 7:00 p.m.

Vice Mayor Bill Trivett thanked everyone for attending and those watching online. He wished everyone a Happy Mother's Day and spoke about attending the Mt. Juliet High School car show, the Boy Scout Pancake Breakfast, and supporting the Mt. Juliet High School Varsity Cheer Squad fundraiser car wash. He also recognized Teacher Appreciation Week and thanked teachers for their service. Vice Mayor Trivett thanked Stephen Whitehouse and Leo for Leo Land at Charlie Daniels Park and attended the Rotary raffle event, thanking the students who provided pastries and food. He also thanked Commissioners Giles and Milele for their work on Ride MJ.

Commissioner Scott Hefner thanked everyone for attending, congratulated graduates and teachers, and reminded everyone to travel safely during the summer season. He also acknowledged the "Best Of" awards from Main Street Media and shared that his brother-in-law was baptized the previous day, and was very excited to share that.

Commissioner Jennifer Milele reminded everyone there would only be one Board of Commissioners meeting in May due to the Memorial Day holiday and announced the upcoming Budget Work Session on May 18. She also announced the Farmers Market at Charlie Daniels Park, the Battle of the Badges event on May 20 at Station 3, and the opening of Ava's Splash Pad on May 26. Commissioner Milele noted the Leo Land ribbon cutting had taken place earlier that day and thanked everyone involved with the project.

Mayor James Maness wished everyone a Happy Mother's Day and stated he had returned all calls and emails regarding property reappraisals. He announced the Central Pike Interchange project had been slated for construction by 2029 following approval in the State budget and thanked Representative Susan Lynn and Senator Mark Pody for their support. Mayor Maness also thanked everyone for their hard work on projects throughout the city, including the Central Pike widening project and SMJRD initiatives.

7. City Manager's Report

City Manager Kenny Martin thanked everyone for watching and expressed excitement regarding the recent Federal Grants and the Tennessee Department of Transportation’s 10-year plan. He reminded everyone that infrastructure projects take many years to complete and stated that staff and the Board of Commissioners work continuously on these improvements. City Manager Martin highlighted several ongoing and upcoming projects, including the Curd Road signal installation, Golden Bear interchange LED lighting, Benders Ferry Road widening, Old Lebanon Dirt Road widening beginning in June, the Central Pike Interchange project, and the widening of South Mt. Juliet Road and Central Pike. He also noted the City’s progress in becoming more walkable through sidewalk requirements associated with development projects, which also helps alleviate traffic. City Manager Martin concluded by reminding everyone to Shop Local, stating that local shopping is what helps run the City.

8. Consent Agenda Items

- 8.A.** A RESOLUTION APPROVING THE CITY OF MT. JULIET POLICE DEPARTMENT’S CADET POST 465 BRASS CASING RECOVERY AND FUNDRAISING PROGRAM [1698](#)

Sponsors: City Manager Kenny Martin,

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 39-2026

- 8.B.** A RESOLUTION APPROVING A SERVICE AGREEMENT WITH GARAGE TECHNOLOGIES, INC TO FACILITATE THE SALE OF FIRE DEPARTMENT APPARATUS, VEHICLES AND EQUIPMENT [1706](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Agreement](#)
[Agreement Addendum](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 40-2026

- 8.C.** A RESOLUTION DECLARING CITY OF MT JULIET FIRE DEPARTMENT VEHICLE AS SURPLUS TO BE DISPOSED OF AT AUCTION [1707](#)

Sponsors: City Manager Kenny Martin,

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

This item was withdrawn during Item 2, Set Agenda.

RESULT: WITHDRAWN

- 8.D.** A RESOLUTION APPROVING A CONTRACT WITH KIMLEY HORNE AND ASSOCIATES, INC. TO UPDATE THE PARKS DEPARTMENT SYSTEMWIDE PARKS AND RECREATION MASTER PLAN DOCUMENT [1708](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Agreement](#)
[Agreement Addendum](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

Enactment No: 41-2026

- 8.E. A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE REGIONAL TRANSPORTATION AUTHORITY (“RTA”) OF MIDDLE TENNESSEE FOR USE OF OPEN SPACE AT THE MT. JULIET TRAIN STATION PROPERTY [1710](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution Agreement](#)
[Map](#)
[Staff Report](#)

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

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
 Enactment No: 42-2026

9. New Business

- 9.D. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, PROVIDING DIRECTION TO THE CITY MANAGER REGARDING REQUEST FOR PROPOSAL RESPONSES RECEIVED FOR THE SALE AND REDEVELOPMENT OF CITY-OWNED PROPERTY IN THE DOWNTOWN AREA [1691](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Resolution](#)

This item was moved to directly follow the Consent Agenda during Item 2, Set Agenda.

A motion was made by Commissioner Jennifer Milele, seconded by Commissioner Scott Hefner, that this Resolution be approved. Mayor James Maness amended the original motion to direct the City Manager to negotiate with Mission Sellars for sixty (60) days, with negotiations to proceed with Imagine One if no agreement was reached within that time frame. Commissioner Scott Hefner seconded the amendment, which carried unanimously. The original motion as once amended was carried by the following vote:

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 43-2026

9.A. AN ORDINANCE TO REZONE AND ADOPT A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 115 OAKMONT DRIVE, APPROXIMATELY 10 ACRES, MAP 072, PARCELS 005.01 FROM RS-40 TO RS-20 [1490](#)

Sponsors: Planning Commission Positive Recommendation

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

This item was deferred during Item 2, Set Agenda.

RESULT: DEFERRED

- 9.B.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE [1678](#)
 MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 447
 LIBERTY CHAPEL ROAD, OUTSIDE THE CITY LIMITS OF MT.
 JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY,
 TENNESSEE, MAP 49, PARCELS 008.03, 008.02, AND 008.04

Sponsors: Planning Commission Positive Recommendation

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

Commissioner Scott Hefner recused himself due to a personal conflict.

Commissioner Jennifer Milele questioned why annexation had not been requested. Jake Porter of Heritage Civil responded that annexation was not believed to be in the project's best interest due to potential impacts on City services and noted the property would access from Liberty Chapel Road. Ray Justice, who spoke on behalf of the applicant stated the development would expand the sewer system while generating additional revenue through double tap and increased sewer fees without increasing demands on City services.

Commissioner Milele expressed concerns regarding sewer capacity for an out-of-city development. Mayor James Maness noted the proposed entrance would be approximately 5.3 miles from the nearest fire station, while Commissioner Art Giles expressed concerns regarding additional traffic impacts to the Benders Ferry Road/Lebanon Road area. Mr. Porter stated the development was intended to be a low-density estate-style subdivision with larger lots to minimize impacts. Vice Mayor Bill Trivett questioned whether existing lines could handle the additional flow and demand. Shane Shamanur stated there was sufficient capacity to serve the proposed lots; however, Director Tim Forkum noted the additional impact on the Yorkshire pump station could create a burden.

A motion was made by Commissioner Jennifer Milele, seconded by Vice Mayor Bill Trivett. The motion failed as recorded in the following vote:

RESULT: FAILED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Mayor Maness

Nay: Commissioner Giles, Vice Mayor/Commissioner Trivett, and
 Commissioner Milele

Abstain: Commissioner Hefner

- 9.C.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01 [1679](#)

Sponsors: Planning Commission Positive Recommendation

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

Commissioner Jennifer Milele stated there were already concerns regarding sewer capacity and, although Public Works had indicated there was sufficient capacity, she did not see the benefit of providing out-of-city sewer service. Mayor James Maness clarified that the City has adequate capacity for existing customers, but concerns relate to new development within certain segments of the system, noting that the proposed development would be fully responsible for associated infrastructure costs. Commissioner Art Giles stated he could not support the request due to the City's current resolution opposing out-of-city sewer service.

A motion was made by Commissioner Jennifer Milele, seconded by Commissioner Hefner. The motion failed as recorded in the following vote:

RESULT: FAILED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Mayor Maness, and Commissioner Hefner

Nay: Commissioner Giles, Vice Mayor/Commissioner Trivett, and Commissioner Milele

10. Appointments

- 10.A.** Wilson County Board of Equalization Appointment [1709](#)

Sponsors: James Maness, Mayor

Mayor James Maness appointed Chris Richards to another term on the board without objection.

11. Adjournment

Mayor Maness adjourned the meeting at 7:26pm.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1744

Agenda Date: 6/8/2026

Agenda #: 4.C.

Title:

Meeting Minutes - Work Session - 5/18/2026

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, May 18, 2026

5:15 PM

Work Session

Commission Chambers

Board of Commissioners

Work Session 5:15PM - Fiscal Year 26/27 Budget Review

Mayor Maness called the Work Session to order at 5:15PM with the agenda set as published.

Public Notice

[1711](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Public Notice - Budget Work Session](#)

1. Citizens Comments

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

Stephen Heckendorf, 393 Page Dr: Looks forward to hearing the discussion and expressed opposition to any further property tax increases.

2. Presentations

2.A. Fiscal Year 26/27 Budget Review**1712****Sponsors:** City Manager Kenny Martin,**Attachments:** [Fiscal Year 2026-2027 Budget](#)

City Manager Kenny Martin thanked everyone for attending and recognized Finance Director Dana Hire, who presented a PowerPoint overview of the budget to the Commission and answered questions from the Commission.

Parks Director Ross Hudson gave his presentation on the Parks Department Budget and answered questions from the Commission.

Director of Building and Codes Mark Kirk gave his presentation on the Building and Codes Department Budget and answered questions from the Commission.

City Planner Jon Baughman gave his presentation on the Planning and Zoning Department Budget and answered questions from the Commission.

Chief Mark Foulks gave his presentation on the Fire and EMS Department Budgets and answered questions from the Commission.

Chief Tyler Chandler gave his presentation on the Police Department Budget, Drug Fund Budget, Public Safety Communications Budget and answered questions from the Commission.

IT Director Adam Williams gave his presentation on the IT and GIS Department Budgets and answered questions from the Commission.

Public Works Director Matt White gave his presentation on the Public Works Department Budget, State Street Aid Budget, Capital Projects Budget and answered questions from the Commission. Public Works Operations Manager Toby Toombs gave comments on one of the requests and answered questions from the Commission.

Utilities Director Tim Forkum and Engineering Director Shane Shamanur gave their presentation on the Stormwater and Wastewater Department Budgets and answered questions from the Commission. Stormwater Coordinator Adam Meadors answered questions from the Commission.

City Attorney Samantha Burnett gave her presentation on the Legal Department Budget and answered questions from the Commission.

Finance Director Dana Hire gave her presentation on the Finance Department Budget and answered questions from the Commission.

City Manager Kenny Martin gave his presentation on the Executive Department Budget and answered questions from the Commission.

Marty Potts gave his presentation on the City Beautiful Department Budget and the City Buildings Budget and answered questions from the Commission.

Finance Director Dana Hire answered questions from the Commission involving the HR Department Budget.

City Manager Kenny Martin and Finance Director Dana Hire gave the closing remarks and answered questions from the Commission.

3. Adjournment

Without objection, Mayor Maness adjourned the Work Session at 10:08PM



Mt. Juliet, Tennessee

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

Staff Report

File #: 1589

Agenda Date: 6/8/2026

Agenda #: 8.A.

Title:

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM MEDIUM DENSITY RESIDENTIAL TO TOWN CENTER

ORDINANCE 2026 -

AN ORDINANCE TO AMEND THE LAND USE PLAN FOR APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM MEDIUM DENSITY RESIDENTIAL TO TOWN CENTER

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of February 19, 2026, and forwarded a positive recommendation with a vote of 7-1-0 to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on April 13, 2026 and June 8, 2026 and notice thereof published in the Chronicle of Mt. Juliet on February 20, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the property at 107 Timber Trail Drive, map 072, parcel 001.03 from medium density residential to town center; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____ as follows:

Section 1. LAND USE PLAN AMENDMENT. The land use plan for the property, further described in Exhibit A, and shown on Exhibit B attached hereto, at 107 Timber Trail Drive, map 072, parcel 001.03, is hereby amended from medium density residential to town center.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation 7-1-0 in a regular meeting held on February 19, 2026.

Section 3. PUBLIC HEARING. The land use plan changes were the subject of a public hearing held on April 13, 2026 and June 8, 2026 at 6:15 p.m.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

ORDINANCE 2026 -

FIRST READING: April 13, 2026
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT A

Beginning at a point on the northerly margin of Timber Trail; being approximately 300' easterly from the easterly margin of Mt. Juliet Road, said point being the southwesterly corner of the property herein described; thence N 7°41', a distance of 420.18' to a point; thence S 81° 00' E, a distance of 528.95' to a point; thence S 3° 03' W, a distance of 363.01' to a point in the northerly margin of Timber Trail; thence along the northerly margin of Timber Trail N 87° 06' W, a distance of 573.46' to the point of beginning and containing 4.92 acres, more or less. Survey by Raymond E. Binkley dated March 30, 1985.

Being the same property conveyed to Jere N. McCulloch, Trustee, by warranty deed dated February 7, 1997 from Patsy Ratcliff, unmarried, of record at Deed Book 450, page 206, in the Register's Office for Wilson County, Tennessee. Jere N. McCulloch is deceased, and Gregory S. Gill was appointed Substitute Trustee by instrument dated June 9, 2017.

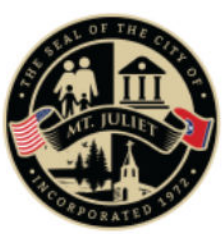
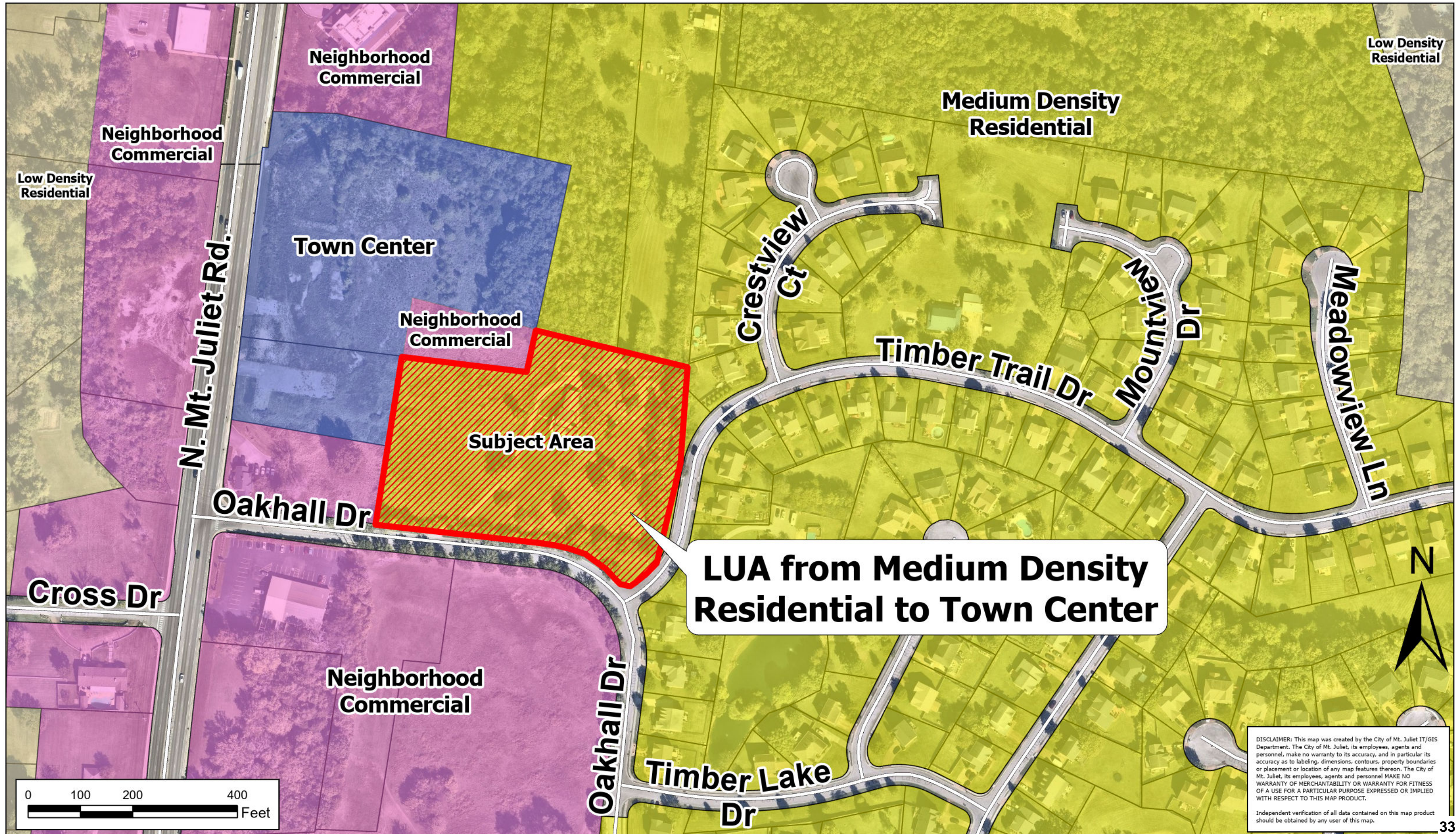


Exhibit B - LUA

3155 N. Mt. Juliet Rd.
Map 072, p/o Parcels 001.03





MEMORANDUM

Date: February 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 3155 NMJR
Land Use Amendment and Rezone
Map - 72
Parcel(s) – 001.03

Request: Heritage Civil requests a land use amendment and rezone for the property shown as map 072, parcel 001.03 located at 3155 N. Mt. Juliet Road in District 3.

Description: The subject property is approximately 5.00 acres on the east side of NMJR. The property is located within the City limits and is adjacent to the Oak Hall & Timber Trail subdivision to the east. The property has approximately 165 feet of road frontage on N. Mt. Juliet Road, 500 feet of road frontage on Oak Hall Drive, and 375 feet on Timber Trail Drive. The property is in District 3. The current zoning of the property is CTC, commercial town center, for the portion fronting NMJR and AR-40 for the remainder, to the west. The future land use shows the parcel as Town Center on the western portion and Medium Density residential on the eastern portion of the property.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3155 N. Mt. Juliet Road	Town Center & Medium Density Residential	Town Center	CTC, Commercial Town Center & AR-40	CTC, Commercial Town Center

Future Land Use Plan: The City’s Future Land use map identifies this parcel fronting both N. Mt. Juliet Road, Oak Hall Drive and Timber Trail Drive as both Town Center (west portion of the parcel) and Medium Density Residential (western portion of the parcel), with the requested land use of Town Center for the entire parcel. This request is consistent with surrounding land use designations.

Zoning: Current zoning is CTC, commercial town center (western portion of the parcel) and AR-40 (eastern portion of the parcel). The applicant is seeking CTC, commercial town center for the entire parcel which is consistent with surrounding zoning and the City’s future land use plan along this major thoroughfare.

Findings: In reviewing the requested zoning actions, staff finds that the request does not agree with all of the following findings, as contained in the zoning ordinance. The proposed land use amendment and rezone:

1. *is NOT agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: There is no proposed use at the time, per the applicant, however they would like to market the property in its entirety as commercial, therefore the subsequent need for the land use amendment and the rezone request. Though the request does not fully align with the City's land use plan, staff supports the request for additional commercially zoned land along one of the City's major commercial corridors, NMJR.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the land use amendment and rezone of 3155 N. Mt. Juliet Road, also shown as Map 072, parcel 001.03, with the following conditions:

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

Engineering:

1. No Comments

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. No Comments Received



Mt. Juliet, Tennessee

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

Staff Report

File #: 1590

Agenda Date: 6/8/2026

Agenda #: 8.B.

Title:

AN ORDINANCE TO REZONE APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM AR-40 TO CTC

ORDINANCE 2026-

AN ORDINANCE TO REZONE APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM AR-40 TO CTC

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of February 19, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 7-1-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on May 13, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject property at 107 Timber Trail Drive, map 072, parcel 001.03, approximately 5.0 acres, from AR-40 to CTC.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, be and is hereby amended, and altered by rezoning those certain parcels of real property at 107 Timber Trail Drive, map 072, parcel 001.03, and shown in Exhibit B, from AR-40 to CTC.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: April 13, 2026

SECOND READING:

ORDINANCE 2026-

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT A

Beginning at a point on the northerly margin of Timber Trail; being approximately 300' easterly from the easterly margin of Mt. Juliet Road, said point being the southwesterly corner of the property herein described; thence N 7°41', a distance of 420.18' to a point; thence S 81° 00' E, a distance of 528.95' to a point; thence S 3° 03' W, a distance of 363.01' to a point in the northerly margin of Timber Trail; thence along the northerly margin of Timber Trail N 87° 06' W, a distance of 573.46' to the point of beginning and containing 4.92 acres, more or less. Survey by Raymond E. Binkley dated March 30, 1985.

Being the same property conveyed to Jere N. McCulloch, Trustee, by warranty deed dated February 7, 1997 from Patsy Ratcliff, unmarried, of record at Deed Book 450, page 206, in the Register's Office for Wilson County, Tennessee. Jere N. McCulloch is deceased, and Gregory S. Gill was appointed Substitute Trustee by instrument dated June 9, 2017.

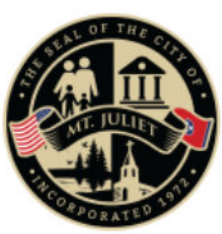
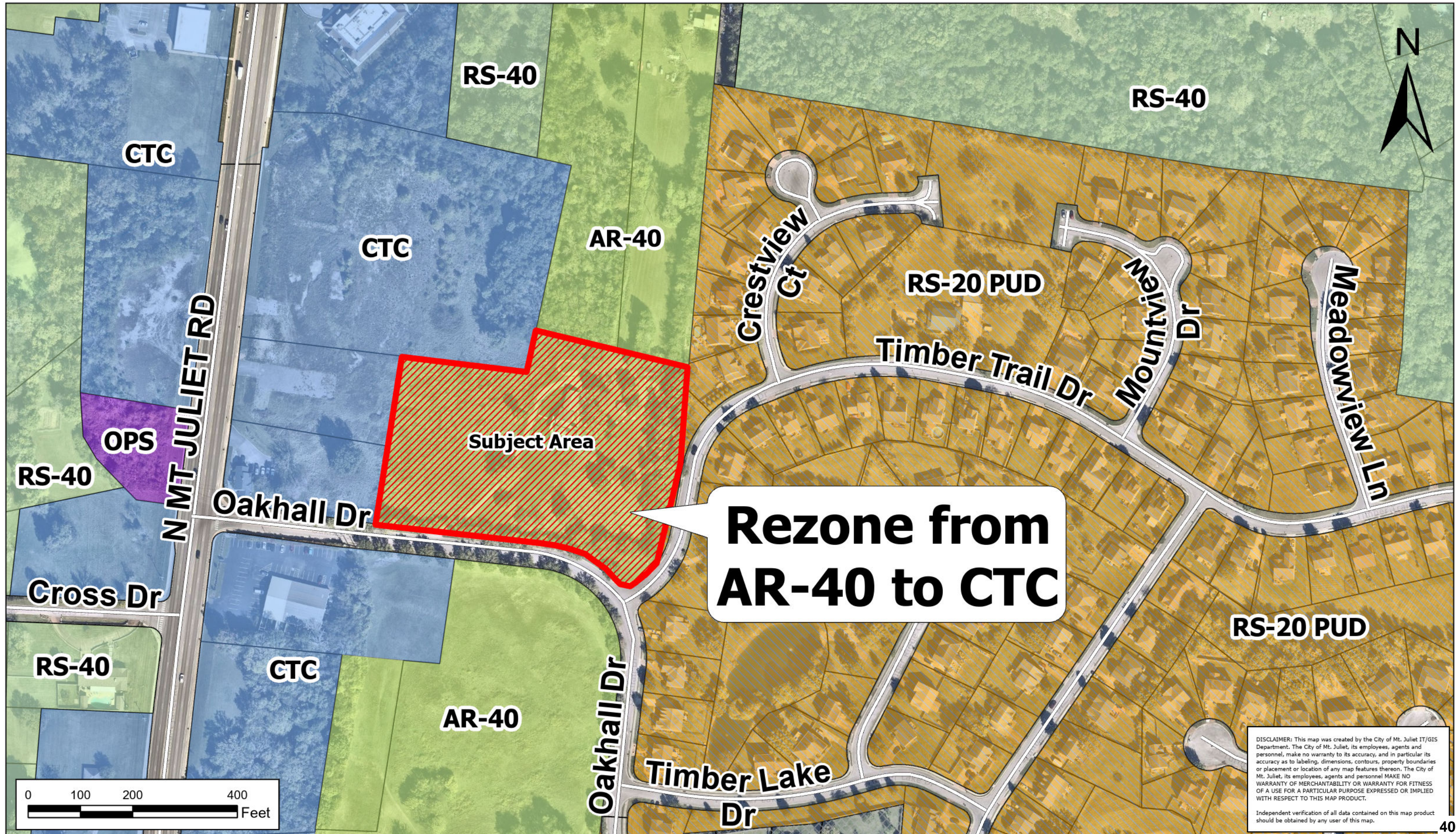


Exhibit B - Rezone

3155 N. Mt. Juliet Rd.
Map 072, p/o Parcels 001.03





MEMORANDUM

Date: February 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 3155 NMJR
Land Use Amendment and Rezone
Map - 72
Parcel(s) – 001.03

Request: Heritage Civil requests a land use amendment and rezone for the property shown as map 072, parcel 001.03 located at 3155 N. Mt. Juliet Road in District 3.

Description: The subject property is approximately 5.00 acres on the east side of NMJR. The property is located within the City limits and is adjacent to the Oak Hall & Timber Trail subdivision to the east. The property has approximately 165 feet of road frontage on N. Mt. Juliet Road, 500 feet of road frontage on Oak Hall Drive, and 375 feet on Timber Trail Drive. The property is in District 3. The current zoning of the property is CTC, commercial town center, for the portion fronting NMJR and AR-40 for the remainder, to the west. The future land use shows the parcel as Town Center on the western portion and Medium Density residential on the eastern portion of the property.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3155 N. Mt. Juliet Road	Town Center & Medium Density Residential	Town Center	CTC, Commercial Town Center & AR-40	CTC, Commercial Town Center

Future Land Use Plan: The City’s Future Land use map identifies this parcel fronting both N. Mt. Juliet Road, Oak Hall Drive and Timber Trail Drive as both Town Center (west portion of the parcel) and Medium Density Residential (western portion of the parcel), with the requested land use of Town Center for the entire parcel. This request is consistent with surrounding land use designations.

Zoning: Current zoning is CTC, commercial town center (western portion of the parcel) and AR-40 (eastern portion of the parcel). The applicant is seeking CTC, commercial town center for the entire parcel which is consistent with surrounding zoning and the City’s future land use plan along this major thoroughfare.

Findings: In reviewing the requested zoning actions, staff finds that the request does not agree with all of the following findings, as contained in the zoning ordinance. The proposed land use amendment and rezone:

1. *is NOT agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: There is no proposed use at the time, per the applicant, however they would like to market the property in its entirety as commercial, therefore the subsequent need for the land use amendment and the rezone request. Though the request does not fully align with the City's land use plan, staff supports the request for additional commercially zoned land along one of the City's major commercial corridors, NMJR.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the land use amendment and rezone of 3155 N. Mt. Juliet Road, also shown as Map 072, parcel 001.03, with the following conditions:

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

Engineering:

1. No Comments

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. No Comments Received



Mt. Juliet, Tennessee

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

Staff Report

File #: 1637

Agenda Date: 6/8/2026

Agenda #: 8.C.

Title:

AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN

ORDINANCE 2026 –

AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN

WHEREAS, the Board of Commissioners desires to amend Articles VI & VII, Sections 6-103.7, Design Standards for Commercial Structures, & 7-103.9, Building Design; and

WHEREAS, the Planning Commission considered this request during their meeting of March 19, 2026, and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Part B, Articles VI & VII, of the Zoning Regulations, are desired to be amended as follows:

Part	Article	Section	Section Title	Action
B	VI	6-103.7.2	Building design	Amended
B	VII	7-103.9	Building design	Amended

; and

WHEREAS, the specific amendments desired to be made to Part B, Articles VI & VII, Sections 6-103.7, Design Standards for Commercial Structures & 7-103.9, Building Design, of the Zoning Regulations are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. Zoning Regulation Article VI, Section 6-103.7.2, Building design, is amended to read in its entirety as follows:

2. *Building design.* Building(s) may be required to incorporate similar design elements, and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible

ORDINANCE 2026 –

from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant. Building service areas or loading areas shall not be visible from public streets and shall be located away from private streets and adequately screened. All rooftop-mounted equipment including HVAC equipment shall not be visible from public streets and must be screened by a parapet that is equal to or greater than the height of the equipment. Mechanical equipment on sides of buildings shall not be visible from public streets and must be adequately screened. No wall packs are allowed on any commercial site in the City and all light poles and light fixtures installed on commercial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Hues including metal halide, color-corrected mercury-vapor, color-corrected high-pressure sodium and low-pressure sodium are not allowed for private lighting. All private lighting shall emit light in the range of 4,000K to 5,700K on the Kelvin temperature measurement scale to achieve a cool white color temperature. Private lighting in this section shall refer to lighting intended to illuminate private parking areas and access drives and shall not include lighting that illuminates rights-of-way or public streets. Channel posts are prohibited on all commercial sites. Bollards shall be painted or sleeved black, dark gray or dark brown. The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions. Within a commercial complex, the Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the commercial complex which have been approved after the adoption of these design provisions.

Section 2. Zoning Regulation Article VII, Section 7-103.9, Building Design, is amended to read in its entirety as follows:

ORDINANCE 2026 –

7-103.9 *Building design*. In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Board that approves such project may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Board may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

All structures shall be shielded from view from all public streets with a landscaped berm. Accessory buildings and enclosures shall be consistent in design and materials with the building to which they are ancillary. Channel posts are prohibited on all industrial sites. Light poles and light fixtures installed on industrial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Bollards shall be painted or sleeved black, dark gray or dark brown.

The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: April 13, 2026

SECOND READING:

ORDINANCE 2026 –

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE VI. COMMERCIAL DISTRICT REGULATIONS

6-103.7 *Design standards for commercial structures.*

1. *Site design.* Elements such as landscaping, site fences, walls and refuse and recycling containers shall be coordinated into a unitary design and shall otherwise comply with all provisions of Article X, Landscaping and screening. All utility service to individual structures shall be underground.
2. *Building design.* Building(s) may be required to incorporate similar design elements, and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

Building service areas or loading areas shall not be visible from public streets and shall be located away from private streets and adequately screened. All rooftop-mounted equipment including HVAC equipment shall not be visible from public streets and must be screened by a parapet that is equal to or greater than the height of the equipment. Mechanical equipment on sides of buildings shall not be visible from public streets and must be adequately screened. No wall packs are allowed on any commercial site in the City and all light poles and light fixtures installed on commercial sites shall be finished in a dark grey, dark brown or black color. *Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles.* Hues including metal halide, color-corrected mercury-vapor, color-corrected high-pressure sodium and low-pressure sodium are not allowed for private lighting. All private lighting shall emit light in the range of 4,000K to 5,700K on the Kelvin temperature measurement scale to achieve a cool white color temperature. Private lighting in this section shall refer to lighting intended to illuminate private parking areas and access drives and shall not include lighting that illuminates rights-of-way or public streets. *Channel posts are prohibited on all commercial sites. Bollards shall be painted or sleeved black, dark gray or dark brown.* The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions. Within a commercial complex, the Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the commercial complex which have been approved after the adoption of these design provisions.

-
3. *Sidewalks.* Sidewalks shall be required for all commercial site plans, including multi-family developments, with the exception of those commercial subdivisions that received site plan approval prior to the enactment of this ordinance, and sidewalks shall comply with all criteria as follows:
 - a. The design, dimensions, dedications, easements, and reservations for all sidewalks shall conform to all applicable City of Mt. Juliet regulations. Sidewalks constructed within the public rights-of-way shall be installed in accordance with the adopted standards of the City of Mt. Juliet.
 - b. Sidewalks are required to be constructed along all streets within or abutting a development and shall connect to sidewalks in adjoining developments.
 - c. Sidewalks shall be constructed of concrete and shall be a minimum of five feet in width on all streets for residential site plans and developments, and five feet in width for non-residential site plans and developments.
 - d. Sidewalks shall maintain minimum thickness of four inches except at driveway areas where the minimum thickness is six inches.
 - e. Sidewalks must comply with the City of Mt. Juliet Standard Road Details.
 - f. In any case where the reconstruction or construction of a sidewalk or other pedestrian walkway is required, the City of Mt. Juliet may require the contractor to post surety in the form specified in this ordinance, for the construction of the sidewalk or walkway.
 - g. The required sidewalk improvements must be installed prior to the issuance of a certificate of occupancy.
 4. *Greenways.* Development of all commercial sites in the City of Mt. Juliet and within the jurisdiction of the Regional Planning Commission shall include construction of all greenway sections that are included in the current and in any future greenway plans for the city. In any development, all parcels of land which touch or lie within the proposed route of a new greenway shall be constructed by the developer. Construction and related expenses for design, acquisition of right-of-way and construction of the greenways will be the responsibility of the developer. All greenway sections will be constructed per current City of Mt. Juliet, TDOT and FHWA standards and specifications, whichever is greater. Examples of said specifications include, but are not limited to, design, materials, thickness and width of greenway, as well as required signage, meeting ADA requirements, etc. Construction of said greenway sections will be completed by ten percent of development build out and all greenway sections will be dedicated to the City of Mt. Juliet. The developer, property owner or their designated agent may request a waiver or variance from this ten percent requirement should the strict application of the provisions of this ordinance result in practical difficulties or unnecessary hardship. Said waiver, variance or adjustment will not adversely affect the community objectives of the comprehensive plan. All greenways designated by current and any future greenway plans will be dedicated to the City of Mt. Juliet and shall not count toward required open space and amenities.
 5. *Accommodations for bicycles.* Bicycle parking shall be required for all commercial site plans, including multi-family developments, with the exception of those commercial subdivisions that received site plan approval prior to the enactment of this ordinance. In addition, bicycle parking shall comply with the criteria listed as follows:
 - a. *Locations.*
 - i. Bicycle parking shall be located as close as or closer than the nearest car parking space to the building entrance, or other than those spaces for persons with disabilities.
 - ii. Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended.

- iii. A minimum of four feet from the required rack dimension shall be provided for pedestrian clearance when a rack is placed within a sidewalk or pedestrian right-of-way.
 - iv. Bicycle racks shall be located in highly visible and well lit areas to minimize theft and vandalism.
 - v. When automobile parking spaces are provided in a structured parking garage, all required bicycle spaces shall be located inside the garage on the ground level. Alternative layout and design of racks to maximize space may be administratively approved by the Zoning Administrator.
 - vi. Alternative locations — in the event that compliance may not be feasible because of demonstrable hardship, the Zoning Administrator may approve an alternative location. The Zoning Administrator shall consider the following:
 - a. Alternative locations shall be well lit and secure.
 - b. All bicycle parking spaces shall be located within a 100-foot diameter of the primary building entrance.
- b. *Bicycle rack design.*
- i. All racks shall be of the wave-type design.
 - ii. Rack structure will require a user supplied locking device.
 - iii. The racks shall be constructed of durable materials to withstand permanent exposure to the elements, such as powder coated metal or stainless steel.
 - iv. Racks must be permanently mounted to a concrete or asphalt surface.
 - v. Racks shall provide clearance from other objects by using layout dimensions of at least four feet wide by six feet long.
 - vi. Construction details shall be submitted for review prior to final approval of construction plans.
- c. *Bicycle parking requirement.*
- i. The number of bicycle parking spaces required shall be based on the required automobile parking spaces and shall be provided in accordance with the following with fractional requirements for bike parking over 0.5 to be rounded up.
 - ii. A minimum of five bicycle parking spaces shall be provided for all sites with up to 100 required vehicle parking spaces. Two bicycle parking spaces shall be provided for every 150 required vehicle parking spaces thereafter.
 - iii. Bicycle parking spaces shall be provided for all uses except: accessory uses; agricultural; lodging; one to four family dwellings; temporary uses; and utilities.
6. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all commercial site plans, with the exception of those commercial developments that have received site plan approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a. Locations.
 - i. For all commercial uses, a minimum of one decorative trash receptacle shall be located at all public entrances and exits of a commercial use.

- ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.

b. Design.

All commercial site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36-gallon container and shall be of a strap-type design. (A typical design is shown in illustration 6.1 below for example only).

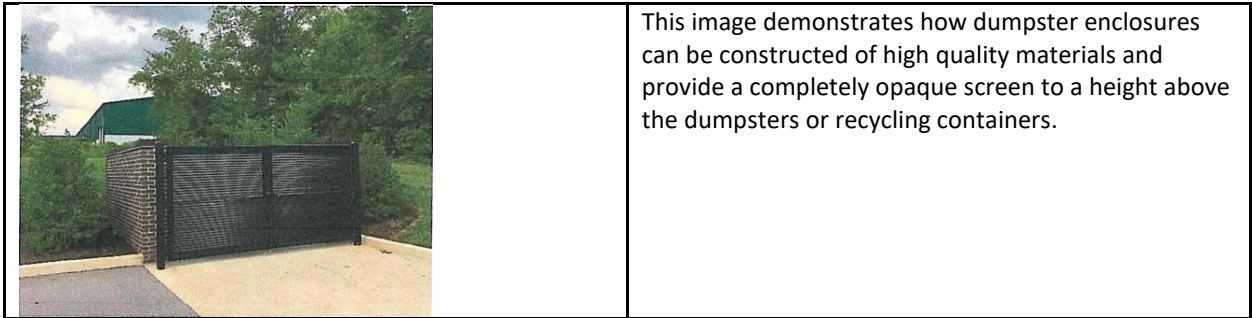
Illustration 6.1



7. *Dumpster enclosures:*

- a. Walls used to screen trash dumpsters, refuse collection areas, or recycling containers shall:
 - i. Be fully screened from public view;
 - ii. Be constructed of masonry materials that match the main colors and materials of the associated building they serve;
 - iii. Include steel opaque gates designed to complement the wall materials used;
 - iv. Be supplemented with plantings around the perimeter.
- b. Any enclosure intended for screening dumpsters, refuse areas, or recycling containers that contains a compaction unit shall include a floor drain within the containment pad that is tied directly to the sanitary system in accordance with the standard specifications for sanitary sewers;
- c. Any enclosures provided for restaurants or other food service establishments shall provide adequate area for the storage of grease barrels/recycle containers inside of the dumpster enclosure;
- d. Any enclosures provided for restaurants or other food service establishments shall provide a floor drain within the containment pad;
- e. All floor drains located in a dumpster enclosure shall be plumbed to an oil/water separator or grease interceptor. If the drain ultimately is piped to the sanitary sewer system, the enclosure must be covered so that the drain does not receive storm water.

- f. To allow for dumpster gates to remain closed as often as possible, either a pedestrian door or a wall offset for pedestrian access shall be provided.



- g. The Planning Commission may waive any of these design requirements upon showing by the developer/applicant alternative methods of design, if deemed acceptable.

(Ord. No. 2003-40, 9-8-2003; Ord. No. 2005-05, 3-14-2005; Ord. No. 2005-35, 12-12-2005; Ord. No. 2006-04, 2-6-2006; Ord. of 10-23-2009, § 6-103; Ord. No. 2011-36, § 1, 7-11-2011; Ord. No. 2013-04, § 1, 1-14-2013; Ord. No. 2014-43, § 1, 6-9-2014; Ord. No. 2014-68, § 1, 10-27-2014; Ord. No. 2015-43, §§ 1, 2, 11-23-2015; Ord. No. 2016-13, § 1, 3-28-2016; Ord. No. 2016-40, § 3, 8-8-2016; Ord. No. 2018-43, § 1, 11-26-2018; Ord. No. 2021-42, Exh. A, 10-25-2021)

ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

7-103.9 *Building design.* In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Board that approves such project may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Board may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

All structures shall be shielded from view from all public streets with a landscaped berm. Accessory buildings and enclosures shall be consistent in design and materials with the building to which they are ancillary. *Channel posts are prohibited on all industrial sites. Light poles and light fixtures installed on industrial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Bollards shall be painted or sleeved black, dark gray or dark brown.*

The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

(Ord. of 10-23-2009, § 7-103; Ord. No. 2014-67, § 1, 10-27-2014; Ord. No. 2015-44, §§ 1, 2, 11-23-2015; Ord. No. 2017-62, § 1, 10-23-2017; Ord. No. 2019-02, § 1, 1-14-2019; Ord. No. 2021-42, Exh. A, 10-25-2021)



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Zoning Ordinance Amendment
Articles VI & VII, Sections 6-103.7 & 7-103.9

Request: This request, initiated by City, seeks to codify several design items as outlined below.

Overview: The amendments are in red in the relevant sections below:

6-103.7 Design standards for commercial structures.

- 1. Site design. Elements such as landscaping, site fences, walls and refuse and recycling containers shall be coordinated into a unitary design and shall otherwise comply with all provisions of Article X, Landscaping and screening. All utility service to individual structures shall be underground.*
- 2. Building design. Building(s) may be required to incorporate similar design elements, and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant. Building service areas or loading areas shall not be visible from public streets and shall be located away from private streets and adequately screened. All rooftop-mounted equipment including HVAC equipment shall not be visible from public streets and must be screened by a*

parapet that is equal to or greater than the height of the equipment. Mechanical equipment on sides of buildings shall not be visible from public streets and must be adequately screened. No wall packs are allowed on any commercial site in the City and all light poles and light fixtures installed on commercial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Hues including metal halide, color-corrected mercury-vapor, color-corrected high-pressure sodium and low-pressure sodium are not allowed for private lighting. All private lighting shall emit light in the range of 4,000K to 5,700K on the Kelvin temperature measurement scale to achieve a cool white color temperature. Private lighting in this section shall refer to lighting intended to illuminate private parking areas and access drives and shall not include lighting that illuminates rights-of-way or public streets. Channel posts are prohibited on all commercial sites. Bollards shall be painted or sleeved black, dark gray or dark brown. The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions. Within a commercial complex, the Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the commercial complex which have been approved after the adoption of these design provisions.

7-103.9 Building design.

In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Board that approves such project may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Board may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

All structures shall be shielded from view from all public streets with a landscaped berm. Accessory buildings and enclosures shall be consistent in design and materials with the building to which they are ancillary. Channel posts are prohibited on all industrial sites. Light poles and light fixtures installed on industrial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Bollards shall be painted or sleeved black, dark gray or dark brown.

The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1641

Agenda Date: 6/8/2026

Agenda #: 8.D.

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 023.00, PART OF 025.00 & 075.07 IN THE CITY OF MT. JULIET

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 023.00, PART OF 025.00 & 075.07 IN THE CITY OF MT. JULIET

WHEREAS, the amendment will allow the use for outside material and equipment sales and repair yards in the Providence Central PUD and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of March 19, 2026, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on May 13, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Providence Central PUD, Ordinance 2013-12, located at map 097, parcels 023.00, part of 025.00 & 075.07.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 that the Preliminary Master Development Plan for the Providence Central Planned Unit Development be amended as follows:

Section 1. The Preliminary Master Development Plan for the Providence Central PUD, ordinance 2013-12, shall be amended to allow outside material and equipment sales and repair yards, in parcels 023.00, part of 025.00 and 075.07, as shown in Exhibit A. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: April 13, 2026

SECOND READING:

ORDINANCE 2026-

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

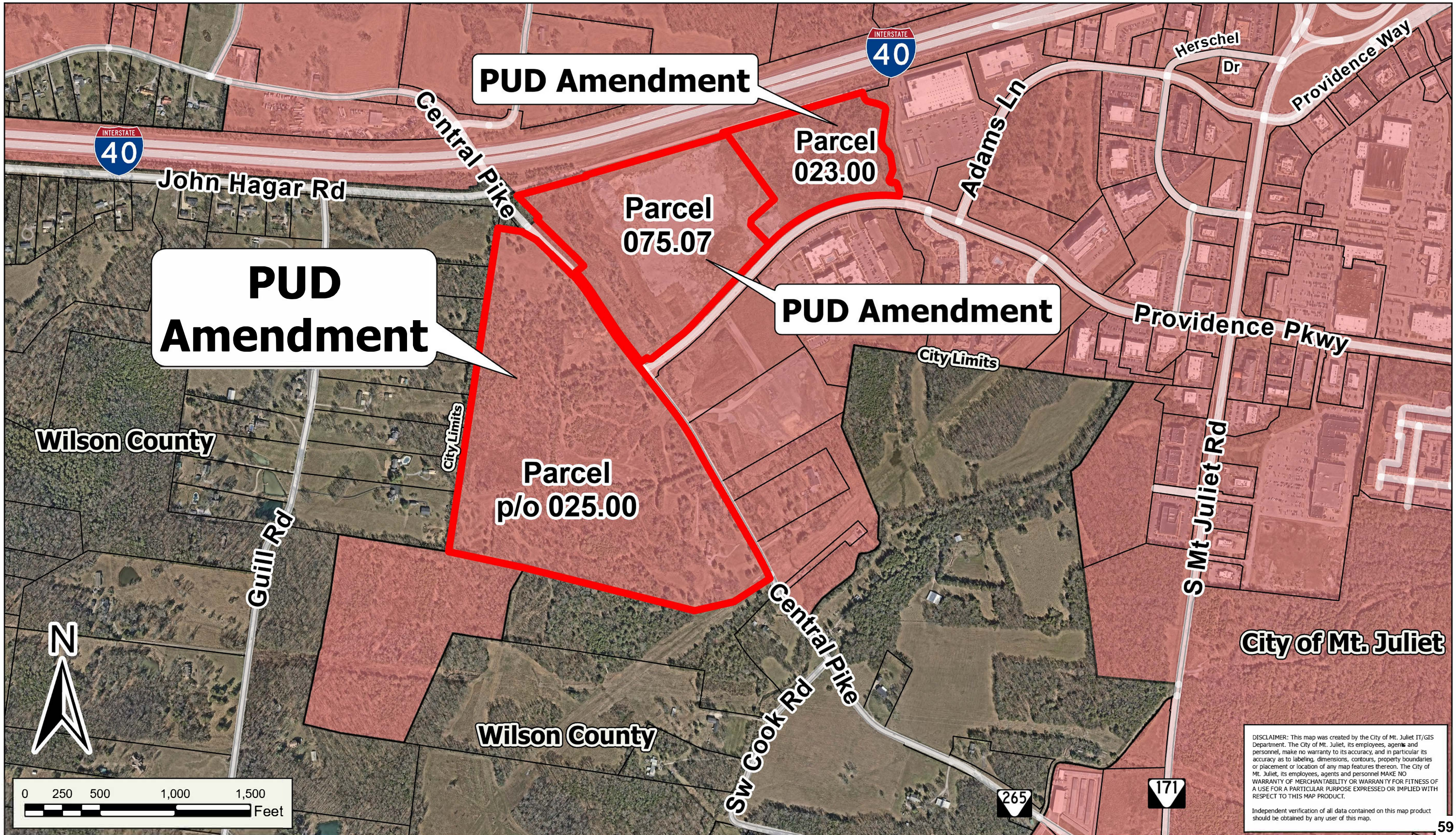
Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Providence Central

Map 097, Parcels 023.00, p/o 025.00 & 075.07





MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Providence Central
PMDP-PUD Amendment (text)
Map - 097
Parcel(s) – 023.00, 025.00 & 075.07

Request: Heritage Civil, on behalf of their client, requests a major PUD amendment for the Providence Central PUD, that was originally approved (via Ord. 2013-12) to amend the use listing for the CMU zoned portions of the PUD.

History: The Preliminary Master Development Plan for Providence Central was approved in 2013. Over time, some amendments to the PUD have been approved by the Board of Commissioners. The property is composed of three base zoning districts, including CMU, RM-16 and RS-20, and several uses permitted by right within the zoning code were removed from the permitted use list of the PUD as part of the approval.

Analysis: This PUD amendment request is to return a use to two of the CMU zoned portions of the PUD. The three parcels to be included are 023.00, part of 025.00 and 075.07, and the requested use is for “outside material and equipment sales and repair yards”. The applicant notes the reason for this request is multiple national retailers are interested in this location, and the prospective tenants would require having an outside material storage component, such as plants, lumber, etc. The property owner would like to request this use be included within the PUD allowances again, so they can provide this use for the prospective tenants.

Summary: Staff supports the inclusion of this use (outside material and equipment sales and repair yards) back within the CMU portions of this PUD, as it has been an allowed use for similar locations zoned CMU throughout the City.

Recommendation: Staff recommends the Planning Commission forward the PUD Amendment to the Board of Commissioners with a recommendation for approval, subject to any conditions listed below:

Planning and Zoning:

1. No comments.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1642

Agenda Date: 6/8/2026

Agenda #: 8.E.

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TREYMOR PLANNED UNIT DEVELOPMENT, LOCATED OFF BENDERS FERRY ROAD, MAP 032, PARCELS 031.00, 029.00, 029.02 & 029.01 IN THE CITY OF MT. JULIET

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TREYMOR PLANNED UNIT DEVELOPMENT, LOCATED OFF BENDERS FERRY ROAD, MAP 032, PARCELS 031.00, 029.00, 029.02 & 029.01 IN THE CITY OF MT. JULIET

WHEREAS, the City desires to amend the condition of PUD approval found in ordinance 2023-27 to require Benders Ferry Road improvements to be completed by the issuance of the 25th certificate of occupancy; and

WHEREAS, the Regional Planning Commission considered this request during their meeting of March 19, 2026, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on May 13, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Treymor PUD, ordinance 2023-27, located on Benders Ferry Road, map 032, parcels 031.00, 029.00, 29.02 and 029.01.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 that the Preliminary Master Development Plan for the Treymor Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Treymor PUD, ordinance 2023-27, shall be amended as shown below. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

1. The Benders Ferry Road improvements shall be completed by the issuance of the 25th certificate of occupancy.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

ORDINANCE 2026-

PASSED:

FIRST READING: April 13, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

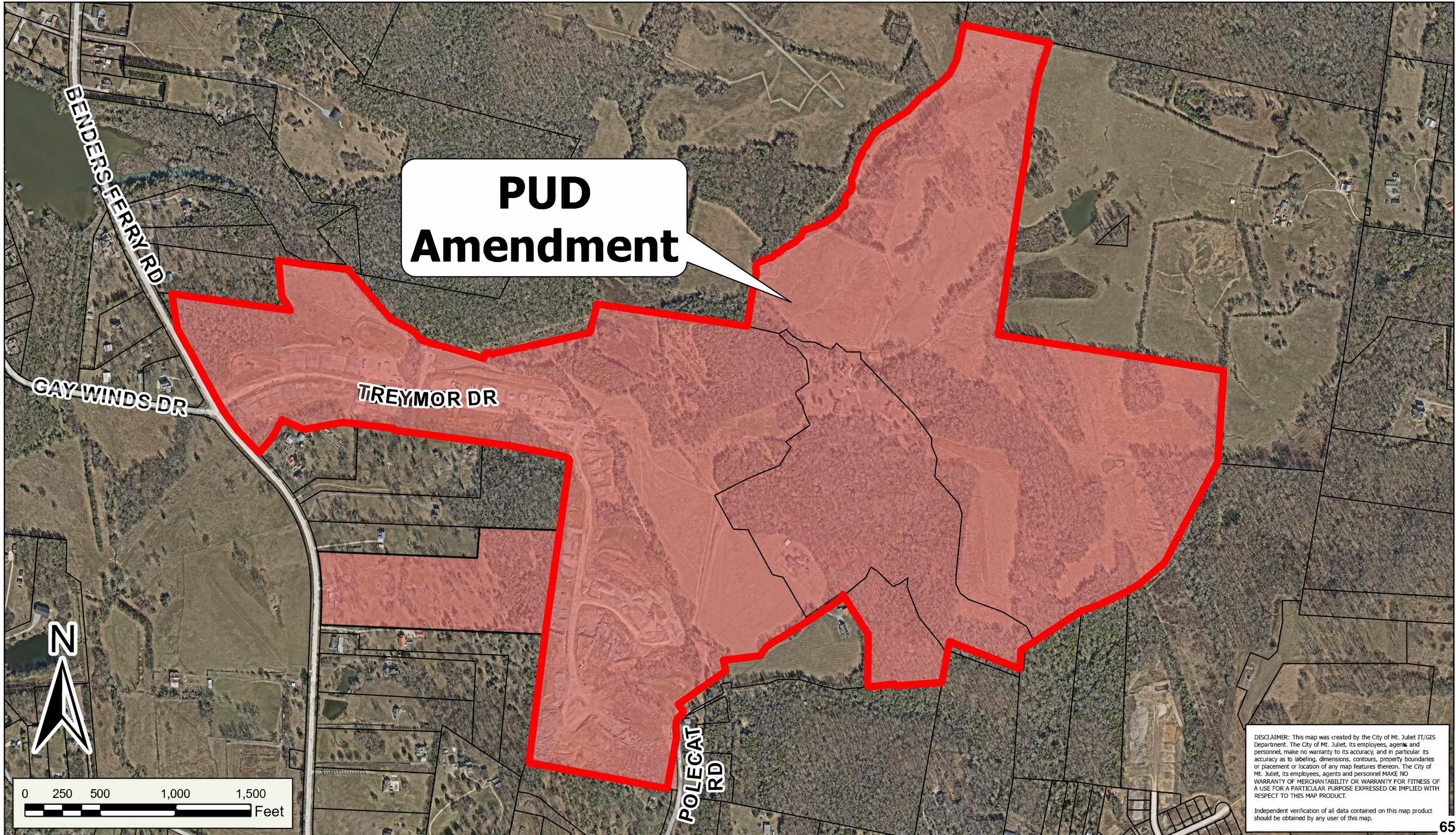
Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Treymor Subdivision

Map 032, Parcels 029.00, 029.01, 029.02 & 031.00



February 18, 2026 Revised 3/9/26

Jon Baughman
City Planner
City of Mt. Juliet Planning Dept.
115 Clemmons Road
Mt. Juliet, TN. 37122

RE: Treymor Subdivision
Ordinance # 2023-027
PUD Text Amendment
CSDG Project #22-525-01

Dear Mr. Baughman,

Pulte Homes respectfully requests a modification to a Conditions of Approval for the Treymor PUD (Ordinance No. 2023-027). The original PUD requires completion of the offsite Benders Ferry Road improvements prior to issuance of the first Certificate of Occupancy (CO).

Conditions of approval Public Works Item 11: Completion of Benders Ferry Road and Lebanon Road intersection improvements by the Benders Ferry PUD shall be completed by the first Certificate of Occupancy

We are requesting an amendment to allow issuance of up to 25 COs prior to completion of the required Benders Ferry PUD road improvements.

As of November 2025, they had widened approximately 3,000 linear feet of the Benders Ferry Road project, with approximately 2,000 linear feet remaining. The project has been delayed due to an unforeseen gas main conflict.

The developer responsible for the southern leg of the Benders Ferry Road project was recently granted approval to obtain up to 50 COs prior to completing their required road improvements due to the same utility conflict. That developer is actively working to resolve the issue and complete construction.

Because the remaining road improvements are outside of Pulte Homes' control and similar relief has been granted under comparable circumstances, we respectfully request the same consideration to allow issuance of up to 25 COs prior to completion of the remaining improvements.

Sincerely,



Kyle Griffin
Principal/P.E.
CSDG



Mt. Juliet, Tennessee

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

Staff Report

File #: 1750

Agenda Date: 6/8/2026

Agenda #: 8.F.

Title:

A RESOLUTION SUPPORTING AN APPLICATION TO RECEIVE FEDERAL FUNDING FOR THE LEBANON ROAD WIDENING PROJECT AND ESTABLISHING A COMMITMENT FOR THE REQUIRED MATCH FOR THE GRANT

RESOLUTION -2026

RESOLUTION SUPPORTING AN APPLICATION TO RECEIVE FEDERAL FUNDING FOR THE LEBANON ROAD WIDENING PROJECT AND ESTABLISHING A COMMITMENT FOR THE REQUIRED MATCH FOR THE GRANT

WHEREAS, the City of Mt. Juliet seeks to improve traffic congestion and roadway capacity within the City limits; and

WHEREAS, the Greater Nashville Regional Council (GNRC) currently has a call for projects for the 2026-2029 TIP cycle; and

WHEREAS, the City of Mt. Juliet wishes to apply for federal funding for the Right-of-Way (ROW) and Construction phases on the Lebanon Road Widening Project between Park Glen Drive and Terrace Hill Road; and

WHEREAS, the City of Mt. Juliet commits to funding the remaining engineering costs on the project and 20% of the ROW and Construction costs on the project.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee as follows:

Section 1. The Board of Commissioners support the grant application including the required local funding towards the Lebanon Road Widening project.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

RESOLUTION -2026

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

RESOLUTION __-2026

RESOLUTION SUPPORTING AN APPLICATION TO RECEIVE FEDERAL FUNDING FOR THE LEBANON ROAD WIDENING PROJECT AND ESTABLISHING A COMMITMENT FOR THE REQUIRED MATCH FOR THE GRANT

Executive Summary

The project: This project involves the widening of Lebanon Rd (SR-24) from 2 to 5 lanes from Park Glen Drive to Curd Road including roadway tapering to 3 lanes to Terrace Hill Road. The project also includes construction of bike lanes and sidewalks on both sides of the road.

Funding: If awarded, the grant would cover 80% of the ROW and construction costs, with 20% being the City's required match. The City will also be responsible for 100% of the remaining engineering costs for the project. The estimated total cost for ROW and construction is \$60,500,000. Therefore, the City's match is estimated to be \$12,100,00 for ROW and Construction. The engineering cost is estimated to be \$2,000,000. Therefore, the City's estimated total cost for the project is \$14,100,000 spread over the next 6 years.

Official act: This resolution is to provide formal support for the grant application and the local match required.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1753

Agenda Date: 6/8/2026

Agenda #: 8.G.

Title:

A RESOLUTION CALLING FOR AN ELECTION ON TUESDAY, NOVEMBER 3, 2026, FOR THE OFFICE OF THE EXPIRING TERMS OF COMMISSIONERS FOR DISTRICT TWO AND DISTRICT FOUR, EACH WITH A FOUR-YEAR TERM

RESOLUTION 2026 –

A RESOLUTION CALLING FOR AN ELECTION ON TUESDAY, NOVEMBER 3, 2026, FOR THE OFFICE OF THE EXPIRING TERMS OF COMMISSIONERS FOR DISTRICT TWO AND DISTRICT FOUR, EACH WITH A FOUR-YEAR TERM

WHEREAS, the terms of office of Commissioners for the City of Mt. Juliet for District Two and District Four will each be expiring in November 2026; and

WHEREAS, pursuant to the Charter of the City of Mt. Juliet, Chapter 20, Part 1, Section 6-20-105, the Board of Commissioners has the authority to call for an election to fill these respective offices; and

WHEREAS, Tuesday, November 3, 2026, is a scheduled election date already set by the Wilson County Election Commission; and

WHEREAS, the map on file with the Wilson County Property Assessor's Office is the official map of the City of Mt. Juliet.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. Pursuant to the Charter of the City of Mt. Juliet, Chapter 20, Part 1, Section 6-20-105, the Board of Commissioners has the authority to call for an election to fill these respective offices.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

RESOLUTION 2026 –

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1636

Agenda Date: 6/8/2026

Agenda #: 9.A.

Title:

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 ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL

ORDINANCE 2026 -

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 ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL

WHEREAS, the Board of Commissioners desires to amend Article V, Sections 5-104.1, Design standards for multifamily dwellings, and 5-104.4, Development standards for single family residential to include mail kiosk regulations; and

WHEREAS, the Planning Commission considered this request during their meeting of March 19, 2026, and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Part B, Article V, Sections 5-104.1 & 5-104.4, of the Zoning Regulations, are desired to be amended as follows:

Part	Article	Section	Section Title	Action
B	V	5-104.1.5	Required improvements	Amended
B	V	5-104.4	Development standards for single family residential	Amended

; and

WHEREAS, the specific amendments desired to be made are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, as follows:

Section 1. Zoning Regulation Article V, Section 5-104.1.5, Required improvements, is amended, to read in its entirety as follows:

5. *Required improvements.* The following shall be required:

a. *Internal streets.*

- i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.
- ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the pavement design shall meet or exceed that required in the subdivision regulations.

b. *Public street access.*

- i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.

ORDINANCE 2026 -

- iii. The minimum distance between the centerline of an access point and the nearest curbline or street line of a public street intersection shall be 100 feet.
- c. *Storage of waste.* All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.
- d. *Sanitary sewage requirements.* All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.
- e. *Water metering requirements.* Each dwelling unit, within any multifamily development, shall have an individual water meter.
- f. *Utilities requirement.* All cables serving electrical, telephone, television and street lighting shall be placed under ground.
- g. *Mail delivery.* All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan, and kiosk details, shall be presented with the preliminary master development plan or preliminary plat. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.

Section 2. Zoning Regulation Article V, Section 5-104.4, Development standards for single family residential, is amended, by adding a subsection 19 to read in its entirety as follows:

- 19. Mail kiosk details, shall be presented with the preliminary master development plan or preliminary plat. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: April 27, 2026

SECOND READING:

ORDINANCE 2026 -

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

Sec. 5-104. Supplemental design provisions.

5-104.1 *Development standards for multifamily dwellings.*

1. *Purpose.* The special provisions set forth herein are intended to provide design criteria for multifamily dwellings when such dwellings are located within two or more principal buildings on a zone lot or portion of a zone lot. These provisions shall not apply to developments of multifamily dwellings where such dwellings are individually owned as in the case of condominium or cooperative ownership. All developments involving condominium or cooperative ownership shall be reviewed and approved under the provisions for planned unit developments (See article VIII).
2. *Master site development plan required.* It is the express purpose of these provisions to establish design criteria and to provide for implementation of these provisions by Planning Commission review of the master development plan required for all such development by article XIV, subsection 14-103.2. Provided, however, that in any instance where this use is located within a planned unit development this requirement may be fulfilled by submission of the plans required by that section.
3. *Design criteria, general.* It is the intent that multifamily dwellings where they are permitted:
 - a. May be appropriately intermingled with other types of housing;
 - b. Shall not contain more than 12 dwelling units per floor on a single unbroken frontage; and
 - c. Shall constitute groupings making efficient economical, comfortable and convenient use of land and open space.
4. *Design criteria, detailed.*
 - a. Each dwelling unit shall be provided with reasonable visual and acoustical privacy. A fence at least six feet in height shall enclose the boundary of each multifamily development site. A detail of the proposed fence is to be presented with the site development plan. The aesthetic and protective nature of the proposed fence shall be considered an integral element of the overall site design and shall be reviewed as part of the design review process. Where in the judgment of the Planning Commission alternative measures such as landscaping or placing of berms are found to provide equal or superior protection, these measures may be substituted for the fence.
 - b. Paved pedestrian walkways shall be provided for convenient and safe access to all living units and recreational facilities from the streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.
 - c. The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features to the maximum extent feasible. Prior to any site clearing or development activity the developer shall submit a landscape plan along with the site development plan. Where necessary to provide both internal and external privacy and to screen out objectionable features such as noise or automobile lights, additional new plant material shall be added.

EXHIBIT A

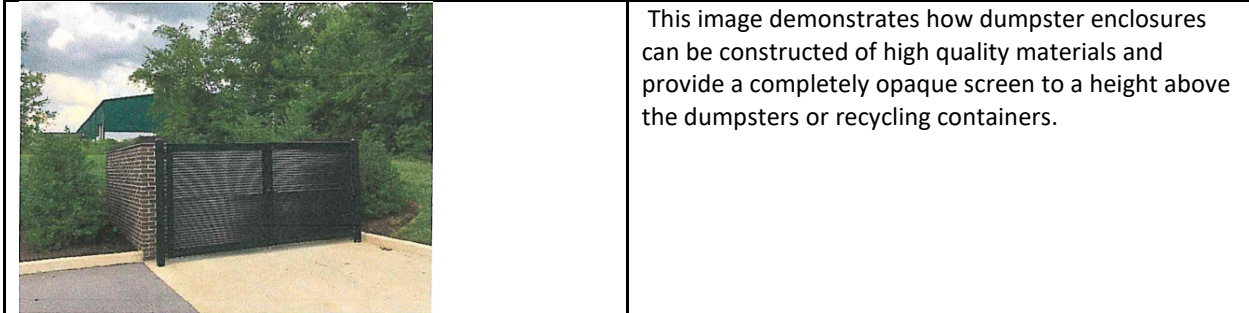
Part B - ZONING REGULATIONS
ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

- d. Existing trees, shrubs, evergreens and ground cover shall be retained to the extent that they enhance the project, are effective as a screen planting or are useful in protecting slopes from erosion.
- e. An adequate amenity package for occupants of the apartments shall be provided. The amenity package shall as a minimum include the following:
 - i. Exterior sitting areas with a total minimum area of 20 square feet per bedroom, easily accessible by paved walkways to the residents such facilities are designed to serve. Generally, such facility shall be located no more than 750 feet from any residential building it is to serve. All sitting areas shall be equipped, with benches, picnic tables and other passive recreational facilities. All such sites shall be suitably landscaped to enhance their intended function.
 - ii. Play lots and/or playgrounds with a total minimum area of 100 square feet per bedroom. These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.
 - iii. Club house facilities shall be located within the development. A minimum floor area of 2,000 square feet shall be required for any development. In developments containing 200 or more dwelling units ten square feet of additional floor area shall be provided for each unit thereafter.
 - iv. *Dumpster enclosures:*
 - 1. Walls used to screen trash dumpsters, refuse collection areas, or recycling containers shall:
 - a) Be fully screened from public view;
 - b) Be constructed of masonry materials that match the main colors and materials of the associated building they serve;
 - c) Include steel opaque gates designed to complement the wall materials used;
 - d) Be supplemented with plantings around the perimeter.
 - 2. Any enclosure intended for screening dumpsters, refuse areas, or recycling containers that contains a compaction unit shall include a floor drain within the containment pad that is tied directly to the sanitary system in accordance with the standard specifications for sanitary sewers;
 - 3. Any enclosures provided for restaurants or other food service establishments shall provide adequate area for the storage of grease barrels/recycle containers inside of the dumpster enclosure;

EXHIBIT A

Part B - ZONING REGULATIONS
ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

4. Any enclosures provided for restaurants or other food service establishments shall provide a floor drain within the containment pad;
5. All floor drains located in a dumpster enclosure shall be plumbed to an oil/water separator or grease interceptor. If the drain ultimately is piped to the sanitary sewer system, the enclosure must be covered so that the drain does not receive storm water.
6. To allow for dumpster gates to remain closed as often as possible, either a pedestrian door or a wall offset for pedestrian access shall be provided.



7. The Planning Commission may waive any of these design requirements upon showing by the developer/applicant alternative methods of design, if deemed acceptable.
- v. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all multi-family developments, with the exception of those developments that have received site plan approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a) Locations.
 - 1) For multi-family developments, a minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.
 - 2) The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.
- b) Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36-gallon container and shall be of a strap-type design. (A typical design is shown in illustration 5.1 below for example only).

EXHIBIT A
Part B - ZONING REGULATIONS
ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

Illustration 5.1



- vi. Streetlights and area lights, lighting the entire development.
 - f. All private drives, parking areas or other vehicular ways used for the common access for two or more residences shall be suitably paved and maintained as a condition of approval of the project.
 - g. All dwelling units shall be positioned so as to ensure the availability of adequate fire protection. All buildings shall have a fire hydrant located within 150 feet of the furthest point of each dwelling unit. A minimum flow of 2,500 gallons per minute (gpm) for a one hour duration with a residual pressure of 20 pounds per square inch (psi) shall be available to all dwellings. As an alternative to upgrading water mains to fully meet these flow standards, multifamily dwellings may be provided internal protection in the form of sprinkling systems. In the event such systems are provided, the required fire flow may be reduced by 50 percent from that required without such systems.
 - h. Every building utilized for multifamily dwellings shall be accessible to fire apparatus by way of access roadways with all-weather driving surfaces of not less than 20 feet of unobstructed width, with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus and having a minimum vertical clearance of 13 feet six inches. The required width of the access roadway shall not be obstructed in any manner, including the parking of vehicles. "No Parking" signs or other appropriate notice, or approved obstructions inhibiting parking, may be required and if installed shall be maintained. No barriers may be placed within the development which would prevent emergency vehicles from pulling around or between buildings.
5. *Required improvements.* The following shall be required:
- a. *Internal streets.*
 - i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.
 - ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the pavement design shall meet or exceed that required in the subdivision regulations.
 - b. *Public street access.*

EXHIBIT A
Part B - ZONING REGULATIONS
ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

- i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.
 - ii. The minimum distance between the centerline of an access point and the nearest curblineline or street line of a public street intersection shall be 100 feet.
 - c. *Storage of waste.* All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.
 - d. *Sanitary sewage requirements.* All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.
 - e. *Water metering requirements.* Each dwelling unit, within any multifamily development, shall have an individual water meter.
 - f. *Utilities requirement.* All cables serving electrical, telephone, television and street lighting shall be placed under ground.
 - g. *Mail delivery.* All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan shall be presented with the master development plan. **This plan, and kiosk details, shall be presented with the preliminary master development plan or site plan. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.**
6. *Parking space and traffic circulation requirements.*
- a. Two off-street parking spaces shall be provided for each dwelling unit.
 - b. Off-street parking may be grouped in bays, either adjacent to streets or in the interior of blocks. Such parking areas shall be generally located in close proximity to the dwelling units they are designed to serve. At least one parking space per dwelling unit shall be located so as to provide a maximum walking distance of 200 feet from the nearest entrance of the dwelling unit such space is to serve. Where appropriate, common driveways, parking areas, walks and steps shall be maintained and lighted for night use. Screening of parking and service areas shall be achieved through ample use of trees, shrubs, hedges and screening walls.
 - c. Each building shall be physically separated from the highway or street by a curb or planting strip at least eight feet wide against unchanneled motor ingress and egress. The complex shall have not more than two accessways to any highway or street without special approval by the Planning Commission.
7. *Open space requirements.* Any common open space provided within a development of multifamily dwellings shall:
- a. Meet the requirements for quality and improvement established in article VIII, subpart [subsection] 8-204.1.
 - b. Be protected by covenants as outlined in article VIII, subpart [subsection] 8-204.4, which will ensure the improvement and continued maintenance of all such properties.
 - c. Serve as recreational area and open space only.
8. *Permitted density.* The density or number of dwelling units permitted within a given area, shall be computed utilizing the development area per dwelling unit for the district wherein the multifamily

Part B - ZONING REGULATIONS
ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

dwellings are to be located. In any instance where a particular development is located in more than one district, the density shall be separately computed for each district and no density may be transferred between districts.

9. *Yard and building spacing requirements.* Within any development approved under the provisions of this section, the following yard requirements shall apply:
 - a. For units located entirely within the interior of the site no yards as such are required, however, buildings shall be spaced so that the minimum distance between such buildings shall be the greater of 30 feet or the separation required by adopted building and fire codes.
 - b. All buildings located along the periphery of the site shall be set back as provided in article V, subsection 5-103.5, subpart 6.h, Special yards and setbacks along district boundaries.

(Ord. No. 2016-40, § 1, 8-8-2016; Ord. No. 2018-43, § 1, 11-26-18)

ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

Sec. 5-104. Supplemental design provisions.

5-104.4 *Development standards for single-family residential.*

1. The front façade and any other façade shall contain 100 percent brick and/or stone. All percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascias. In enforcing this requirement, the Regional Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.
2. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.
3. Approved roof materials include: concrete or terra cotta tile, asphalt shingles, and standing seam metal roofing. Shingles shall be fungus resistant.
4. No tract home or custom home may be built adjacent to or across from a home with the identical elevation. Dwellings constructed next to or across from another dwelling shall include a variety of architectural elements that can include the following: differences in roof lines, the shape, design and size of windows and doors (including garage doors), shutters, materials, colors, and porches. Tract home builders/developments shall provide a minimum of four floor plans with a minimum of three elevations each.
5. A minimum of 22 feet of driveway depth shall be provided between a garage door and a sidewalk or public path.
6. No wall or window mounted air conditioning or heating units may be installed or placed in a front or street facing façade (excluding alleys). Such units may be located in a side or rear façade not adjacent to a street.

7. Covered front porches are recommended for dwellings, and where provided, a minimum depth of six feet and area of 120 [square feet] is recommended.
8. Rear porches or patios are recommended for dwellings, and where provided, a minimum of 200 square feet is recommended. These areas, whether proposed to be covered or not, shall be planned so as to comply with rear setback requirements.
9. Mechanical equipment shall not be roof-mounted, but may be on the ground, within attic space or other location screened from public view.
10. All homes shall contain a minimum of a two-car garage. Side, rear or alley-loaded garages are recommended.
 - a) *Arterials and Collectors*: When fronting an arterial or collector street, garages and driveways shall be restricted to alleys, side-streets, or other approved combined access drives. In no case shall a garage be street-facing other than to the side street.
 - b) *Access Streets*: When fronting an access street, garages and driveways shall be restricted to side-, rear-, or alley-loaded. In no case shall a garage be street-facing other than to the side-street.
 - c) *Access Lanes*: Street-facing garages will only be acceptable on access lanes if they incorporate the following features: Ten feet minimum set back from the front of the home including the front porch if applicable and two garage doors separated by a two-foot minimum brick or stone column.
11. Street-facing garages shall include a double-wide driveway (minimum 18 feet wide). Driveway approaches connecting to side loaded garages may be less than 18 feet wide if proper maneuvering space is provided. The interior width of a two-car garage shall contain a minimum clear space of 20 feet and contain a minimum of 440 square feet. No stairs, water heaters or other fixed items may encroach into this space.
12. Alley-loaded garages shall be located so that parked vehicles do not encroach into the alley. The garage shall be a minimum of 20 feet from the edge of the alley pavement, or five feet from the edge of the alley pavement with a ten feet by 20 feet parking pad adjacent to the garage.
13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
 - a) Rear loaded garages should be considered to avoid a "snout house" appearance.
 - b) Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
 - c) The 40 percent requirement only applies to the doors of the garage and does not apply to the two feet column separating multiple garage doors as mentioned above in item 10.
14. A plan for the planting and/or the preservation of trees shall be required for all new subdivisions. Said plan shall accompany a request for preliminary plat approval and address the following items. The plan shall be approved by the Regional Planning Commission prior to, or with preliminary plat approval.
 - a. A minimum of one tree shall be planted or preserved per lot and may be planted or preserved in the front yard of each lot, within the private or public right-of-way as a street tree, or elsewhere as approved by the Regional Planning Commission.
 - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.

-
- c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.
15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
16. Regarding foundations, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
- a) For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
 - b) For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
 - c) Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.

Nothing in this subsection shall prevent the use of slab foundations, provided:

- a) The outer edge of the slab is clad in the materials required in this subsection;
 - b) It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.
17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a) Locations.
 - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.
 - ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.

- b) Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36 (thirty-six) gallon container and shall be of a strap-type design. (A typical design is shown in illustration 5.2 below for example only).



18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.

19. Mail kiosk details, shall be presented with the preliminary master development plan or preliminary plat. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.

(Ord. No. 2001-34, 10-22-2001; Ord. No. 2003-40, 9-8-2003; Ord. No. 2005-05, 3-14-2005; Ord. No. 2005-35, 12-12-2005; Ord. No. 2006-04, 2-6-2006; Ord. of 10-23-2009, § 5-102; Ord. No. 2015-34, § 1(Att.), 8-24-2015; Ord. No. 2016-40, § 2, 8-8-2016; Ord. No. 2017-43, § 1, 7-10-2017; Ord. No. 2021-42, Exh. A, 10-25-2021)



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Zoning Ordinance Amendment
Article V, Sections 5-104.1 & 5-104.4

Request: This request, initiated by City, seeks to include mail kiosk regulations for single family and multifamily residentially zoned districts throughout the City.

Overview: The amendments are in red in the relevant sections below:

5-104.1 Design Standards for Multifamily Dwellings

5. Required improvements. The following shall be required:

- a. Internal streets.*
 - i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.*
 - ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the pavement design shall meet or exceed that required in the subdivision regulations.*
- b. Public street access.*
 - i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.*
 - iii. The minimum distance between the centerline of an access point and the nearest curblineline or street line of a public street intersection shall be 100 feet.*
- c. Storage of waste. All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.*
- d. Sanitary sewage requirements. All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.*
- e. Water metering requirements. Each dwelling unit, within any multifamily development, shall have an individual water meter.*
- f. Utilities requirement. All cables serving electrical, telephone, television and street lighting shall be placed under ground.*

- g. *Mail delivery. All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan shall be presented with the master development plan. Mail kiosks shall be covered, include lighting, and at least one designated parking space.*

5-104.4 Development Standards for Single Family Residential

18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.

19. Mail kiosks shall be covered, include lighting, and at least one designated parking space.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1715
10.A.

Agenda Date: 6/8/2026

Agenda #:

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026 -

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 2 ACRES OF PROPERTY AT 6386 CENTRAL PIKE, MAP 097, PARCEL 17.02, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 2 acres of property at 6386 Central Pike, map 097, parcel 17.02; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation (Vote 7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described on Exhibit A attached hereto, 2 acres of property at 6386 Central Pike, map 097, parcel 17.02, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (7-0-0) in a regular meeting held on May 21, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 -

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description

the following tract or parcel of land, situated and lying in the 25th Civil District of Wilson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 3 on the plan of Peek Estates, as of record in Plat Book 13, Page 74, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to JAMES C. WALL and wife, KAY T. WALL, by deed from Leonard D. Peek, unmarried, dated August 29, 1977, and of record in Deed Book 320, page 427, Register's Office for Wilson County, Tennessee.

This description is the same as in the prior deed. THIS IS IMPROVED PROPERTY



Exhibit B Annexation / Plan of Services

6386 Central Pike

Map 097, Parcel 017.02



Annexation / Plan of Services

Subject Parcel

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6386 Central Pike

Address:

6386 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.02

District:

3 – Scott Hefner

Applicant:

Dana Wall

Property Owner:

Wesley Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone approval for this parcel, located at 6386 Central Pike.

Description/History: This property is approximately two (2) acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's urban growth boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of service and rezone of 6386 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6386 CENTRAL PIKE MAP 097 PARCEL 017.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of the property known as the Wall Property located at 6386 Central Pike, Map 097 Parcel 017.02, in Wilson County, Tennessee, as described herein.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Plan of Services for the property located at 6386 Central Pike, map 097 parcel 017.02, is adopted as follows:

A. Police:

1. Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

B. Fire:

1. The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

C. Water:

1. Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

D. Sanitary Sewers:

1. Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.
2. The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

E. Refuse Collection:

1. Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

F. Public Streets:

1. Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.
2. Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)
3. Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.
4. Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.
5. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

G. Schools:

1. The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

H. Inspection Services:

1. Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

RESOLUTION - 2026

I. Planning:

1. The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU.

J. Street Lighting

1. The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

K. Recreation

1. Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

L. Electrical Service

1. Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1716
10.B.

Agenda Date: 6/8/2026

Agenda #:

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

ORDINANCE 2026 -

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6386 CENTRAL PIKE, APPROXIMATELY 2 ACRES, MAP 097, PARCEL 17.02 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on May 21, 2026, and forwarded a positive recommendation (7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 2 acres of property at 6386 Central Pike, map 097, parcel 17.02, from Wilson County R-1 to CMU, commercial mixed use.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 2 acres of property at 6386 Central Pike, map 097, parcel 17.02, from Wilson County R-1 to CMU, commercial mixed use, as shown in Exhibit B.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

ORDINANCE 2026 -

PASSED:

FIRST READING:
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description

the following tract or parcel of land, situated and lying in the 25th Civil District of Wilson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 3 on the plan of Peek Estates, as of record in Plat Book 13, Page 74, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to JAMES C. WALL and wife, KAY T. WALL, by deed from Leonard D. Peek, unmarried, dated August 29, 1977, and of record in Deed Book 320, page 427, Register's Office for Wilson County, Tennessee.

This description is the same as in the prior deed. THIS IS IMPROVED PROPERTY



Exhibit B Rezone

6386 Central Pike

Map 097, Parcel 017.02





Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6386 Central Pike

Address:

6386 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.02

District:

3 – Scott Hefner

Applicant:

Dana Wall

Property Owner:

Wesley Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone approval for this parcel, located at 6386 Central Pike.

Description/History: This property is approximately two (2) acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's urban growth boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of service and rezone of 6386 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1671
10.C.

Agenda Date: 6/8/2026

Agenda #:

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026 -

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.72 ACRES OF PROPERTY AT 6400 CENTRAL PIKE, MAP 097, PARCEL 17.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation (Vote 7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. ANNEXATION. The property described below and as shown in Exhibit B and further described on Exhibit A attached hereto, 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00, is hereby annexed into the City of Mt. Juliet. The annexed land will be subject to the provisions and requirements of Ordinance 2001-29 as amended (Mt. Juliet Zoning Ordinance) and all other applicable ordinances, rules and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (7-0-0) in a regular meeting held on May 21, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 -

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 25th Civil District of Wilson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 4 on the Plan of Peek Estates Subdivision, of record in Plat Book 13, page 74, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Glenn A. Kemp, Jr. and wife, Cassandra J. Kemp by deed from Hampton L. Allen and wife Patricia R. Allen dated September 20, 1988, of record in Deed Book 411, Page 758, Register's Office for Wilson County, Tennessee.

This is improved property known as 6400 & 6400 B Central Pike, Mt. Juliet, Tennessee 37,122.

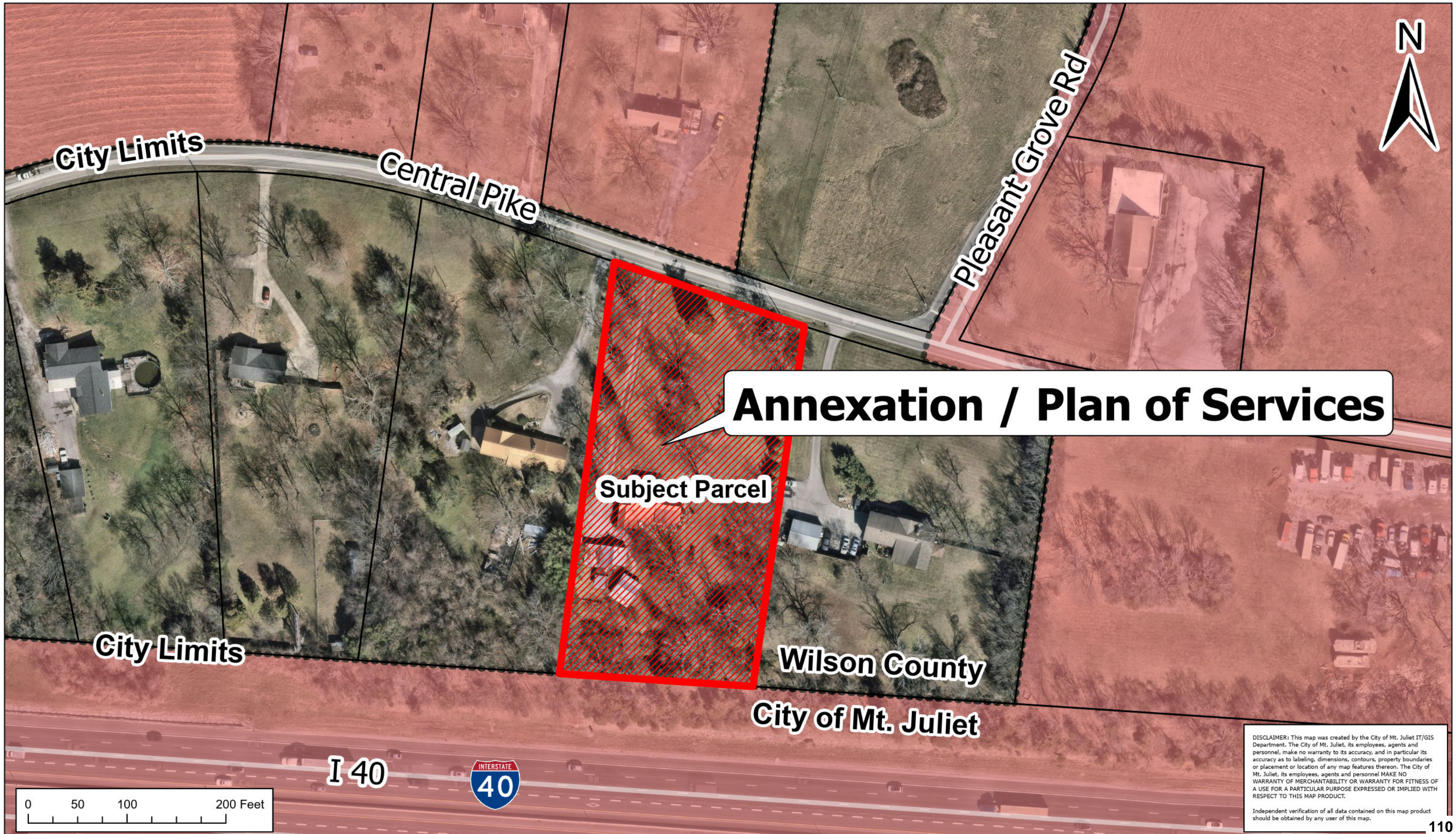
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Exhibit B Annexation / Plan of Services

6400 Central Pike

Map 097, Parcel 017.00





Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6400 Central Pike

Address:

6400 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.00

District:

3 – Scott Hefner

Applicant:

James Wall

Property Owner:

James and Kay Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone for this parcel, located at 6400 Central Pike.

Description/History: This property is approximately 1.72 acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed future use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:**Zoning Regulations**

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone of 6400 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE WALL PROPERTY, LOCATED AT 6400 CENTRAL PIKE MAP 097 PARCEL 017.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of the property known as the Wall Property located at 6400 Central Pike, Map 097 Parcel 017.00, in Wilson County, Tennessee, as described herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Plan of Services for the property located at 6400 Central Pike, map 097 parcel 017.00, is adopted as follows:

Police:

Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

Fire:

The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

Water:

Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

Sanitary Sewers:

Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.

The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such extensions or another funding mechanism is approved.

RESOLUTION - 2026

Refuse Collection:

Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

Public Streets:

Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.

Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)

Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.

Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

Schools:

The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

Inspection Services:

Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

Planning:

The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: CMU.

RESOLUTION - 2026

Street Lighting

The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

Recreation

Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

Electrical Service

Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenneth D. Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1713
10.D.

Agenda Date: 6/8/2026

Agenda #:

Title:

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

ORDINANCE 2026 -

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6400 CENTRAL PIKE, APPROXIMATELY 1.72 ACRES, MAP 097, PARCEL 17.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting on May 21, 2026, and forwarded a positive recommendation (7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____, 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00, from Wilson County R-1 to CMU, commercial mixed use.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning 1.72 acres of property at 6400 Central Pike, map 097, parcel 17.00, from Wilson County R-1 to CMU, commercial mixed use, as shown in Exhibit B.

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. PUBLIC HEARING. The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

ORDINANCE 2026 -

PASSED:

FIRST READING:
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 25th Civil District of Wilson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 4 on the Plan of Peek Estates Subdivision, of record in Plat Book 13, page 74, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Glenn A. Kemp, Jr. and wife, Cassandra J. Kemp by deed from Hampton L. Allen and wife Patricia R. Allen dated September 20, 1988, of record in Deed Book 411, Page 758, Register's Office for Wilson County, Tennessee.

This is improved property known as 6400 & 6400 B Central Pike, Mt. Juliet, Tennessee 37,122.

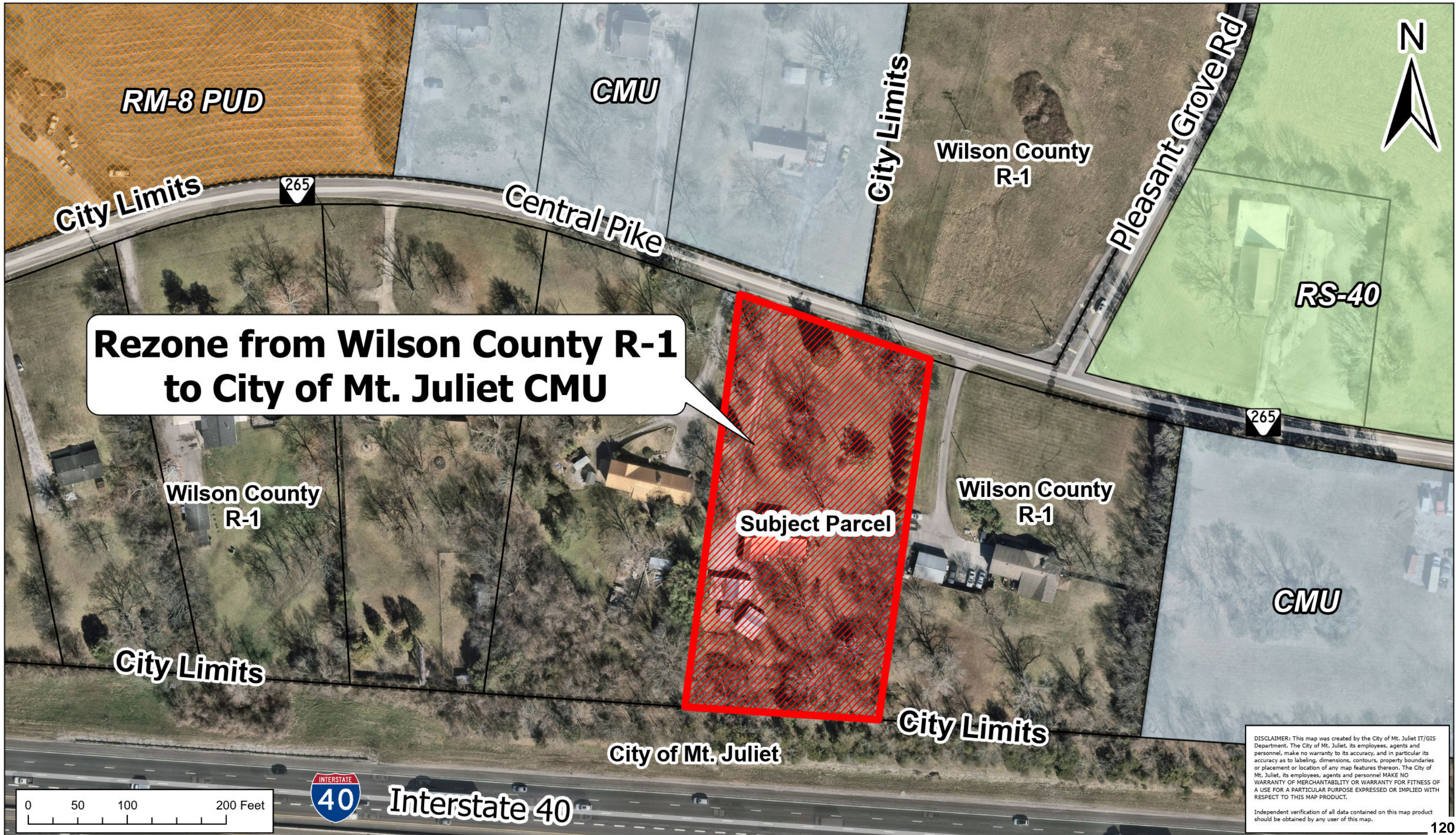
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Exhibit B Rezone

6400 Central Pike

Map 097, Parcel 017.00



**Rezone from Wilson County R-1
to City of Mt. Juliet CMU**

Subject Parcel

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

6400 Central Pike

Address:

6400 Central Pike

Legal Description:

Map(s) - 097

Parcel(s) – 017.00

District:

3 – Scott Hefner

Applicant:

James Wall

Property Owner:

James and Kay Wall

Request:

Annexation & Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

CMU

Current Land Use Designation:

Mixed Use

Future Land Use Designation:

No change requested

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks an annexation, plan of services and rezone for this parcel, located at 6400 Central Pike.

Description/History: This property is approximately 1.72 acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed future use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:

Zoning Regulations

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of services and rezone of 6400 Central Pike, and to include the conditions of approval as shown.



Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1728
10.E.

Agenda Date: 6/8/2026

Agenda #:

Title:

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

ORDINANCE 2026 -

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to annex property on East Division Street, map 077, parcels 13.01, 13.02, 15.00, 16.02, 16.03 and part of parcels 16.01, 17.00 and 17.01; and

WHEREAS, the property described herein is entirely within the Mt. Juliet Urban Growth Boundary; and

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation (Vote 7-0-0) for approval to the Board of Commissioners; and

WHEREAS, a Plan of Services for this area was adopted by resolution of Board of Commissioners as required by Tennessee Code Annotated § 6-51-102; and

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, it is in the best interests of the residents and property owners of the City of Mt. Juliet, Tennessee to include the property described herein within the corporate boundaries of the City of Mt. Juliet.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. ANNEXATION. The property described below and as shown and further described on Exhibit A attached hereto, being property located on East Division Street, Map 077, Parcels 13.01, 13.02, 15.00, 16.02, 16.03, and portions of Parcels 16.01, 17.00, and 17.01, and as further depicted on the annexation map attached hereto as Exhibit B and incorporated herein by reference, is hereby annexed into the City of Mt. Juliet. The annexed land shall be subject to the provisions and requirements of Ordinance 2001-29, as amended (Mt. Juliet Zoning Ordinance), and all other applicable ordinances, rules, and regulations of the City of Mt. Juliet.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a positive recommendation with a vote of (7-0-0) in a regular meeting held on May 21, 2026.

Section 3. PUBLIC HEARING. The annexation was the subject of a public hearing held on _____ at 6:15 p.m.

ORDINANCE 2026 -

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A, Legal Description

From the POINT OF BEGINNING, being the North-eastern corner of the property;
Thence, S 07° 53' 00" E for a distance of 379.17 feet to a point on a line.

Thence, S 07° 10' 52" E for a distance of 69.34 feet to a point on a line.

Thence, S 07° 25' 16" E for a distance of 280.73 feet to a point on a line.

Thence, S 08° 02' 36" E for a distance of 211.40 feet to a point on a line.

Thence, S 08° 51' 00" E for a distance of 134.53 feet to a point on a line.

Thence, S 08° 32' 15" W for a distance of 380.05 feet to a point on a line.

Thence, S 81° 26' 31" E for a distance of 31.46 feet to a point on a line.

Thence, S 08° 24' 54" W for a distance of 829.77 feet to a point on a line.

Thence, S 60° 17' 13" E for a distance of 17.31 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 09° 13' 06.8", having a radius of 80.58 feet, and whose long chord bears S 24° 03' 10" W for a distance of 12.95 feet to a point of intersection with a non-tangential line.

Thence, S 17° 12' 22" W for a distance of 38.34 feet to a point on a line.

Thence, N 81° 08' 07" W for a distance of 6.43 feet to a point on a line.

thence N 81° 37' 44" W a distance of 885.81 feet to a point on a line.

Thence, N 81° 37' 44" W for a distance of 65.29 feet to a point on a line.

Thence, N 09° 27' 40" E for a distance of 1032.72 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 689.46 feet to a point on a line.

Thence, N 27° 55' 09" W for a distance of 31.59 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 139.38 feet to a point on a line.

Thence, N 70° 59' 19" E for a distance of 509.72 feet to a point on a line.

Thence, N 71° 38' 43" E for a distance of 106.74 feet to a point on a line.

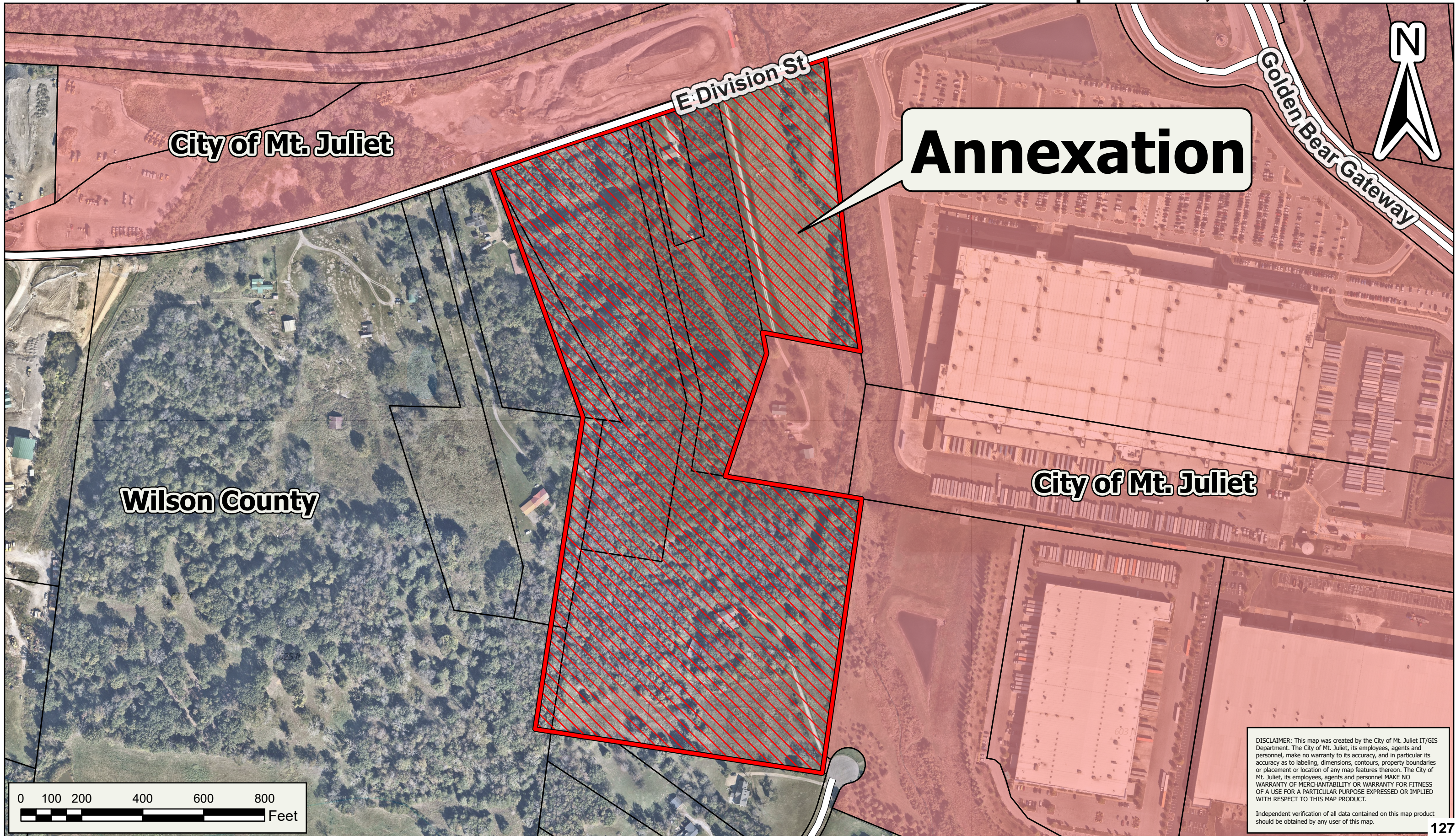
Thence, N 72° 58' 58" E for a distance of 117.27 feet to a point on a line.

Thence, N 71° 59' 19" E for a distance of 384.24 feet to the POINT OF BEGINNING.



Exhibit B- Annexation

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02, 016.03 & p/o 016.01, 017.00, and 017.01



Annexation

DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, and property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.
Independent verification of all data contained on this map product should be obtained by any user of this map.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

E. Division Business Park

Address:

E. Division Street

Legal Description:

Map(s) - 077

Parcel(s) – 13.01, 13.02, 15.00,
p/o 16.01, 16.02, 16.03, 17.00,
& 17.01.

Applicant:

Joe Haddix, Heritage Civil

Property Owner:

Multiple Property Owners

Request:

Annexation, Land Use Amend.,
Rezone, & PMDP-PUD

Current Zoning:

OPS & Wilson Cty. R1

Requested Zoning:

I-R PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Request:

Business Development

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a land use amendment, annexation, plan of services, rezone and preliminary master development plan for an industrial business park development on E. Division, located in district 3.

Description/History: This plan proposes four (4) warehouse buildings, totaling 562,520 sf, on approximately 47.17 acres, located on E. Division Street, just west of Golden Bear Gateway. This location is currently being utilized as single family residential.

Land Use: The City's future land use map identifies the entire property as medium density residential, and with the proposed use, the applicant is requesting a land use amendment to classify the property as business development impact zone.

Zoning: The majority of this property sits within Wilson County jurisdiction, and a small portion to the east is within the City limits and zoned OPS, office professional service. The remainder is Wilson County R-1, low density residential. The applicant is requesting I-R PUD, industrial restrictive planned unit development for the entire property if the annexation and land use amendment are approved.

Code References:

Article VII. Industrial District Regulations

7.103 Bulk Regulations: *The plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed with a 100% deviation from the required 100 % brick and/or stone material standards. Any additional deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. The applicant is requesting a waiver to omit the one hundred (100') foot landscape buffer along the western property line, which is shown under the waivers/variance section. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*



Waiver/Variance Requests:

1. **7.103.4.7 Bulk Yard Regulations** – The applicant has requested a waiver to omit the required one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying widths is proposed. **STAFF DOES NOT SUPPORT.**
2. **7.103.9 Industrial Design Standards** - The applicant has requested a waiver for a one hundred (100%) deviation from the industrial design guideline requirements of one hundred (100%) brick and/or stone. The applicant is proposing tilt-panel construction with enhanced architectural features (paint, panel scoring and entry features). **STAFF DOES NOT SUPPORT.**

Summary: The proposed occupants and functions of this site have not been released. The proposal for the industrial business park, as submitted, addresses many of the staff's comments from prior review. Outstanding issues may be addressed via the conditions of approval below.

Recommendation: The applicant's request for a business development impact zone is not supported by the land use plan; therefore staff cannot support the request to amend the land use plan. Should the Planning Commission choose to provide a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone and preliminary master development plan for the East Division Business Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. Only uses permitted by right under IR zoning shall be permitted in the PUD.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
6. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
7. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative. Wall packs are prohibited.
12. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
13. 7.103.4.7, required yards and building setbacks in relation to residential districts shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.



14. All structures shall be shielded from view from all public streets with a landscaped berm.
15. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Screen the perimeter of detention/retention ponds with vegetation.
18. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
19. Provide a sidewalk connection to building #4.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
24. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
25. Sidewalks shall be a minimum of six feet in width.
26. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
27. Provide a photometric plan at FMDP submittal.
28. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump station shall be public and built to City specifications.
7. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
8. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis shall be addressed at FMDP.
10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
 - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
 - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
 - c. A 10' wide shared-use path shall be constructed to City standard along the frontage and shall connect with the existing path on the Amazon frontage.
 - d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Dirt Road.
 - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If efforts of acquisition are unsuccessful after 120 days of due



diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.

12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.
13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
15. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.
16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.
17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

WWUD:

1. No comments on annexation.
2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

Wilson County Schools:

1. No Comments Received.

RESOLUTION - 2026

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE E. DIVISION BUSINESS PARK, LOCATED AT 2062 E DIVISION ST & 535 HUNTING HILLS DR MAP 077, PARCELS 013.01, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

WHEREAS, Tennessee Code Annotated Section 6-51-102 as amended requires that a Plan of Services be adopted by the governing body of a city prior to passage of an annexation ordinance of any territory which may be annexed within any 12 month period; and

WHEREAS, the City of Mt. Juliet (herein referred to as "City") contemplates annexation of the property known as the E Division Business Park located at 2062 E Division St & 535 Hunting Hills Dr, Map 077, Parcels 013.01, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, in Wilson County, Tennessee, as described herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Plan of Services for the property located at 2062 E Division St and 535 Hunting Hills Dr, Map 077, Parcels 013.01, 015.00, 016.02, 016.03 & P/O 016.01, 017.00, 017.01, is adopted as follows:

Police:

Patrolling, radio responses to calls, and all other calls, and other routine police services, using present personnel and equipment, will be provided beginning on the effective date of annexation.

Fire:

The City of Mt. Juliet will assume primary responsibility for Fire Protection/Emergency Medical Services with mutual aid assistance from the Wilson County Emergency Management Agency.

Water:

Water for domestic and commercial is already and will continue to be provided by the West Wilson Utility District.

Sanitary Sewers:

Sanitary Sewer infrastructure exists at or near the subject property boundary. Any required extension of the public sanitary sewer infrastructure shall be the responsibility of the developer of the subject property.

The annexation of existing developed areas that are not presently on sanitary sewer will not have sewer extended to the properties until funding is appropriated for such

RESOLUTION - 2026

extensions or another funding mechanism is approved.

Refuse Collection:

Refuse Collection is available from private companies in the area. The City of Mt. Juliet has no current plans to offer refuse collection or solid waste disposal services in any area of the City.

Public Streets:

Emergency maintenance of streets designated as public streets, built to City of Mt. Juliet Standards and dedicated to the City of Mt. Juliet by recording of a final plat as public streets (repair of hazardous pot holes, measures necessary for traffic flows, etc.) will become available on the effective date of annexation.

Routine maintenance of streets designated, built and dedicated as public streets, on the same basis as in the present City, will become available in the annexed area when funds from the state gasoline tax based on the annexed population are received (usually July 1, following the effective date of annexation.)

Reconstruction and resurfacing of streets designated, built and dedicated as public streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements will be accomplished under current policies of the City or as funds are made available.

Cleaning of streets designated, built and dedicated as public streets having curbs and gutters will be considered after the effective date of annexation on the same basis as the cleaning of streets within the present City.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed on public streets as the need is established, by appropriate study and traffic standards.

Schools:

The entire annex area is served by Wilson County Schools. This annexation will have no effect on school districts.

Inspection Services:

Any inspection service now provided by the City (building, plumbing, electrical, gas, housing and City of Mt. Juliet by Ordinance, etc) will become available in the annexed area on the effective date of annexation.

Planning:

The Planning Jurisdiction of the City already includes the annexed area. The property herein annexed is recommended to be zoned: I-R PUD.

RESOLUTION - 2026

Street Lighting

The City only installs streetlights on main thoroughfares (currently Mt. Juliet Road/SR171 and Lebanon Road/US Highway 70).

Recreation

Residents of the annexed area may begin using all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the City will be followed in expanding the recreational program facilities in the enlarged City.

Electrical Service

Electrical service for domestic and commercial uses is already and will continue to be provided by the Middle Tennessee Electric Membership Cooperative.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

ATTEST:

Kenny Martin, City Manager

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1730
10.F.

Agenda Date: 6/8/2026

Agenda #:

Title:

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM OPS AND WILSON COUNTY R-1 TO IR-PUD

ORDINANCE 2026 -

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM OPS AND WILSON COUNTY R-1 TO IR-PUD

WHEREAS, the subject rezoning request is consistent with the findings required in the zoning ordinance, and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation for approval to the Board of Commissioners by a vote of 4-3-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on _____; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to rezone the subject and adopt the preliminary master development plan for property on East Division Street, map 077, parcels 13.01, 13.02, 15.00, 16.02, 16.03 and part of parcels 16.01, 17.00 and 17.01 from OPS and Wilson County R-1 to IR-PUD.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 as follows:

Section 1. REZONING. Resolution No. 20-2022 (Zoning Map), adopted March 28, 2022, is hereby amended and altered by rezoning those certain parcels of real property located on East Division Street, Map 077, Parcels 13.01, 13.02, 15.00, 16.02, 16.03, and portions of Parcels 16.01, 17.00, and 17.01, from OPS and Wilson County R-1 to IR-PUD, as more particularly shown on the zoning map attached hereto as Exhibit B and incorporated herein by reference

LEGAL DESCRIPTION – See Exhibit A (attached)

Section 2. The preliminary master development plan for the East Division Street Business Park, map 077, parcels 13.01, 13.02, 15.00, 16.02, 16.03 and part of parcels 16.01, 17.00 and 17.01 (as identified in Exhibit A), is hereby adopted, except as modified herein. The preliminary master development plan shall comply with the zoning ordinance, be in substantial conformance with all other applicable rules, regulations and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. The Planning Commission granted a waiver to 7-103.9 Industrial Design Standards, allowing for 100% deviation from the industrial design guideline

ORDINANCE 2026 -

requirements of 100% brick and/or stone, allowing for proposed tilt panel construction with enhanced architectural features (paint, stone scoring and entry features).

3. Only uses permitted by right under IR zoning shall be permitted in the PUD.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
7. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
8. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
9. Parking lot lighting shall be decorative fixtures on black posts.
10. Bollards shall be the color black.
11. Parking lot lighting shall be placed in yards or beds and not on the pavement.
12. Wall mounted lighting shall be decorative. Wall packs are prohibited.
13. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
14. 7.103.4.7, required yards and building setbacks in relation to residential districts shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
15. The Planning Commission granted a waiver to 7-103.4.7 Bulk Yard Regulations, allowing for omission of the 100ft landscape buffer along the western property line. Landscape buffer of varying widths proposed.
16. All structures shall be shielded from view from all public streets with a landscaped berm.
17. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
18. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
19. Screen the perimeter of detention/retention ponds with vegetation. Wet ponds shall include lighted aeration.
20. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
21. Provide a sidewalk connection to building #4.
22. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
23. Provide a trash can and bike rack at each building.
24. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
25. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
26. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.

ORDINANCE 2026 -

27. Sidewalks shall be a minimum of six feet in width.
28. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
29. Provide a photometric plan at FMDP submittal.
30. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.
31. If ponds are determined to be wet, then lighting, fountain and fencing shall be installed.
32. Abandon and access easements to Hunting Hills when replatting the property.
33. Construction traffic is prohibited from using Hunting Hills Drive.
34. Install additional mature trees (oak or maple) where building is higher and visible from the southeast corner of the property.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump station shall be public and built to City specifications.
7. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
8. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis shall be addressed at FMDP.
10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
 - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
 - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
 - c. A 10' wide shared-use path shall be constructed to City standard along the frontage and shall connect with the existing path on the Amazon frontage.

ORDINANCE 2026 -

- d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Dirt Road.
 - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If efforts of acquisition are unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.
12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.
 13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
 14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
 15. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.
 16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.
 17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

WWUD:

1. No comments on annexation.
2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

Wilson County Schools:

1. No Comments Received.

Section 3. – PUBLIC HEARING – The zoning changes were the subject of a public hearing held on _____ at 6:15 p.m.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

ORDINANCE 2026 -

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A, Legal Description

From the POINT OF BEGINNING, being the North-eastern corner of the property;
Thence, S 07° 53' 00" E for a distance of 379.17 feet to a point on a line.

Thence, S 07° 10' 52" E for a distance of 69.34 feet to a point on a line.

Thence, S 07° 25' 16" E for a distance of 280.73 feet to a point on a line.

Thence, S 08° 02' 36" E for a distance of 211.40 feet to a point on a line.

Thence, S 08° 51' 00" E for a distance of 134.53 feet to a point on a line.

Thence, S 08° 32' 15" W for a distance of 380.05 feet to a point on a line.

Thence, S 81° 26' 31" E for a distance of 31.46 feet to a point on a line.

Thence, S 08° 24' 54" W for a distance of 829.77 feet to a point on a line.

Thence, S 60° 17' 13" E for a distance of 17.31 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 09° 13' 06.8", having a radius of 80.58 feet, and whose long chord bears S 24° 03' 10" W for a distance of 12.95 feet to a point of intersection with a non-tangential line.

Thence, S 17° 12' 22" W for a distance of 38.34 feet to a point on a line.

Thence, N 81° 08' 07" W for a distance of 6.43 feet to a point on a line.

thence N 81° 37' 44" W a distance of 885.81 feet to a point on a line.

Thence, N 81° 37' 44" W for a distance of 65.29 feet to a point on a line.

Thence, N 09° 27' 40" E for a distance of 1032.72 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 689.46 feet to a point on a line.

Thence, N 27° 55' 09" W for a distance of 31.59 feet to a point on a line.

Thence, N 18° 48' 48" W for a distance of 139.38 feet to a point on a line.

Thence, N 70° 59' 19" E for a distance of 509.72 feet to a point on a line.

Thence, N 71° 38' 43" E for a distance of 106.74 feet to a point on a line.

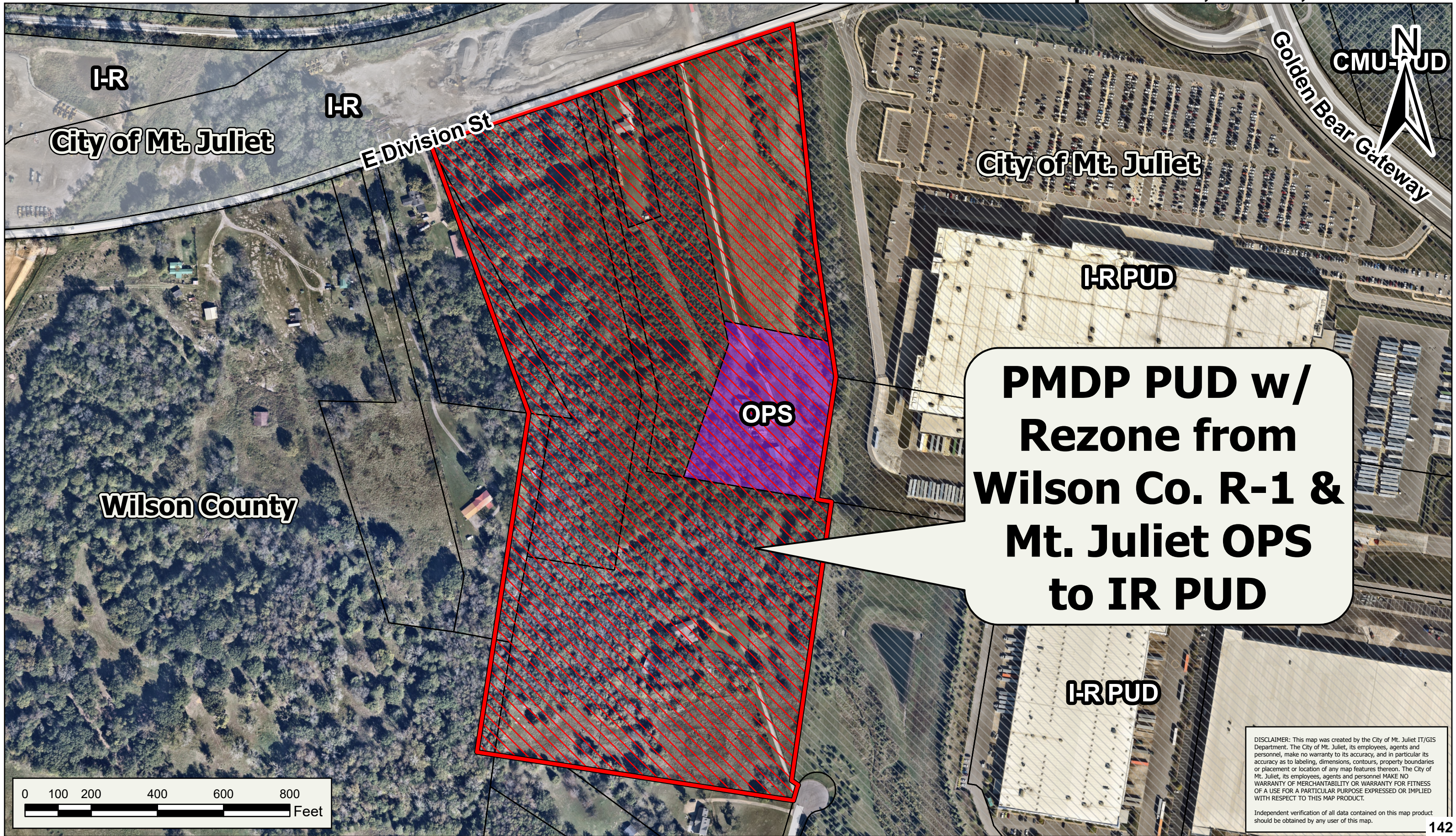
Thence, N 72° 58' 58" E for a distance of 117.27 feet to a point on a line.

Thence, N 71° 59' 19" E for a distance of 384.24 feet to the POINT OF BEGINNING.



Exhibit B PMDP PUD w/ Rezone

East Division Business Park
Map 077, Parcels 013.01, 013.02, 015.00, 016.02,
016.03 & p/o 016.01, 017.00, and 017.01





Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

E. Division Business Park

Address:

E. Division Street

Legal Description:

Map(s) - 077

Parcel(s) – 13.01, 13.02, 15.00,
p/o 16.01, 16.02, 16.03, 17.00,
& 17.01.

Applicant:

Joe Haddix, Heritage Civil

Property Owner:

Multiple Property Owners

Request:

Annexation, Land Use Amend.,
Rezone, & PMDP-PUD

Current Zoning:

OPS & Wilson Cty. R1

Requested Zoning:

I-R PUD

Current Land Use Designation:

Medium Density Residential

Future Land Use Request:

Business Development

Attachments:

Plan exhibits and elevations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks approval for a land use amendment, annexation, plan of services, rezone and preliminary master development plan for an industrial business park development on E. Division, located in district 3.

Description/History: This plan proposes four (4) warehouse buildings, totaling 562,520 sf, on approximately 47.17 acres, located on E. Division Street, just west of Golden Bear Gateway. This location is currently being utilized as single family residential.

Land Use: The City's future land use map identifies the entire property as medium density residential, and with the proposed use, the applicant is requesting a land use amendment to classify the property as business development impact zone.

Zoning: The majority of this property sits within Wilson County jurisdiction, and a small portion to the east is within the City limits and zoned OPS, office professional service. The remainder is Wilson County R-1, low density residential. The applicant is requesting I-R PUD, industrial restrictive planned unit development for the entire property if the annexation and land use amendment are approved.

Code References:**Article VII. Industrial District Regulations**

7.103 Bulk Regulations: *The plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.*

7.104 Supplemental Design Provisions: *This plan is proposed with a 100% deviation from the required 100 % brick and/or stone material standards. Any additional deficiencies are noted in the conditions of approval. The applicant is requesting a design waiver for the building façade materials which is shown under the waivers/variances section.*

Article IX Parking: *The plan is compliant with all vehicular and pedestrian access regulations.*

Article X Landscaping: *The plan is currently under review. The applicant is requesting a waiver to omit the one hundred (100') foot landscape buffer along the western property line, which is shown under the waivers/variance section. Deficiencies shall be addressed prior to submission of construction plans to Public Works.*



Waiver/Variance Requests:

1. **7.103.4.7 Bulk Yard Regulations** – The applicant has requested a waiver to omit the required one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying widths is proposed. **STAFF DOES NOT SUPPORT.**
2. **7.103.9 Industrial Design Standards** - The applicant has requested a waiver for a one hundred (100%) deviation from the industrial design guideline requirements of one hundred (100%) brick and/or stone. The applicant is proposing tilt-panel construction with enhanced architectural features (paint, panel scoring and entry features). **STAFF DOES NOT SUPPORT.**

Summary: The proposed occupants and functions of this site have not been released. The proposal for the industrial business park, as submitted, addresses many of the staff's comments from prior review. Outstanding issues may be addressed via the conditions of approval below.

Recommendation: The applicant's request for a business development impact zone is not supported by the land use plan; therefore staff cannot support the request to amend the land use plan. Should the Planning Commission choose to provide a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone and preliminary master development plan for the East Division Business Park, please include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. All requirements of Article VII, shall be adhered to, excepting any waivers granted via the PUD approval.
2. Only uses permitted by right under IR zoning shall be permitted in the PUD.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Color elevations, with materials and dimension specified shall be required at Final Master Development Plan submittal.
6. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls. Provide location with FMDP submittal.
7. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall. Provide location with FMDP submittal.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative. Wall packs are prohibited.
12. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents to Public Works.
13. 7.103.4.7, required yards and building setbacks in relation to residential districts shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.



14. All structures shall be shielded from view from all public streets with a landscaped berm.
15. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at FMDP submittal.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. Screen the perimeter of detention/retention ponds with vegetation.
18. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
19. Provide a sidewalk connection to building #4.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yards, in accordance with 7.103.4.5.
24. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
25. Sidewalks shall be a minimum of six feet in width.
26. Revise general notes on page C0.03 to remove references to residential developments and HOA's.
27. Provide a photometric plan at FMDP submittal.
28. Provide a schedule for the exterior maintenance (to include pressure washing) of all structures.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. The proposed pump station shall be public and built to City specifications.
7. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
8. If wet ponds are proposed, aeration shall be provided.
9. Due to the proximity of the creek, the developer/engineer shall determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis shall be addressed at FMDP.
10. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
11. The following improvements shall be made to E. Division Street prior to the issuance of the first C.O.:
 - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
 - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
 - c. A 10' wide shared-use path shall be constructed to City standard along the frontage and shall connect with the existing path on the Amazon frontage.
 - d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Dirt Road.
 - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If efforts of acquisition are unsuccessful after 120 days of due



diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.

12. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street.
13. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
14. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
15. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.
16. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.
17. The central driveway shall be restricted to right-out egress. Full access ingress shall be permitted. Pedestrian refuge shall be provided in the median island in the driveway.

WWUD:

1. No comments on annexation.
2. Water lines shown are not WWUD's design. Discussions are being held about how to best serve this development.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1726
10.G.

Agenda Date: 6/8/2026

Agenda #:

Title:

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS

ORDINANCE 2026 –

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, REGARDING ARTICLE III, SECTION 3-104.8, PROVISIONS APPLICABLE TO MANUFACTURING FACILITIES, AND ARTICLE VII, SECTION 7-102.A PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN INDUSTRIAL DISTRICTS

WHEREAS, the Board of Commissioners desires to amend Article III, Section 3-104.8, Provisions Applicable To Manufacturing Facilities, and Article VII, Section 7-102.A, Permitted And Conditional Uses And Structures Allowable Within Industrial Districts; and

WHEREAS, the Planning Commission considered this request during their meeting of May 21, 2026 and forwarded a positive recommendation to the Board of Commissioners with a vote of _____; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
B	III	3-108.8	Provisions Applicable To Manufacturing Facilities	Amend
B	VII	7-102.A	Permitted And Conditional Uses And Structures Allowable Within Industrial Districts.	Amend

; and

WHEREAS, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, & Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts, of the Code of Ordinances are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter B, Article III, Section 3-104.8, Provisions Applicable to Manufacturing Facilities, is hereby amended to read in its entirety as set forth in Exhibit A attached hereto.

Section 2. The Code of Ordinances, Chapter B, Article VII, Section 7-102.A, Permitted and Conditional Uses and Structures Allowable Within Industrial Districts, is hereby amended to read in its entirety as set forth in Exhibit B attached hereto.

ORDINANCE 2026 –

3-104.8 Provisions applicable to manufacturing facilities

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, section 7-104.

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

- a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
- b. Such facility shall not be located on a site having an area of less than 50 acres.
- c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
- d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met

7.102 Uses and Structures

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities			Zone District		
			I-R (1)	I-G	I-S
I.	Manufacturing activities				
	A.	Manufacturing, limited	P	P	P
	B.	Manufacturing, general	P	P	P
	C.	Manufacturing, basic industry	C		SUP (2)
	D.	Manufacturing, hazardous			SUP (2)
II.	Commercial activities				
	A.	Adult oriented business		O (3)	
	B.	Animal care and veterinary service	SUP*	SUP*	SUP* (2)
	C.	Automotive parking	P	P	P

ORDINANCE 2026 –

	D.	Automotive and marine craft sales, service and repair	SUP	SUP	
	E.	Entertainment and amusement services, limited	P	P	
	F.	Group assembly and commercial outdoor recreation	C	C	
	G.	Outside materials and equipment sales and repair		P	
	H.	Professional services, medical	P	P	P
	I.	Professional services, nonmedical	P	P	
	J.	Restaurant, full-service	P	P	P
	K.	Restaurant, fast food	P	P	P
	L.	Scrap operations			SUP (2)
	M.	Self-service storage	P	P	
	N.	Warehousing goods, transport and storage	P	P	SUP (2)
	O.	Wholesale sales	P	P	SUP (2)
	P.	Banking and financial institutions	P		
>	> Q.	General retail sales and services	P		
III.	Community facility activities				
	A.	Administrative services	P	P	P
	B.	Child care facilities	C	C	
	C.	Community assembly	C	C	
	D.	Essential public transport communication and utility services	P	P	P
	E.	Extensive impact facilities	C	C	SUP (2)
	F.	Intermediate impact facilities	C	C	
	G.	Religious facilities	C	C	
	H.	Waste disposal operations			SUP (2)
IV.	Agricultural activities				
	A.	Mining and quarrying			SUP (2)
V.	Accessory activities				
	A.	Accessory storage, enclosed	P	P	P
	B.	Accessory child care	C	C	
	C.	Administrative office	P	P	P
	D.	Operation of cafeteria	C	C	C
	E.	Residential occupancy	C	C	C

ORDINANCE 2026 –

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE III. USE REGULATIONS

3-104.8 Provisions applicable to manufacturing activities.

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.
2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts when approved as provided in article VII, section 7-104.
3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:
 - a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
 - b. Such facility shall not be located on a site having an area of less than 50 acres.
 - c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
 - d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met.

Exhibit B
Part B - ZONING REGULATIONS
ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts						
[Uses, Structures and] Activities				Zone District		
				I-R (1)	I-G	I-S
I.	Manufacturing activities					
	A.	Manufacturing, limited	P	P	P	
	B.	Manufacturing, general	P	P	P	
	C.	Manufacturing, basic industry	C		SUP (2)	
	D.	Manufacturing, hazardous			SUP (2)	
II.	Commercial activities					
	A.	Adult oriented business		O (3)		
	B.	Animal care and veterinary service	SUP*	SUP*	SUP* (2)	
	C.	Automotive parking	P	P	P	
	D.	Automotive and marine craft sales, service and repair	SUP	SUP		
	E.	Entertainment and amusement services, limited	P	P		
	F.	Group assembly and commercial outdoor recreation	C	C		
	G.	Outside materials and equipment sales and repair		P		
	H.	Professional services, medical	P	P	P	
	I.	Professional services, nonmedical	P	P		
	J.	Restaurant, full-service	P	P	P	
	K.	Restaurant, fast food	P	P	P	
	L.	Scrap operations			SUP (2)	
	M.	Self-service storage	P	P		
	N.	Warehousing goods, transport and storage	P	P	SUP (2)	
	O.	Wholesale sales	P	P	SUP (2)	
	P.	Banking and financial institutions	P			
>	>	General retail sales and services	P			
	Q.					
III.	Community facility activities					
	A.	Administrative services	P	P	P	
	B.	Child care facilities	C	C		
	C.	Community assembly	C	C		
	D.	Essential public transport communication and utility services	P	P	P	
	E.	Extensive impact facilities	C	C	SUP (2)	
	F.	Intermediate impact facilities	C	C		
	G.	Religious facilities	C	C		
	H.	Waste disposal operations			SUP (2)	
IV.	Agricultural activities					
	A.	Mining and quarrying			SUP (2)	
V.	Accessory activities					
	A.	Accessory storage, enclosed	P	P	P	
	B.	Accessory child care	C	C		
	C.	Administrative office	P	P	P	

D.	Operation of cafeteria	C	C	C
E.	Residential occupancy	C	C	C

Note(s)—Key to interpreting use classifications.

P = Use permitted by right within the district.

SUP = Principal use permitted with supplemental provisions.

C = Conditional use (subject to approval by the Board of [Zoning] Appeals).

O = Requires overlay district.

(1) See subsection 7-104.2, for supplemental design provisions.

(2) See subsection 7-104.1, for supplemental design provisions.

(3) See article VIII, section 8-401.



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Zoning Ordinance Amendment

Article XI. Sign Regulations

Section: 3-104.8.2,
Provisions applicable to
manufacturing activities

**Article VII. Industrial District
Regulations**

Section: Table 7-102.A,
Permitted and Conditional
uses and Structures allowable
within Industrial Districts

Attachments:

Exhibit and Ordinance

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: This request initiated by the City, seeks to include basic industry, manufacturing as a conditional use, under I-R, industrial restrictive zoning.

Description/History: The amendments are in red in the relevant sections below:

Article III. Use Regulations

3-104.8 *Provisions applicable to manufacturing activities.*

1. *Manufacturing, limited.* Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot and all manufacturing activities shall be conducted in totally enclosed buildings.

2. *Manufacturing, basic industry.* Basic industrial operations may be permitted only within I-S, Special Industrial Districts, or as a conditional use within I-R, Industrial Restrictive Districts, when approved as provided in article VII, section 7-104.

3. *Manufacturing, hazardous operations.* Hazardous manufacturing operations may be permitted only within I-S, Special Industrial Districts when approved as provided in article VII, section 7-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type:

a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.

b. Such facility shall not be located on a site having an area of less than 50 acres.

c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.

d. All regulations of the State Fire Marshal and the local fire department relating to the storage of explosives shall be met.



Article VII. Industrial District Regulations
Section 7.102 *Uses and Structures*

Table 7-102A. Permitted and Conditional Uses and Structures Allowable Within Industrial Districts					
[Uses, Structures and] Activities			Zone District		
			I-R (1)	I-G	I-S
I.	Manufacturing activities				
A.	Manufacturing, limited		P	P	P
B.	Manufacturing, general		P	P	P
C.	Manufacturing, basic industry		C		SUP (2)
D.	Manufacturing, hazardous				SUP (2)

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1741
10.H.

Agenda Date: 6/8/2026

Agenda #:

Title:

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 ARTICLE XI, SECTIONS 11-101 THROUGH 11-110, SIGN REGULATIONS

ORDINANCE 2026 -

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WHEREAS, the Board of Commissioners desires to repeal Article XI, Sign Regulations, Sections 11-101 through 11-110, in their entirety, and to adopt a new Article XI, Sign Regulations, consisting of Sections 11-101 through 11-121; and

WHEREAS, the Planning Commission considered this request during their meeting of May 21, 2026, and forwarded a positive recommendation to the Board of Commissioners with a vote of 7-0-0; and

WHEREAS, Part B, Article XI, 11-101 through 11-110 Sign Regulations, of the Zoning Regulations, is desired to be repealed in its entirety and replaced as shown in Exhibit A:

Part	Article	Section	Section Title	Action
B	V	11.101-11.110	Sign Regulations	Repeal

; and

WHEREAS, the amendments to Part B, Article XI, Sign Regulations, Sections 11-101 through 11-110, as shown in Exhibit B, are repealed and replaced with Sections 11-101 through 11-121 as set forth in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, as follows:

Section 1. Part B, Article XI. Sign Regulations, Sections 11-101 through 11-110, are hereby repealed in their entirety.

Section 2. Part B, Article XI. Sign Regulations, Sections 11-101 through 11-121, are hereby enacted and adopted in their entirety as set forth in Exhibit A attached hereto.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

ORDINANCE 2026 -

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

City of Mt. Juliet
Land Development Code, Part B – Zoning Regulations
Article XI. – Sign Regulations

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11.101 General Provisions

11.101.1 *Conflicting provisions*

- A. In case of conflict between this Article or any part hereof, the City, and any other provision of this Code, the provision that establishes the higher standard shall prevail. (Code 1997, tit. 5, ch. 1, § 2; Ord. No. 2008-59, § 2, 9-22-2008)
- B. The provisions of this Article control signage in the City. Any other provisions of the City zoning regulations which purport to control signage are subordinate to the provisions of this Article, unless specifically stated otherwise in this Article. (Code 1997, tit. 5, ch. 1, § 3; Ord. No. 2008-59, § 3, 9-22-2008)

11.101.2 *Purpose and intent*

- A. It is not the purpose or the intent of these provisions to regulate the message displayed on any sign; nor is it the purpose or intent of the provisions to regulate any building design or any display not defined as a sign, or any sign, which cannot be viewed from outside a building. The City's regulations are set forth in an effort to regulate signs by providing an adequate means of expression and to promote the economic viability of the business community, while protecting the City and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community.
- B. The purpose and intent of this section is to:
 - 1. Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the City in order to promote public health, safety and welfare.
 - 2. Maintain, enhance, and improve the aesthetic environment of the City by preventing visual clutter that is a threat to traffic safety and is harmful to the appearance of the City.
 - 3. Improve the visual appearance of the City, while providing effective means of communication consistent with constitutional guarantees.
 - 4. Provide for fair and consistent enforcement of the sign regulations set forth herein under the regulatory authority of the City.
 - 5. Encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City.
 - 6. Provide temporary signs in limited circumstances.
 - 7. Allow a wide variety of sign types in commercial zones, and a more limited variety of signs in other zones, subject to the standards set forth in this article.
 - 8. Regulate signs in all zoning districts in the City.
 - 9. Provide a means of wayfinding in the community, thereby reducing traffic confusion and congestion and improving pedestrian and traffic safety.
 - 10. Preserve the City as a community that is attractive to business.
 - 11. Minimize the possible adverse effects of signs on nearby public and private property while protecting First Amendment free speech rights.
- C. Severability is intended throughout and within the provisions of this article. If any section, sentence, clause, or phrase of this article is held invalid or unconstitutional by a court of competent jurisdiction, then such judgment shall in no way affect or impair the validity of the remaining portions of this article.

11.101.3 *Requirements and terms*

- A. *Effect.* The effect of this section is to:
 - 1. Establish a permit system to allow a variety of types of signs in commercial and industrial zones and a limited variety of signs in residential zones, subject to the standards and the permit procedures of this section.
 - 2. Allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this section, but without a requirement for permits.
 - 3. Provide for temporary signs in limited circumstances.
 - 4. Regulate signs in all zoning districts in the City.
 - 5. Prohibit all signs not expressly permitted by this section.
 - 6. Provide for the enforcement of the provisions of this section.

B. *Permits required.*

1. *Applicability.* No sign, except those identified in these provisions as being exempt or not requiring a permit, shall be erected, constructed, altered, or relocated without first obtaining a sign permit. All permanent commercial and non-commercial and temporary commercial signs shall be registered on a form provided by the City of Mt. Juliet Planning Department prior to their construction/erection or change of design. All such signs are required to be reviewed.
2. *Authority and execution.* The Planning Department shall be responsible for determining compliance with this Article. The Planning Department shall be responsible for issuing a sign permit.
3. *Fees.* All fees are to be charged for both temporary and permanent signs.
 - a. The fee schedule establishes fees that are reasonable and proportionate, and are intended to recover the City's costs associated with the administration and delivery of planning and development-related services. The Planning Department fee schedule shall be made available to the public through the City of Mt. Juliet's official website or by contacting or visiting the Planning Department or other designated administrative offices.
 - b. Signs placed prior to approval and obtaining the appropriate permits shall be subject to the fee that is one hundred (100) percent of the usual permit fee in addition to the required permit fee (i.e. double permit fee).
4. *Temporary permits.* Temporary commercial signs require registration.
5. *Permit issuance.* Upon the filing of an application for a permanent sign permit for erection, alteration, or relocation of a sign, the Planning Department shall determine whether the application is complete. If the application is not complete, the Planning Department shall notify the applicant of any deficiencies and shall take no steps to process the application until the deficiencies are remedied. Once it is determined that the application is complete, the Planning Department shall:
 - a. Examine the plans and specifications, and location (if required) upon which the proposed sign is to be erected, altered, or relocated.
 - b. Within seven (7) working days of receiving a complete and correct application, upon notification to the applicant and receipt of the required fees, issue a permit if the sign complies with the requirements of this Article, all other ordinances of the City, and upon receipt of the required fee. If the work authorized under a sign permit is not completed within one (1) year, after the date of issuance, the permit becomes null and void.
6. *Approval of electrified signs.* The application for a sign permit for the erection of a sign in which electrical wiring and connections are to be used requires a separate electrical permit and such application may be filed with the City of Mt. Juliet Building & Codes Department upon approval of the sign through the Planning Department.
7. *Approval of ground signs.* The application for a sign permit for the erection of a ground/monument sign which is more than four (4) feet in height (including the footer depth) may require a separate building permit application and which may be filed with the City of Mt. Juliet Building & Codes Department upon approval of the sign registration through the Planning Department. Approval of the sign registration through the Planning Department does not constitute approval through the Building & Codes Department.
8. *Inspection.* The Planning Department may inspect, at such times as deemed appropriate, each sign or other advertising structure regulated by this Article. The purpose of the inspection is to ascertain whether the structure is secure or insecure, whether in need of repair or removal, or not in conformance with the permit application or otherwise in violation of the provisions of this Article. All other inspections, including electrical and building will be performed at the discretion of the Building & Codes Department.
9. *Revocation of permit.* All rights and privileges acquired under the provisions of this Article are mere licenses revocable at any time by the Planning Department. Upon termination or revocation of the sign permit, the applicant shall remove the sign or other advertising structure without cost or expense of any kind to the City. In the event of the failure, neglect, or refusal on the part of the applicant to do so, the City may proceed to remove the same and charge the expense to the applicant or property owner.

C. *Transitional Provisions.*

1. *Existing signs.* All signs legally erected prior to the effective date of the adoption of this Article are considered legal by this Article and may remain in place and in use, subject to certain restrictions on time frames (if applicable for temporary signs), modification, replacement, and other actions affecting the sign, as set forth in this Article.
2. *Existing permits.* All holders of permits for signs issued legally prior to the effective date of this Article may erect signs which are subject of such permits within the times allowed by such permits, and such signs shall then be treated as though they had been erected prior to the effective date of this Article. However, such permits may not be extended or amended unless the sign which is the subject of such permit will conform to all requirements of this Article.
3. *Existing violations.* All violations of the sign regulations repealed by adoption of this Article, shall remain violations of this Article of the City of Mt. Juliet and all penalties and enforcement remedies set forth hereunder shall be available to the City of Mt. Juliet as through the violation were a violation of this Article. However, if the effect of this Article is to make a sign that was formerly nonconforming become conforming, then enforcement actions shall cease except to the extent of collecting penalties (other than removal of the sign) for violations that occurred prior to the effective date of this Article.

D. *Nonconforming signs.* The utilization of a nonconforming sign and/or sign structure, as defined herein, may continue subject to the conditions and requirements noted below.

1. When the use of a property changes, including but not limited to the redevelopment of the site or a change in the use of the business, the sign on that property must be brought into compliance with the provision of this article.
2. Except for repairs, maintenance, and alterations (allowed pursuant to state law), no alterations to a nonconforming sign/sign structure shall be allowed. Unless otherwise allowed by law, any structural or other substantial improvement to a nonconforming sign (except for printing or refinishing/refacing the surface of the existing sign face or sign structure to maintain appearance) shall be deemed an abandonment of the nonconforming status and shall result in the reclassification of such sign as an illegal sign.
3. Prior to any new sign being permitted or constructed on any site, all nonconforming signs that do not constitute off-site signs shall be brought into full compliance with the requirements of this Article.
4. Nothing in this Article shall prevent the strengthening or restoring to a safe condition of any portion of a sign or structure declared unsafe by a City of Mt. Juliet Building Inspector. Such signs may be improved only to bring the sign in conformance with applicable safety requirements. Any structural changes outside of the context for the safety of the structure will be required to be reviewed and may be required to come into conformity with this Article.

11.101.4 Placement

- A. Signs shall be placed according to the applicable sign type requirements.
- B. Signs shall not be placed within the public right-of-way (pude), except those placed by or on behalf of a governmental entity.
- C. All other signs placed in the right-of-way shall be forfeited by the public and shall be immediately confiscated and disposed of by the City.
- D. Signs shall not interfere with or block the site of directional, instructional, or warning signs placed by or on behalf of a governmental entity.
- E. Signs, along with their support, braces, or anchors shall be placed or constructed so as not to obstruct or interfere with any door, window, fire escape or other means of egress light, or ventilation. Signs shall be located so they do not obscure the view of pedestrian or vehicular traffic that would endanger safe movement. Signs shall not be placed to obscure prominent architectural features on a building.
- F. All freestanding signs must remain upright and intact. Any damaged signs must be removed immediately. See subsections 11.115, 11.116, 11.117, and 11.118, for provisions related to Temporary sign type and placement.
- G. All temporary banners must be affixed to the primary building only, that the tenant currently leases/owns. The banner must remain taut, and in place. Any damage to the sign shall constitute the removal from the building immediately.

- H. *Setbacks (temporary and permanent)*. Shall be outside of the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens and/or motorists.
- I. *Spacing*. For commercial/industrial sign computation, see specific sign type in section 11.101.13. Signs shall be measured from the closest parts of any two signs unless otherwise provided for by this article. Signs shall be oriented toward the street to which they are adjacent.
- J. *Visibility triangle*. All entrance signs and ground/freestanding signs located near the corners of an intersection, shall be located outside of the sight distance triangle. Such triangle shall be measured at a distance of thirty-five (35) feet running parallel along each leg of the road right-of-way (row) connecting them to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists. Where a private driveway and a right-of-way (row) intersect the distance shall be measured from both sides of the center line of the driveway along the right-of-way (row) or property line to create the visibility triangle.

11.101.5 Design guidelines

- A. All signs shall be designed, constructed, and maintained in accordance with the following standards:
 - 1. *Design review and conformance*. Compliance with the following design standards is required for all new permanent signs including replacement signs for which a permit is required. The Planning Department shall, prior to the issuance of a sign permit as required, review such proposed signs and approve or deny as to conformance with the design standards contained in this Article. Denial and waivers, as applicable and in accordance with section 11.101.14, may be appealed through the Planning Commission.
 - 2. *Design principles*. Signs should be designed with consideration to the effect the sign will have upon the character of the surrounding area. Signs can complement or detract from the character of a building. Therefore, particular attention should be given to the way in which the sign will read and whether its design, size, materials, shape, illumination, location, configuration, and character are appropriate to its intended audience or whether a more appropriate sign could better serve its intended purpose and, at the same time, be less visually disruptive.
 - a. Wall signage should be consistent in size within each development and should be proportional to the building on which each sign is placed. A sign which meets the maximum size limitations may not be appropriate to the scale of the buildings, its architectural features, and the character established by the adjacent buildings.
 - b. Wall signs should match the architectural character of buildings within the development and area of the building on which the sign is to be placed in terms of style, location, configuration, materials, and color.
 - c. Wall signs should not obstruct or crowd architectural elements or details such as cornices, pilasters, windows, and other features which define the design of the building.
 - d. Signs should not be of a material, color, or design that attracts attention excessively and disrupts the public environment.
 - e. Entire signs may not be in the shape of a product or motif (i.e., bottle, burger, or boot); however, it may contain a shape/element within the sign. Signs should be primarily for identifying the business and not predominantly for advertising products sold or services rendered.
 - f. Ground sign bases should be complemented by shrubs, flowers, and/or other landscaping. This landscaping should be of a low-growing variety so as not to block the visibility of the sign. This landscaping should also be designed to hide or shield any external light source.
 - g. All freestanding/ground signs will need to contact the Mt. Juliet Building & Codes Department to verify any required regulations and permits of the City of Mt. Juliet.
 - 3. *Computations*. For commercial/industrial sign computation, see below.
 - a. *Computation of sign area of individual signs*. The sign area shall be determined by computing the area of the smallest square, rectangle, circle, triangle, or combination thereof, that will encompass the extreme limits of the sign face (including open areas within the sign face), writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The sign face describes the entire area of a sign upon, against, or through which the sign copy is placed including any background.

- b. *Computation of area of wall signs.* Wall signs shall be calculated by the total linear feet of the facade they are to be placed upon.
- c. *Computation of area of two-sided signs.* Only one (1) side of a two (2) sided sign shall be included in the computation of the sign area. Where the inside angle of a two (2) sided sign exceeds forty-five (45) degrees, both sign faces shall be counted toward the sign area.
- d. *Computation of height.* Sign height is measured from the average level of the ground below the sign to the topmost point of the sign structure.
- e. The supporting structures shall not be included in the area computation unless utilized as part of the total display area, such as the background.

11.101.6 Materials

- A. Building materials for sign backgrounds, frames, supports, and ornamentation shall:
 - 1. Be durable and low maintenance; and
 - 2. Be of the same or higher quality materials as the principal building; and
 - 3. Have compatible design for all parts of the sign; and
 - 4. See specifications listed by sign type.
- B. The following materials are prohibited for sign backgrounds, frames, supports, and ornamentation:
 - 1. Exposed metal poles.
 - 2. Smooth or split faced concrete blocks, whether painted or unpainted.
 - 3. Non-treated wood posts, poles, and products.

11.101.7 External Illumination

- A. External illumination of signs shall:
 - 1. Be achieved by a white, or single-color steady, stationary light of reasonable intensity; Colored lighting shall be of a single shade/color only at a time and must remain static for a minimum period of ten (10) minutes; and
 - 2. Be shielded so that direct illumination is focused exclusively on the sign area; and
 - 3. Be shielded from adjacent buildings, streets, and internal drives and should not be so bright as to cause glare on or other nuisances to adjacent properties.
- B. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners. Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.
- C. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

11.101.8 Internal Illumination

- A. Internal illumination of signs shall be limited to light emanating only through the letters, number, logos, and accent lines. The remainder of the signs shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, be overly bright, or create a nuisance.
- B. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, or adjacent property owners. Illumination shall be shielded in such a manner that no direct glare can be seen from any angle.
- C. Exposed neon and LED that is visible are prohibited and shall not be incorporated into the design of a principal building or accessory structure.
- D. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

11.101.9 Maintenance

- A. Signs and the premises surrounding them shall be maintained in a clean, sanitary, and inoffensive condition, free and clear of obnoxious substances, rubbish, and weeds.

- B. Signs together with their support, braces, and anchors, shall be maintained in good and safe conditions, including the periodic application of paint or other weatherproofing materials to prevent rust or other decay. Signs shall not be allowed to deteriorate to a broken, torn, peeling, flaking, rusting, or otherwise decayed conditions.
- C. Temporary signs shall not be allowed to deteriorate to a tattered, torn, or faded condition. Poles/posts must always remain in an upright position. Damaged signs shall be repaired immediately or removed until such time that the repairs are made.
- D. No permanent sign shall be disfigured, have cracked/ripped/peeling paint, bent/broken facing, broken supports, loose appendages/struts. Severely damaged or destroyed signs must be restored or removed. Damaged illuminated signs must be turned off until such time the repair is made.
- E. Any sign with a change of business, occupancy, ownership, or property, etc., shall come into compliance with current code.
- F. If a current business is undergoing a rehab, their current sign may be maintained under the conditions as noted in Section 11.101.3; however, if any structural or size change is deemed necessary, the sign shall come into compliance with current code.

11.101.10 *Removal of Landscape Materials*

Trees, shrubs, non-weed/rubbish type, or other vegetation shall not be trimmed, damaged, destroyed, or removed to increase or enhance the visibility of signs in the following circumstances:

- A. Within public right-of-way (row), unless the work is done pursuant to the express written authorization of the City or State, whichever is appropriate;
- B. On property that is not under the ownership of or control of the person conducting or responsible for the work, unless the work is done pursuant to the express authorization of the person owning the property on which the trees or shrubs are located; or
- C. In any area where trees, shrubs, or other landscapes are required to remain pursuant to this Article.

11.101.11 *Prohibited Signs*

The following signs are prohibited:

- A. Abandoned, dilapidated, or obsolete signs. *See 11.101.9 regarding maintenance requirements that may affect these signs.
- B. Animated signs.
- C. Any other sign not expressly permitted by this Article, the Municipal code, and all applicable building codes.
- D. Beacons, pennants, and streamers, shall not be allowed for temporary or permanent use.
- E. Bench signs with advertisements. Memorial markers and non-profit bench signs are allowed.
- F. Billboards.
- G. Freestanding canopy signs, such as gas stations, convenience markets/stores, and garden centers.
- H. Government imitation signs.
- I. Home occupation signs.
- J. LED electronic message centers or display screen signs. *Only a single, open/closed and/or hours of operation sign is allowed. It shall only be one (1) color and must always remain static.
- K. Moving signs of any type including any sign or device which swings, undulates, or otherwise attracts attention through the movement of parts or through the impression of movement and includes flashing, fluttering, moving, beacons, pennants, revolving, rotating, streamers, windblown, or similar signs or devices. This includes vertical or horizontal wind flags.
- L. Neon lighting (including string/rope type) in commercial and industrial settings.
- M. Noisy mechanical devices.
- N. Flags or flag type signs, including but not limited to blade banners, feather flags, swoop flags, tear drop flags, vertical, or other temporary commercial flags.
- O. Obscene signs, such as those that exhibit statements, words, or pictures of an obscene nature, as provided by state and federal law.

- P. Off-site signs, including but not limited to auction, real estate, garage sale, commercial businesses, etc.
- Q. Permanent commercial signs for residentially occupied dwellings, except temporary signs as permitted by Section 11.117, and 11.118.
- R. Roof signs, including signs painted on roofs or that extend above the lowest point of a roof.
- S. Searchlights or spotlights.
- T. Signs on natural features such as trees and other living vegetation.
- U. Signs projected onto surfaces utilizing light.
- V. Signs in public right-of-way (row), in utility easements, or on utility poles, unless erected by or on behalf of a governmental/utility entity.
- W. String/rope lights attached to or part of a sign, within a window/door or encompassing a building in commercial and industrial settings. See 11.121, for allowed window/door signage.
- X. Trash receptacles, except for providing the name and contact information of the waste company who owns the receptacle.
- Y. Trailer signs, bus or tractor trailer signs, except for providing the name and contact information of the company that owns the trailer/vehicle.
- Z. Vehicle signs that are parked off-site for the purpose of advertising.

11.101.12 Exempt and Exception Signs

The following signs shall be exempt from regulations under this Article:

- A. Federal, State, and Municipal Local signs as regulated are exempt
- B. Traffic control signals.
- C. Sign internal to the building, three (3) feet or more away from the window and door, provided any illumination does not promote a safety hazard to citizens or drivers.
- D. Non-commercial flags in residential zones.
- E. Decals, numbers, names, addresses, and hours that are 2 square feet or less.
- F. Time and temperature signage with no commercial advertisement. If signs are digital, they are to remain static for a minimum period of ten (10) seconds.

11.101.13 Waivers and Variances

The Regional Planning Commission shall have the authority to approve increases in sign area for Commercial and Industrial buildings as prescribed below:

- A. Wall signs for Commercial or Industrial buildings that have a wall dimension greater than three hundred (300) linear feet and a minimum gross floor area of one-hundred thousand (100,000) square feet.
- B. In making their decision, the Regional Planning Commission shall approve additional signage area under this section when it has been determined that the requested signage is in proportion and scale to the size of the building façade to which it is to be installed.

11.101.14 Violations & Regulatory Enforcement

The sign administrator and/or their designees are hereby authorized and directed to enforce all the provisions of this Article. This authority empowers such individuals to perform any necessary inspections, including entering upon private property, and to issue related citations for the enforcement of this Article.

A. Violations.

Any of the following shall be a violation of this Article and shall be subject to the enforcement remedies and penalties provided by this Article, the City of Mt. Juliet Code of Ordinance, and by state law:

1. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
2. To install, create, erect, or maintain any sign requiring a permit without such a permit;
3. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Article, or for which the sign permit has lapsed; or

4. Failure to comply with any requirement of this Article.
- B. *Violation notice.*
1. *Permanent signs.* The sign administrator, or their designee, shall order the removal of any permanent sign erected or maintained in violation of this Article, providing ten days' written notice to the owner of the premises upon which the offending sign is located to achieve compliance with provisions of this Article. If, after ten (10) days, the property owner has failed to achieve compliance with this Article, a citation to municipal court may be issued. However, when good faith efforts to bring a sign into compliance have begun within ten (10) days of notice of violation, the sign administrator may extend the time for compliance with this Article to a period not to exceed thirty (30) days.
 2. *Temporary signs.* The sign administrator, or their designee, shall order the removal of any temporary sign erected or maintained in violation of this Article, immediately, via in person or written notice to the owner of the premises upon which the offending sign is located to achieve compliance with the provisions of this Article. If an agreement is made due to conditions of removal, the sign administrator or their designee may provide a timeline not to exceed three (3) days for removal. If the signage is not removed immediately or within an agreed time frame, the sign administrator or their designee may issue a citation to the municipal court.
- C. *Impoundment/disposal of signs.* The sign administrator, and their designees, shall have the authority to remove without notice any illegal sign on public property or public right-of-way, including any illegal sign attached to trees, fences, posts, utility poles, or other natural features. Such signs should be considered litter and shall be subject to immediate disposal.
- D. The sign administrator, and their designees, shall have the authority and discretion to remove, without prior notice, any sign on public or private property which, due to its physical condition and/or location, constitutes an immediate threat to the safety of citizens or other passersby. Notice shall, however, be provided to the landowner within ten (10) days of removal of a permanent sign on private property.
- E. *Other Remedies.* Additional remedies include, but are not limited to:
1. Issuing a stop work order for any and all work on any signs.
 2. Seeking an injunction or other order requiring the removal of a sign or the correction of the nonconformity.
 3. The City shall have the right to recover from the owner or person placing such a sign with the full costs of removal and disposal of such sign.
 4. All remedies provided herein shall be cumulative.
- F. Each day that a violation of this Article remains shall constitute a separate offense for purposes of the Court's assessment of fines or penalties.
- G. Violations of this article or failure to comply with any of its requirements shall be fined under the general penalty clause of the City of Mt. Juliet Code of Ordinances.

11.101.15 Definitions

The following definitions shall apply to the interpretation of this article. The definition of the singular form of any defined term also applies to the plural form of the same term.

Abandoned sign- a sign that was lawfully erected on the property in conjunction with a particular use or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

A-frame (portable, sidewalk, sandwich board)- a "sandwich-board" style sign that is generally placed on a sidewalk or directly in front of the associated business, outside of the public right-of-way.

Address sign- the official street address of a building or part thereof.

Animated sign- any sign that emits odor, sound, visible matter (smoke/steam), inflatable or similar balloon type, live animals, uses movement or change of lighting to depict action or create a special effect or scene, or any sign that uses fade in/fade out, marching, rolling, flashing, scrolling, or other special effects created with lights, or other means (LED,

LCD and similar technology whether now existing or hereafter created). A sign on which any message changes more frequently than every eight seconds shall be considered an animated sign. Animated attention-attracting devices may include, but are not limited to, the following:

- A. Search lights
- B. Beacons
- C. Rope and or string lights.
- D. Neon lights, except for an incidental sign i.e. open/close sign and a marquee for a movie theater.
- E. Sign spinners and/or people in costumes or any other animated sign design to attract attention for commercial/industrial purposes.

Awning sign- any sign, which is painted, printed, sewed, or otherwise attached to an awning.

Balloon- any spherical shaped inflatable device (excluding mylar balloons) 14 inches or less in diameter, tethered in a fixed location. Often used for promotional events and grand openings. (*See Inflatable)

Banners, pennants and streamers- any sign of fabric or other flexible material that is mounted to a pole, enclosed in a frame, or otherwise mounted to allow movement caused by wind. Flags shall not be considered as banners under this article.

Beacon- See Animated.

Building identification marker- any sign indicating the name of a building or date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Campaign/election sign- any temporary sign erected on private property for the purpose of supporting a political candidate, stating a position regarding a political or ideological issue, or similar purpose.

Canopy sign- any sign that is a part of, attached to, or made up of an awning, canopy, or other protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable copy sign (manual)- a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, and without the aid of lighting or electronic means. All words, text, or other display shown on a sign at one time shall be considered one message.

Changeable copy sign (electronic)- a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, with the aid of lighting (LED or otherwise) or electronic means. All words, text, or other display shown on a sign at one time shall be considered one message. A sign on which any message changes more than every eight seconds shall be considered an animated sign and not a changeable copy sign for purposes of this Article. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not an electronic changeable copy sign for purposes of this Article.

Commercial message- any sign wording, logo, mural, or other representation that directly or indirectly names, or calls attention to a business, product, service, or other commercial activity (includes commercial and industrial businesses).

Community facilities- a church, school, service club, and park and recreation facilities.

Construction sign- a sign conveying information about a building project, such as the name and use of the building being constructed, and the names of architects, engineers, contractors, and other people involved with the construction project.

Convenience (directional/wayfinding) sign- a sign, generally informational or directional, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," or other similar devices.

Decorative artwork- exterior works of art, such as statues, murals, and super graphics that do not advertise a product, service, or business; may include vertical (pole) banners attached at two ends to a light pole.

Dilapidated sign- any sign that is structurally unsound, has defective parts, or needs painting or other maintenance.

Directional sign- a permanent sign erected for or by a public entity for purposes of identification, direction, or public safety.

Façade- the entire wall of any side of a building, including the wall face, parapet, facis, windows, door, canopy, and roof on any complete elevation.

Flag- any fabric or bunting containing distinctive colors, patterns, or symbols that is used as a symbol of a governmental, commercial, or non-commercial entity.

1. *Commercial flag* means any flag which displays a commercial name, message, logo, or symbol.
2. *Decorative flag* means any flag which displays any holiday or seasonal insignia, design or the like which does not include any commercial name, message, logo, or symbol.
3. *Non-commercial/government/civic flag* means any flag displaying a name, message, logo or symbol of any governmental, religious, civic, or nonprofit agency.

Flashing Sign- See animated signs.

Freestanding/ground sign- any sign supported by structures or supports that are anchored in the ground and that are independent of any building or other structure. Freestanding signs include those that are mounted on a pole or designed with a monument base.

Freestanding canopy sign- *self-supported, detached rigid structure that is not attached to any building, displaying a message on its surface or soffit. Common uses include gas station pump islands, garden centers, etc.*

Front façade- (see animated signs) the front elevation of a building that faces the front property line, as recorded on the plat and/or site plan. If a structure is located on a corner parcel, the side which includes the primary entrance shall be considered the front facade. If a structure located on a corner parcel contains a primary entrance on more than one side, the longer side with a primary entrance shall be considered the front facade.

HOA / Homeowners Association- an incorporated or unincorporated association, organization, or entity, including but not limited to a nonprofit corporation, property owners association, condominium association, or similar body, established for the purpose of owning, managing, maintaining, regulating, or otherwise administering common areas, shared facilities, or other property interests within a development, and enforcing covenants, restrictions, and obligations applicable to such development on behalf of its members or property owners.

Illegal sign- any sign which is a prohibited sign or does not comply with the requirements established herein, is not a lawful nonconforming sign and is not exempted by law from the requirements established herein.

Illuminated sign- any sign that transmits light through its face or any part thereof.

Inflatable sign- (see animated signs) any sign that is either expanded to its full dimensions or supported by gases contained within the sign, or sign parts, at a pressure greater than atmospheric pressure. A temporary inflated sign, which may be stationary or mobile that is used to attract attention, may or may not bear a message. An inflatable stationary sign is anchored in such a fashion that does not allow it to move. An inflatable mobile sign is tethered so that it moves and free floats. For purposes of this definition and Article, a simple helium balloon is not considered to be an inflatable sign.

Menu board- a structure primarily designed for the display of menu items and prices for the purpose of placing orders for such items in conjunction with a restaurant utilizing drive-through or curbside service.

Monument sign- See freestanding/ground.

Mural- (see decorative artwork) any painting or other work of art executed directly on a wall.

Non-commercial- not naming, advertising, or calling attention to a business or commercial product, service, or activity. However, where the name of a business is merely incidental to the primary purpose of a sign displayed on residential property, such as may be the case with a real estate sign or baby announcement, such sign shall be deemed non-commercial. This exception does not apply to at-home businesses.

Nonconforming sign or sign structure- any existing permanent sign or sign structure which does not conform to the provisions of this article but was lawfully erected and complied with the sign regulations in effect at the time it was erected.

Off-site sign- any sign that directs attention to a business, commodity, service, use, or entertainment not exclusively related to, located on, or provided by the premises where such sign is located or to which it is affixed.

On-site sign- any sign that directs attention to a business, commodity, service, use, or entertainment that is related to, located on, or provided by the premises where such sign is located or to which it is affixed. In the case of a real estate office, a sign displaying information about properties that are off-premises, but which are offered for sale or rent by the business on-premises shall be considered an "on-site" sign.

Penants- See Banners, pennants and streamers.

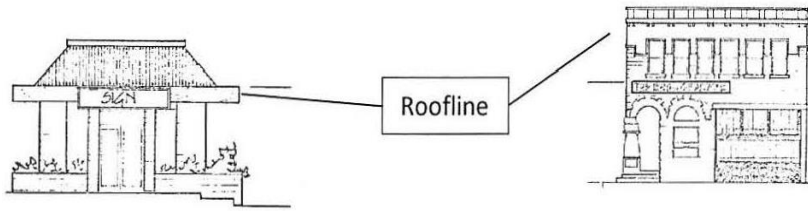
Permanent sign- any sign that is not intended for temporary use or a limited period. A permanent sign is generally affixed or attached to the exterior of a building, or to a pole or other structure, by adhesive or mechanical means, or is otherwise characterized by construction materials, a foundation, or anchoring indicative of an intent to display the sign for more than a limited period.

Pole sign- a freestanding sign supported wholly by one pole placed in the ground.

Public right-of-way/public way- a strip of ground dedicated for public use, usually for a public street, public infrastructure and/or waterway. For the purposes of this Article, such rights-of-way should be considered to extend a minimum of ten feet from the edge of pavement, or to the dedicated right-of-way boundary, whichever is further.

Real estate sign- means a temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, lease, or sale.

Roofline- the highest horizontal point of the wall visible to the public, excluding any architectural feature which extends above such apparent horizontal roofline if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.



Roof sign- any sign erected wholly or partially above the roofline.

Scoreboard- a structure located within an athletic field, displaying changing scores and related information; provided, however, the scoreboard may also display additional content, including but not limited to the names and logos of any sponsors.

Sidewalk sign- a "sandwich-board" style sign that is anchored to a concrete sidewalk outside of the public right-of-way. The term "anchored" means tie-downs, weights, or other methods of preventing movement because of winds.

Sign- any device, fixture, placard, or structure that uses color, form, graphic, illumination, symbol, or writing to advertise, announce or identify a person or entity, or to communicate information of any kind.

Sign administration- staff designated by the City Manager as assigned to oversee the enforcement and interpretation of this Article.

Sign area- square foot area enclosed by the perimeter of the sign face. With respect to signs that are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, sign area shall be considered to include all such components together with their background, surrounding frame, and any cutouts or extensions. The sign area shall not include any supporting structure or bracing.

Sign face- the entire area of a sign on which sign copy is placed, including any background.

Sign structure- any structure that supports, has supported, or can support a sign, including any decorative cover for the sign structure. This definition shall not include a building, fence, wall, or earthen berm.

Small hanging/projecting sign- any sign, other than a wall sign, whose leading edge extends beyond the building or wall to which it is affixed, forming an angle with said building or wall. Typically, it will extend laterally more than 18 inches from the face of such wall.

Snipe sign- any sign that is affixed by any means to trees, rocks, utility poles, light poles, fences, or other similar structures or objects, where the sign does not qualify as an incidental sign allowed pursuant to section 11.101.3 herein.

Special events sign- any sign advertising special temporary events, such as carnivals, festivals, exhibits, and parades, but not including promotional sales or grand opening signs.

Subdivision sign- any sign located at the entrance to a subdivision as defined in this Article, for the purpose of identifying the subdivision.

Subdivision temporary development sign- any temporary sign for the purpose of advertising the sale of lots and the development of the subdivision. The names of participating home builders may be included on such signs. For purposes of this Article, such signs shall not be classified as the same as a construction sign.

Suspended sign- (see small hanging/projecting sign) a sign which is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign- any sign not permanently mounted, that is intended for temporary use and a limited period, as allowed by this Article. Temporary signs include but are not limited to political preference signs, construction signs, yard sale signs, help wanted signs and banners which are allowed pursuant to the applicable provisions of this Article. If sign display area or structure is permanent but the message displayed is intended to be displayed for a temporary period, then such a sign shall not be regarded as a temporary sign. See article 3-106.VI, Signs, for temporary uses and events, for signs such as grand openings, now open, commercial sales events, nonprofit festivals, and other special events.

Two sign faces- any sign with two parallel, or nearly parallel, faces back-to-back and constructed on a single set of supports, with messages visible on either side, or a V-type sign with a common support in the center of the V, where the inside angle of the V does not exceed 45 degrees. The width of a sign cabinet (measurement from face to face) shall be the minimum necessary to contain the working components of the sign.








Vehicle sign- flat, one-dimensional signs painted or placed magnetically or otherwise attached on the side of vehicles as long as no other structural support is added to the vehicle. Advertising on vehicles for sale at bona fide automobile dealerships are excluded from this definition.

Wall sign- any sign, other than a projecting sign, that is attached parallel to or painted on any wall of any building, awning, or canopy and projects from the plane of the wall, canopy, or awning less than ten (10) inches. This definition shall not include freestanding walls or multiple sign surfaces. Changeable copy signs shall not be permitted as wall signs.







Window sign- any sign, graphic, or interior design element placed upon the inside or outside of the window pane, or setback less than five feet from the window pane, and used to advertise, announce, or identify a person or entity, or to communicate information of any kind, or to draw visual attention to the business or use, and which is visible from off-site or the public right-of-way. For purposes of this article, window signs may be permanent or temporary and are subject to applicable provisions herein.

11.102 Overview of Sign Types



The following table provides an overview of all sign types. Signs shall comply not only with the general requirements set forth in this chart, but also with the General Provisions of this Article, and all additional standards, specifications, and tables for the applicable sign type as provided in subsequent sections of this Article. The photographs provided are for illustrative purposes only and are intended as examples; they are not exhaustive or all-inclusive.

Sign Type Description	Illustration	Permitted District
<p>Awning Sign: A sign that is part of or attached to the front face of an awning attached to a ground floor retail storefront/tenant space.</p>		<p>Commercial & Industrial</p>
<p>Canopy Sign: A sign that is attached to the front face of a canopy attached to a building.</p>		<p>Commercial & Industrial</p>
<p>Convenience Sign (directional/wayfinding): A small, ground mounted sign for pedestrian and vehicular circulation within a site.</p>		<p>Commercial & Industrial</p>
<p>Development Entrance Sign (subdivision): A ground mounted sign located at the entrance to a development, typically associated with residential subdivisions.</p>		<p>Residential</p>
<p>Directory Sign: A small sign that is flat against the building façade and mounted or applied directly to the building for informational or directional purposes only. Not to be utilized for advertisement.</p>		<p>Commercial & Industrial</p>
<p>Drive-Thru Sign: Commercial signage, both manual and/or static digital signs strictly for the intent to provide menu options for customers.</p>		<p>All Districts (where drive-thru restaurants are allowed)</p>
<p>Flag: A piece of cloth, typically rectangular, attached by one (1) edge to a pole.</p>		<p>All Districts</p>

11.102 Overview of Sign Types (Cont.)

Sign Type Description	Illustration	Permitted District
<p>Monument Sign: A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.</p>		<p>Commercial & Industrial</p>
<p>Pole Banners: A piece of cloth, typically rectangular attached to one (1) edge of a pole, and may be temporary in nature.</p>		<p>All Districts</p>
<p>Sandwich Board Sign: A pair of advertisement boards (sometimes referred to as A-frame), connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space</p>		<p>Commercial & Industrial</p>
<p>Small Hanging/Projecting Sign: A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building.</p>		<p>Commercial and Industrial</p>
<p>Sports Field/Sports Court: A sign that is located within a sports arena, field, or complex.</p>		<p>All Districts</p>
<p>Temporary Commercial Sign: A sign intended for temporary use for commercial and site/leasing signs and temporary non-commercial and industrial activities other than temporary construction.</p>		<p>Commercial & Industrial</p>

11.102 Overview of Sign Types (Cont.)

Sign Type Description	Illustration	Permitted District
<p>Temporary Construction/Leasing sign: A sign on an active construction site intended for temporary use during the construction/leasing period.</p>		<p>All Districts</p>
<p>Temporary Non-commercial sign: A sign intended for temporary use other than temporary construction site or commercial signs. Temporary non-commercial signs include election and campaign signs.</p>		<p>All Districts</p>
<p>Temporary Real Estate sign: A sign to offer property for sale or lease intended for temporary use.</p>		<p>All Districts</p>
<p>Vertical Projecting wall sign: A vertically oriented sign that projects from a commercial/mixed-use building that is two (2) or more stories and front a street intersection.</p>		<p>Commercial and Industrial</p>
<p>Wall Sign: A sign that is flat against the building facade and mounted or applied directly to the building.</p>		<p>Commercial and Industrial</p>
<p>Window Sign: A sign placed within, affixed to, in contact with, or located within twelve (12) Inches of a window and intended to be seen</p>		<p>Commercial and Industrial</p>

11.103 Awning Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is part of or attached to the front face of an awning attached to a ground floor retail storefront/tenant space.

C. Standards

Permitted Districts	Commercial & Industrial
Quantity	Maximum of one (1) per main entrance, per storefront on the ground floor.
Sign Area	Maximum of one (1) square foot per linear foot of retail storefront/tenant space façade. Maximum sign face, thirty (30) square feet.
Placement	Awning face or valance.
Height	Maximum height of the awning from ground level is sixteen (16) feet. Minimum height is eight (8) feet.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External illumination only.
Additional Standards	N/A

11.104 Canopy Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is attached to the front face of a canopy attached to a building.

C. Standards

Permitted Districts Commercial & Industrial.

Quantity	Maximum of one (1) sign per canopy per building façade and may be used only if no wall or awning sign exists on the building façade.
Sign Area	Maximum of one (1) square foot per linear foot of retail storefront/tenant space façade with a maximum sign face of thirty (30) square feet.
Placement	Shall not project above or below the canopy or be located above the building roofline at the lowest point.
Projection	Maximum of six (6) inches from the canopy face.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External and internal illumination only.
Additional Standards	Animated and changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.105 Convenience Sign (directional/wayfinding Sign)

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small, ground mounted sign for pedestrian and vehicular circulation within a site.

C. Standards

Permitted Districts Commercial and Industrial.

Quantity	Maximum of one (1) per entrance and one (1) per exit, which may be dual faced. Limited additional signs may be approved when they are not visible from the right-of-way (row), such as pick-up or online ordering, etc. The City reserves the right to dictate the location of convenience signs.
Sign Area	May have up to two (2) sides (dual faced). No side shall exceed four (4) square feet per side.
Placement	Shall be outside the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.
Height	Maximum mounting height of eight (8) feet measured to the top edge of the sign.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External or internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.106 Development Entrance Sign (subdivision)

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A ground mounted sign located at the entrance to a development, typically associated with subdivisions.

C. Standards

Permitted Districts Residential Only.

Quantity Maximum of two (2) for each entrance into the development.

Sign Area May have up to two (2) sides (dual faced) with a maximum of fifty (50) square feet per side.

Placement Shall be outside the right-of-way (row) and public utility drainage easement (pude), with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.

Height Monument/Entrance columns and/or walls shall not exceed ten (10) feet in height.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting External and internal illumination only.

Additional Standards Must include landscape in the form of trees, shrubs, and groundcover. Walls and the landscape shall be maintained by the HOA if one exists. If no HOA exists, then the developer of the property shall designate a person or entity to maintain the sign. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.107 Directory Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small sign that is flat against the building façade and mounted or applied directly to the building for informational or directional purposes only. Not to be utilized for advertisement.

C. Standards

Permitted Districts Commercial and Industrial.

Quantity Maximum of one (1) for each entrance into a building.

Sign Area Maximum of sixteen (16) square feet per building façade, in addition to the other permitted signage on the building.

Placement Maximum of six (6) inches in depth from the building façade and located at or near the entrance to the building.

Height Maximum of eight (8) feet to the top of the sign area (from the ground level).

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting External and internal illumination only.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.108 Drive-Thru Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

Commercial signage, both manual and/or static digital signs strictly for the intent to provide menu options for customers.

C. Standards

Permitted Districts	All districts where drive-thru restaurants are allowed.
Quantity	Maximum of one (1) standard menu board and one (1) pre-sell menu board per drive-thru lane. Curbside service style restaurants may have one (1) menu board per bay/stall.
Sign Area	Standard menu board may have a maximum sign face not to exceed forty (40) square feet. Pre-sell menu board may have a maximum sign face not to exceed twenty (20) square feet. Curbside service menu board may have a maximum sign face not to exceed six (6) square feet.
Placement	Signage must be outside of the lane of travel and within a pre-determined area according to all site plan approvals. Pre-existing restaurants must have all placements approved prior to issuance of any permits.
Height	Maximum height for all drive-thru, pre-sell, and curbside boards shall not exceed six (6) feet.
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.
Lighting	Internal illumination only.
Additional Standards	All digital signage (electronic changeable copy) must remain static at all times, except to update the menus from one time frame to another, such as breakfast to dinner. Signs must be turned off at close of business and may not be turned back on until such time the business re-opens.

11.109 Flag

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A piece of cloth, typically rectangular attached by one edge to a pole.

C. Standards

Permitted Districts All Districts.

Quantity Maximum of twelve (12) non-commercial per lot.

Sign Area Maximum width of the flag shall not exceed one-fourth (1/4) the height of the pole (e.g. forty (40) foot pole = maximum width of ten (10) feet). No more than two (2) flags per pole, with the lower flag not to exceed the overall size of the top flag.

Placement No flag may contain a commercial (advertisement) message. The flag shall be located outside of any right-of-way or public utility drainage easement.

Height Maximum of fifty (50) feet or twenty (20) feet for rooftop poles.

Materials Bunting or fabric.

Lighting External illumination only. Recommended by the U.S. Flag Code (36 U.S.C. § 174), if flying an American flag at nighttime, use dedicated ground based spotlights or top mounted lighting to ensure the flag is clearly visible, aiming for a ten (10) foot diameter coverage to avoid glare, with ideal fixtures providing one-hundred fifty (150) lumens and narrow beams for a twenty-four seven (24/7) display.

Additional Standards N/A

11.110 Monument Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

C. Standards

Permitted Districts	Commercial & Industrial.
Quantity	Maximum of two (2) per street frontage with a maximum of six (6) signs per lot.
Sign Area	May have up to two (2) sides with a maximum of one hundred (100) square feet per side.
Placement	Shall be outside the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizen or motorists. Signs must be a minimum of five hundred (500) feet apart.
Height	The maximum height shall not exceed fifteen (15) feet in all zoning classifications, except CMU and CI districts where the maximum height shall be thirty (30) feet.
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.
Lighting	External illumination only.
Additional Standards	No new pylon signs will be allowed. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.111 Pole Banners

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A piece of cloth, typically rectangular attached by one edge to a pole and may be temporary in nature.

C. Standards

Permitted Districts	All Districts.
Quantity	Maximum of two (2) dual sided banners per pole.
Sign Area	Maximum sign area is two (2) feet width by four (4) feet height, per flag.
Placement	The pole banner shall be located outside of any right-of-way (row) or public utility drainage easement (pude).
Height	Pole banners shall be a minimum of eight (8) feet from ground level at the bottom edge of the pole banner.
Materials	Outdoor rated materials as approved in section 11.101.6. Poles shall be decorative metal.
Lighting	External illumination only if coming via a light source existing on the pole.
Additional Standards	N/A

11.112 Sandwich Board (A-frame) Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A pair of advertisement boards (sometimes referred to as a-frame), connected at the top by straps or hinge designed to be placed on the sidewalk in front of the retail storefront/tenant space.

C. Standards

Permitted Districts	All Commercial & Industrial
Quantity	Maximum of one (1) per ground floor retail storefront/tenant space, not to exceed one (1) sign per tenant for multi-tenant complexes and one (1) sign per building for single tenant buildings.
Sign area	May have up to two (2) sides (dual faced) with a maximum of six (6) square feet per side.
Placement	On the sidewalk in front of the retail storefront/tenant space and shall maintain forty-eight (48) inches of sidewalk clearance for pedestrian circulation and shall adhere to all ADA regulations.
Height	Maximum of four (4) feet at the top of the sign area.
Materials	Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6. Plastic is not allowed.
Lighting	No external or internal illumination.
Additional Standards	Must be removed and stored indoors at the close of business each day. This is a permanent sign and will require a permit. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, definitions, for additional information.

11.113 Small Hanging/Projecting Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building.

C. Standards

Permitted Districts Commercial and Industrial

Quantity Maximum of one (1) per building main entrance, in lieu of a wall sign. One (1) hanging/projecting sign is allowed per individual business principal entrance, in lieu of an awning, canopy, or wall sign for retail centers with multiple tenants.

Sign Area May have up to two (2) sides (dual faced), with a maximum of four (4) square feet per side.

Placement Minimum clearance of eight (8) feet from the ground level. Projects from the building façade at a ninety (90) degree or at a forty-five (45) degree angle when placed at a corner of a building. Maximum of two (2) feet from the building façade, inclusive of the bracket depth.

Height Maximum height shall be the roofline or top of the windowsill. The minimum height at the bottom of the sign is eight (8) feet.

Materials Brick, stone, metal, composite, or other outdoor rated materials as approved in section 11.101.6.

Lighting External or internal illumination only.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. For buildings with two (2) or more stories, refer to 11.119, vertical projecting signs.

11.114 Sports Field/Sports Court Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is located within a sports arena, field, or complex.

C. Standards

Permitted Districts	All districts.
Quantity	N/A
Sign Area	No sign shall exceed thirty-two (32) square feet, except in the case of the scoreboards, which are exempt.
Placement	Shall face only into the sports field or sports court. Projects from the building façade at ninety (90) degree or at a forty-five (45) degree angle when placed at a corner of a building. Maximum of two (2) feet from the building façade, inclusive of the bracket depth.
Height	Fence signage shall not be higher than the top of the fence to which it is attached.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External illumination only, except for digital scoreboards, which shall adhere to the internal illumination standards provided in section 11.101.8.
Additional Standards	For buildings with two (2) or more stories, refer to section 11.119, Vertical projecting signs.

11.115 Temporary Commercial Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign intended for temporary use for commercial and industrial activities other than temporary construction site/leasing signs and temporary non-commercial activities.

C. Standards

Permitted Districts	Commercial and Industrial Districts
Quantity	One (1) sign per lot, per permit. Single lots with multiple businesses are limited to no more than one (1) sign per business. Only six (6) permits per business, per calendar year, shall be issued, with each permit limited to fourteen (14) consecutive days.
Sign Area	The sign is limited to twenty (20) square feet per sign face, may be dual sided.
Placement	Shall be outside of the right-of-way (row) and any public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. Signage cannot impede line of sight.
Height	Maximum of four (4) feet for freestanding signs from ground level.
Materials	Outdoor rated materials as approved in section 11.101.6. Freestanding signs must be rigid and include either metal frames or wire/step stakes. Banners must be able to be adhered tautly to the building façade and utilize grommets or eyelets.
Lighting	Illumination is prohibited.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. All freestanding signs must remain upright and intact. Special and/or temporary event signage is only allowed one week prior to the event and must be removed no later than the day following the cessation of the event. All signage must be on-site only, as off-site placement is prohibited for any and all temporary signs. Sign permits must have a thirty (30) day lapse in between issuance of permits.

11.116 Temporary Construction Site / Leasing Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign on an active construction site intended for temporary use during the construction/leasing period.

C. Standards

Permitted Districts All Districts

Quantity Six (6) signs per project.

Sign Area May have up to two (2) two sides (dual-faced) with a maximum of fifty (50) square feet per side. Signs may include the developer, architect, engineer, general contractor and finance company.

Placement Shall be outside of the right-of-way (row) and any public utility drainage easement (pude). All signs must be a minimum of one thousand (1000) linear feet apart and may be placed at a maximum of a forty-five (45) degree angle. Signage cannot impede line of sight.

Height Maximum of eight (8) feet from ground level.

Materials Outdoor rated materials as approved in section 11.101.6.

Lighting Illumination is prohibited.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information. Signs associated with nonresidential and mixed-use development shall be removed, no later than five (5) days following the issuance of the Certificate of Occupancy. Signs associated with residential development including multi-family leasing signs shall be removed after seventy-five (75) percent build out or three (3) years, whichever occurs first.

11.117 Temporary Non-commercial Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign intended for temporary use other than temporary construction site or commercial signs. Temporary non-commercial signs include election and campaign signs.

**Election/Campaign signs are regulated by T.C.A. 2-7-143.*

C. Standards

Permitted Districts	All Districts
Quantity	One (1) sign per candidate/issue/subject with no duplicate signs allowed.
Sign Area	The signs are limited to sixteen (16) square feet per sign face for residentially zoned properties, and a maximum of thirty-two (32) square feet per sign face for non-residentially zoned properties.
Placement	Signs are allowed on private property with the permission of the property owner. Shall be outside the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.
Height	N/A
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	Illumination is prohibited.
Additional Standards	All freestanding signs must remain upright and intact. Any damaged signs must be removed immediately or are subject to removal and disposal. All garage sale signs must be on-site only. Garage sale signs are allowed to be placed two (2) days prior to the sale and must be removed by the day following the sale. Permitted special and/or temporary event signage is only allowed one (1) week prior to the event and must be removed no later than the day following the cessation of the event. Election/political signs are allowed sixty (60) days prior to early voting and must be removed within five (5) days following the end of the election.

11.118 Temporary Real Estate Signs

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign to offer property for sale or lease, intended for temporary use.

C. Standards

Permitted Districts All districts.

Quantity One (1) sign is allowed per property, unless specified in the additional standards section.

Sign Area Residential zones are limited to a sign face not to exceed ten (10) square feet and commercial or industrial sites shall not exceed twenty (20) square feet per sign face. All signs may be dual sided.

Placement Signs may only be placed upon the property which is for sale or lease. Signs are allowed on private property with the permission of the property owner. Shall be outside of the right-of-way (row) and public utility drainage easement (pude) with a minimum of ten (10) feet from the edge of the street or curb. The signs shall not impede or inhibit line of sight distance for citizens or motorists.

Height Residential signs are limited to a maximum of four (4) feet in height, and commercial or industrial sites are limited to a maximum of eight (8) feet in height.

Materials Outdoor rated materials as approved in section 11.101.6.

Lighting Illumination is prohibited.

Additional Standards Properties with corner or double frontage lots, one (1) such sign may be displayed on each of the two (2) frontages. These two (2) signs shall be separated by at least one hundred (100) feet. Properties in excess of three (3) acres may include up to two (2) additional real estate signs, provided such signs are spaced at five hundred (500) feet intervals. All freestanding signs must remain upright and intact. Signs may remain for as long as the property is for sale, auction, rental, or lease and shall be removed within three (3) days of closing of the sale, end of the auction, or rental/lease of the property. Open house signage may be placed on the same property under the same size requirements as shown above. The open house signs shall be allowed no more than two (2) days before the open house is to begin and must be removed following the end of the open house. Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.119 Vertical Projecting Wall Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A vertically oriented sign that projects from a commercial/mixed-use building that is two or more stories and front a street intersection.

C. Standards

Permitted Districts Commercial and Industrial

Quantity Maximum of one (1) per tenant and may be used only if no other awning, canopy, wall, or hanging sign exist on the ground floor, retail storefront/tenant space below.

Sign Area Maximum of twenty (20) square feet or one (1) square foot per linear foot of building façade for which the fascia sign is to be placed upon, whichever is less.

Placement At the corner of the building or at the change in massing near the corner of the building. Shall not project below the window header of the first floor. Shall not project above the cornice of a two (2) story building or above the windowsills of the third story of a building with more than two (2) stories. Shall project from the building façade at a ninety (90) degree angle or at a forty-five (45) degree angle when placed at a corner of a building. Shall be a maximum of three (3) feet from the building façade, inclusive of bracket depth. Brackets connecting the sign to the building façade shall be a minimum depth of one (1) foot and a maximum of one and a half (1.5) feet. For single story buildings, refer to section 11.113.

Height Maximum height shall be the roofline or top of the windowsill. The minimum height at the bottom of the sign is eight (8) feet.

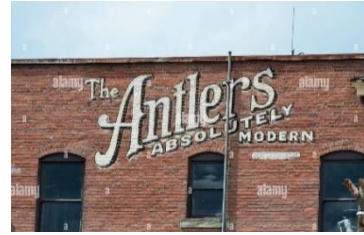
Materials Outdoor rated material, as approved in section 11.101.6.

Lighting External or internal illumination only.

Additional Standards Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.120 Wall sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign that is flat against the building façade and mounted or applied directly to the building.

C. Standards

Permitted Districts	Commercial and Industrial
Quantity	Maximum of one (1) per building façade, per business/tenant. Wall signs are allowed only if no awning, canopy, or hanging sign exists on the building.
Sign Area	Maximum of two (2) square foot per linear foot of building façade, with no single sign exceeding three hundred (300) square feet.
Placement	Maximum height shall be the main roofline of the uppermost full story. Signs are not allowed to be placed upon any parapet or similar type walls above the main roofline. Please refer to section 11.101.5, design guidelines for additional placement information.
Projection	Maximum of six (6) inches from the building façade.
Materials	Outdoor rated materials as approved in section 11.101.6.
Lighting	External or Internal illumination only.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

11.121 Window Sign

A. All signs shall comply with the General Provisions of this Article, as well as the additional standards set forth herein.



B. Description

A sign placed within, affixed to, in contact with, or located within twelve (12) inches of a window and intended to be seen from the exterior.

C. Standards

Permitted Districts	Commercial and Industrial
Quantity	Maximum of four (4) per business.
Sign Area	Maximum of fifteen (15) percent of an individual window area. In cases where windows are grouped, the sign area shall not exceed fifteen (15) percent of the window grouping area.
Placement	Fully within the interior of the building and attached directly to or mounted within thirty-six (36) inches of the inside of the business. No window signage shall block line of sight directly into the building and any solid background striping or the like should be placed at the top or bottom of the window feature, as a safety standard.
Height	N/A
Materials	Metal, paper, cloth, or other related materials as approved in section 11.101.6. Window perf or other visual blocking materials are strictly prohibited.
Lighting	Commercial/industrial businesses may have one (1) interior LED or lighted sign stating open/closed and one (1) for hours of operation by permit only and shall comply with all other standards of this section. Neon, rope, and/or string lights are strictly prohibited.
Additional Standards	Animated and Changeable copy signage (electronic or manual) is prohibited. See section 11.101.16, Definitions, for additional information.

ARTICLE XI. SIGN REGULATIONS¹

Sec. 11-101. Purpose and intent.

~~It is not the purpose or the intent of these provisions to regulate the message displayed on any sign; nor is it the purpose or intent of the provisions to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building. The City's regulations are set forth in an effort to regulate signs by providing an adequate means of expression and to promote the economic viability of the business community, while protecting the City and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community.~~

- ~~a. Regulate the number, location, size, type, illumination and other physical characteristics of signs within the City in order to promote the public health, safety and welfare.~~
- ~~b. Maintain, enhance and improve the aesthetic environment of the City by preventing visual clutter that is a threat to traffic safety and is harmful to the appearance of the City.~~
- ~~c. Improve the visual appearance of the City while providing for effective means of communication consistent with constitutional guarantees.~~
- ~~d. Provide for fair and consistent enforcement of the sign regulations set forth herein under the regulatory authority of the City.~~
- ~~e. Encourage the effective use of signs as a means of communication for businesses, organizations and individuals in the City.~~
- ~~f. Provide for temporary signs in limited circumstances.~~
- ~~g. Allow a wide variety of sign types in commercial zones, and a more limited variety of signs in other zones, subject to the standards set forth in this article.~~
- ~~h. Regulate signs in all zoning districts in the City.~~
- ~~i. Provide a means of way finding in the community, thereby reducing traffic confusion and congestion and improving pedestrian and traffic safety.~~
- ~~j. Preserve the City as a community that is attractive to business.~~
- ~~k. Minimize the possible adverse effects of signs on nearby public and private property while protecting First Amendment free speech rights.~~
- ~~l. Severability is intended throughout and within the provisions of this article. If any section, sentence, clause, or phrase of this article is held invalid or unconstitutional by a court of competent jurisdiction, then such judgment shall in no way affect or impair the validity of the remaining portions of this article.~~

¹Editor's note(s)—Ord. No. 2016-30, § 1(Exh. A), adopted June 13, 2016, repealed the former art. XI., §§ 11-101—11-110, and enacted a new art. XI as set out herein. The former art. XI pertained to similar subject matter and derived from Ord. No. 2014-21, § 1(Exh. A), adopted March 24, 2014

~~Sec. 11-102. General provisions, requirements and terms.~~

A sign may be erected, placed, established, painted, created or maintained on private property in Mt. Juliet and the Planning Region only in conformance with the standards, procedures, exemptions, and other requirements of this section.

A. ~~Effect.~~ The effect of this section is to:

- ~~1. Establish a permit system to allow a variety of types of signs in commercial and industrial zones and a limited variety of signs in residential zones, subject to the standards and the permit procedures of this section.~~
- ~~2. Allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this section, but without a requirement for permits.~~
- ~~3. Provide for temporary signs in limited circumstances.~~
- ~~4. Regulate signs in all zoning districts in the City.~~
- ~~5. Prohibit all signs not expressly permitted by this section.~~
- ~~6. Provide for the enforcement of the provisions of this section.~~

B. ~~Permits required.~~

- ~~1. Applicability.~~ No sign, except those identified in these provisions, as being exempt or not requiring a permit, shall be erected, constructed, altered or relocated without first obtaining a sign permit. All permanent commercial and non-commercial and temporary commercial signs shall be registered on a form provided by the City of Mt. Juliet Planning Department, prior to their construction/erection or change of design. All such signs are required to be reviewed. Signs placed prior to approval and obtaining the appropriate permits, shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fee (i.e. double permit fee).
- ~~2. Authority and execution.~~ The Planning Department shall be responsible for determining compliance with this ordinance. The Planning Department shall be responsible for issuing a sign permit.
- ~~3. Temporary permits.~~ Temporary commercial signs require registration, no fee is required.
- ~~4. Permit issuance.~~ Upon the filing of an application for a permanent sign permit for erection, alteration or relocation of a sign, the Planning Department shall, determine whether the application is complete. If the application is not complete, the Planning Department shall notify the applicant of any deficiencies, and shall take no steps to process the application until the deficiencies are remedied. Once it is determined that the application is complete the Planning Department shall:
 - ~~a. Examine the plans and specifications, and location (if required) upon which the proposed sign is to be erected, altered or relocated.~~
 - ~~b. Within seven working days of receiving a complete and correct application, upon notification to the applicant and receipt of the required fees, issue a permit if the sign complies with the requirements of this ordinance, all other ordinances of the City and upon~~

receipt of the required fee. If the work authorized under a sign permit is not completed within one year, after the date of issuance, the permit becomes null and void.

5. ~~Approval of electrified signs.~~ The application for a sign permit for the erection of a sign in which electrical wiring and connections are to be used, require a separate electrical permit and such application may be filed with the City of Mt. Juliet Building Codes Department upon approval of the sign through the Planning Department.
 6. ~~Approval of ground signs.~~ The application for a sign permit for the erection of a ground/monument sign which is in excess of four feet in height and will require footers, may require a separate building permit application and which may be filed with the City of Mt. Juliet Building Codes Department upon approval of the sign registration through the Planning Department. Approval of the sign registration through the Planning Department does not constitute approval through the Building Codes Department.
 7. ~~Inspection.~~ The Planning Department may inspect, at such times as deemed appropriate, each sign or other advertising structure regulated by this ordinance. The purpose of the inspection is to ascertain whether the structure is secure or insecure, whether in need of repair or removal, or not in conformance with the permit application or otherwise in violation of the provisions of this section. All other inspections, including electrical and building will be performed at the discretion of the Building Codes Department.
 8. ~~Revocation of Permit.~~ All rights and privileges acquired under the provisions of this section are mere licenses revocable at any time by the Planning Department. Upon the termination or revocation of the sign permit, the applicant shall remove the sign or other advertising structure without cost or expense of any kind to the City. In the event of the failure, neglect or refusal on the part of the applicant to do so, the City may proceed to remove the same and charge the expense to the applicant or property owner.
- C. ~~Transitional provisions.~~
1. ~~Existing signs.~~ All signs legally erected prior to the effective date of this ordinance are considered legal by this ordinance and may remain in place and in use, subject to certain restriction on time frames (if applicable for temporary signs), modification, replacement and other actions affecting the sign, as set forth in this ordinance.
 2. ~~Existing permits.~~ All holders of permits for signs issued legally prior to the effective date of this ordinance may erect the signs which are the subject of such permits within the times allowed by such permits, and such signs shall then be treated as though they had been erected prior to the effective date of this ordinance. However, such permits may not be extended or amended unless the sign which is the subject of such permit will conform to all of the requirements of this ordinance.
 3. ~~Existing violations.~~ All violations of the sign regulations repealed by this ordinance shall remain violations of this ordinances of the City of Mt. Juliet and all penalties and enforcement remedies set forth hereunder shall be available to the City of Mt. Juliet as though the violation were a violation of this ordinance. However, if the effect of this ordinance is to make a sign that was formerly nonconforming become conforming, then enforcement action shall cease except to the extent of collecting penalties (other than removal of the sign) for violations that occurred prior to the effective date of this ordinance.
- D. ~~Nonconforming signs.~~ The utilization of a nonconforming sign and/or sign structure, as defined herein, may continue subject to the conditions and requirements noted below. When the use of a property changes (including but not limited to the redevelopment of the site or a change in the use of the business, the sign on that property must be brought into compliance with the provision of this article.

1. ~~With the exception of repairs, maintenance and alterations (allowed pursuant to state law), no alterations to a nonconforming sign/sign structure shall be allowed. Unless otherwise allowed by law, any structural or other substantial improvement to a nonconforming sign (except for printing or refinishing/refacing the surface of the existing sign face or sign structure so as to maintain the appearance) shall be deemed an abandonment of the nonconforming status and shall result in the reclassification of such sign as an illegal sign.~~
2. ~~Prior to any new sign being permitted or constructed on any site, all nonconforming signs that do not constitute off-site signs shall be brought into full compliance with the requirements of this ordinance.~~

~~Nothing in this ordinance shall prevent the strengthening or restoring to a safe condition of any portion of a sign or structure declared unsafe by a City of Mt. Juliet Building Inspector. Such signs may be improved only to bring the sign in conformance with applicable safety requirements. Any structural changes outside of the context for the safety of the structure will be required to be reviewed and may be required to come into conformity with the current Sign Ordinance regulations.~~

- E. ~~*Violations.* Violation of the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor and shall be punished as provided by law. Each day such violation exists shall be deemed a separate offense and punishable by a fine of no more than \$500.00 per day, as well as any action permitted at law to enjoin or prevent a violation of this article.~~

~~City of Mt. Juliet staff may immediately remove temporary commercial signs which are in violation of this article. For Permanent sign violations, please reference, section 11-109, Administration and Enforcement, subsection B for regulatory enforcement.~~

~~(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)~~

~~Sec. 11-103. Design guidelines and standards.~~

~~All signs shall be designed, constructed and maintained in accordance with the following standards:~~

- A. ~~*Design review and conformance.* Compliance with the following design standards is required for all new permanent signs including replacement signs for which a permit is required as per Appendix, Table A. The Planning Department shall, prior to the issuance of a sign permit as required, review such proposed signs and approve or deny as to conformance with the design standards contained in this ordinance. Denials and waivers, as applicable and in accordance with section 11-109, may be appealed through the Planning Commission.~~
- B. ~~*Design principles.* Signs should be designed with consideration to the effect the sign will have upon the character of the surrounding area. Signs can complement or detract from the character of a building. Therefore, particular attention should be given to the way in which the sign will read and whether its design, size, materials, shape, illumination, location, configuration, and character are appropriate to its intended audience or whether a more appropriate sign could better serve its intended purpose and, at the same time, be less visually disruptive.~~
- C. ~~*Design guidelines.*~~
 1. ~~Wall signage should be consistent in size within each development and should be proportional to the building on which each sign is placed. A sign which meets the maximum size limitations may not be appropriate to the scale of the buildings, its architectural features and the character established by the adjacent buildings.~~

2. ~~Wall signs should match the architectural character of buildings within the development and area of the building on which the sign is to be placed in terms of style, location, configuration, materials and color.~~
 3. ~~Wall signs should not obstruct or crowd architectural elements or details such as cornices, pilasters, windows and other features which define the design of the building.~~
 4. ~~Sign materials must be permanent, durable, low maintenance and of similar quality to the principal structure. Appropriate materials for ground sign background, frame, support and ornamentation includes brick, natural stone (including panels and limitation stone), wood and EIFS or similar material when use in combination with brick or stone.~~
 5. ~~Signs consisting of plastic faced channel letters should not be more than two colors. However, this is not to say that logos and other accents combined with letters may not have other colors. Any back lighting should be white in color.~~
 6. ~~Signs should not be of a material, color or design that attracts attention excessively and disrupts the public environment.~~
 7. ~~Entire signs may not be in the shape of a product or motif, i.e. soda bottle, burger or boot, however, may contact a shape/element within the sign.~~
 8. ~~Signs should be primarily for identifying the business and not predominantly for advertising products sold or services rendered.~~
 9. ~~Ground signs shall be in monument style in nature and design. Ground signs must be placed on a base of at least a minimum base of 12 inches in height flush with the sign and ground. Any sign posts must be concealed within the base and structure of the sign, i.e. with brick columns.~~
 10. ~~The ground sign base shall be constructed of the same material as the principal building with integrated colors. Where the principal building is not constructed of brick or stone, acceptable base materials shall include, brick, stone, stucco and split face block, or other materials acceptable to the Mt. Juliet Regional Planning Commission.~~
 11. ~~The ground sign base should be complemented by shrubs, flowers and/or other landscaping. This landscaping should be of a low growing variety so as not to block the visibility of the sign. This landscaping should also be designed to hide or shield any external light source.~~
 12. ~~For sites with no principal building, the requirement for a monument design shall not be mandatory. However, the voluntary use of a monument sign shall use base materials as stated in [subsection] 10 above. If a monument sign is not used, supports for the sign shall include two vertical members spaced a width equal to the sign. Exposed metal, including 'painted' metal, shall not be used.~~
 13. ~~All freestanding signs will need to contact Building Codes to verify any required regulations and permits of the City of Mt Juliet Building Codes Department.~~
- D. ~~Computations. For commercial/industrial wall sign computation, see section 11-108.C.6.~~
1. ~~Computation of sign area of individual signs. The sign area shall be determined by computing the area of the smallest square, rectangle, circle, triangle or combination thereof, that will encompass the extreme limits of the sign face (including any open areas within the sign face), writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The sign face describes the entire area of a sign upon, against or through which the sign copy is placed including any background.~~

2. — *Computation of area of two-faced signs.* Only one side of a two-faced sign shall be included in the computation of sign area. Where the inside angle of a two-faced sign exceeds 45 degrees, both sign faces shall be counted toward the sign area.
3. — *Computation of height.* Sign height is measured from the average level of the grade below the sign to the topmost point of the sign structure. Average grade shall be the lower of existing grade prior to construction or newly established grade after construction. Any (berming), filling, or excavating solely for the purpose of locating the sign, shall be computed as part of the sign height.
4. — *Lot frontage.* Lot frontage is the distance for which a lot adjoins a public street from one lot line intersecting said street to the furthest distant lot line including the distances along not more than two streets for a corner lot or a double frontage lot.

E. — *Setbacks (temporary and permanent).*

1. — All permanent signs shall be setback at least two feet from a public right-of-way or private roadway or eight feet from the edge of pavement or back of curb, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No permanent sign shall be located within a public utility or drainage easement, without written approval from the affected agencies.
2. — All temporary signs shall be located at least ten feet back from the street curb, edge of pavement, stabilized shoulder, or back of sidewalk, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No temporary signs, except temporary signs posted on residentially zoned property with a residential use and not impeding visibility along a public thoroughfare, shall be permitted within a public right-of-way.

F. — *Spacing.* Lots shall generally be limited to one freestanding sign. In order to have additional freestanding signs the following shall be met. A maximum of two freestanding signs shall be allowed for any lot. All permanent freestanding signs on any single lot shall be a minimum of 200 feet from all other signs on the same property, whether on the same or different street frontage, and shall be measured from the closest parts of any two signs unless otherwise provided for by this article. Signs shall be oriented toward the street to which they are adjacent.

G. — *Visibility triangle.* All entrance signs and freestanding signs located near the corners of an intersection, shall be located outside of the sight distance triangle. Such triangle shall be measured at a distance of 35 feet running parallel along each leg of the road right-of-way connecting them to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists. Where a private driveway and a right-of-way intersect the distance shall be measured from both sides of the center line of the driveway along the right-of-way/property line to create the visibility triangle.

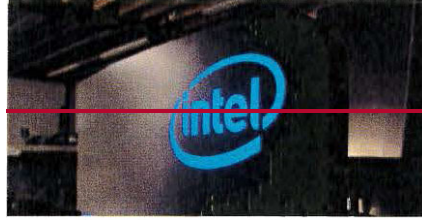
H. — *Sign illumination.* Sign illumination shall only be achieved through the following standards:

1. — All electrical service to ground mounted signs shall be placed underground. Electrical service to other signs shall be concealed from public view.
2. — General illumination standards.
 - a. — Illumination should not interfere or distract from the message conveyed by the sign.
 - b. — Lighting for signs shall not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises.

- c. The light source, whether internal to the sign or external, shall be shielded from view. This requirement is not intended to preclude the use of creative exposed lighting.
 - d. Illumination should be appropriate for the location, use and character of the neighborhood.
 - e. Illumination should seem integrated into the building façade or property/neighborhood character.
 - f. Illuminated signs should not be illuminated after 10:00 p.m. or the close of business, whichever is later.
 - g. Flashing, blinking, revolving, or rotating lights are not permitted.
 - h. All exposed conduit and junction boxes should be concealed from public view.
3. Internal illumination standards.
- a. Internally illuminated sign cabinets that allow the entire face to illuminate are prohibited.
 - b. The sign background or field should be opaque and of a non-reflective material.
4. External illumination standards.
- a. External lighting fixtures that project light on a sign from above or below are strongly enforced. Light fixtures supported on the front of the building cast light on the sign and a portion of the facade immediately around the sign. The visual impact of this should be considered in lighting selection.
 - b. Light fixtures should be simple and unobtrusive in appearance and size.
 - c. Light fixtures should be positioned as to not obscure the sign's message and graphics.
 - d. Light sources should be shielded and such that the light source is directed away from passersby. Light sources should be directed against the sign such that it does not shine onto adjacent property or cause glare for motorists and pedestrians. Bare light bulbs should not be exposed.
 - e. Awnings with signage included should always be externally illuminated.
5. Styles of illumination.
- a. Halo style internal illumination—This form of internal illumination directs light to the wall behind the sign that results in a halo of light around the opaque lettering or logo.



- b. Stencil cut internal illumination (freestanding sign)—This form restricts the illuminated portions of the sign to the lettering or logo. The remaining face of the sign is opaque. Stencil cut creates a sign that prevents the background of the sign from being illuminated. Only the logo and name of the brand would illuminate.



c. Channel letters internal illumination—This style of sign is comprised of individual letters and symbols, each with its own internal illumination.

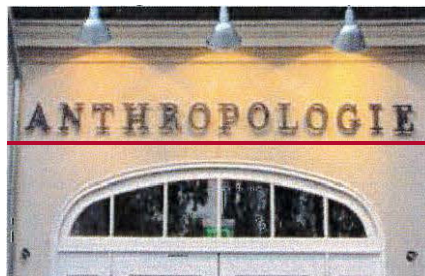


d. Push-through graphics and text—A mix between stencil cut and channel letters, where an opaque background like a stencil cut, but has raised lettering or images that act similarly to channel letters.

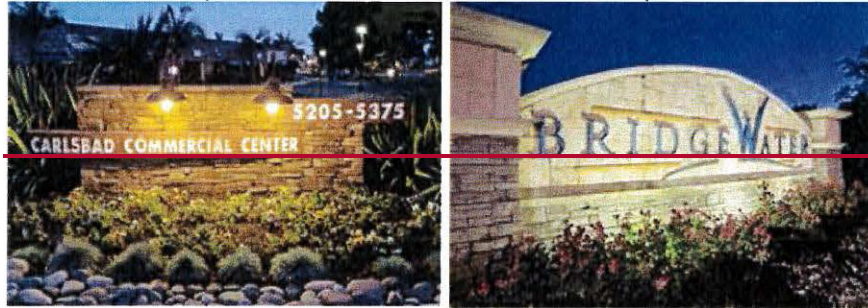


6. Preferred external illumination standards.

a. Goose-neck lighting—This form of external illumination consists of lamps that hang over the sign, where the lamps are an attractive architectural component of the building.



b. Spot or ground external lighting—This is a method of illumination where the source is shielded from public and is not an architectural component of the building or sign.



c. ~~Direct lighting—Any method of external illumination where a light source is directed at a sign, and is adequately shielded to prevent light pollution on neighboring properties.~~

i. ~~Unlawful cutting of trees and shrubs. No person may for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy or remove any trees, shrubs or other vegetation located:~~

1. ~~Within right-of-way of any public street or road, unless the work is done pursuant to any approved site or grading plan;~~

2. ~~On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to the express written authorization of the owner of the property where the trees and/or shrubs are located; or~~

3. ~~In any area where such trees or shrubs are required to remain pursuant to an approved site plan, grading plan or plat.~~

j. ~~Signs on undeveloped/vacant property. Signs on undeveloped/vacant property may be used for any purpose permitted by this ordinance. For the purposes of this requirement, a property is considered "developed" when it contains a permitted active principal use. Rights-of-way, fee simple land, and/or easements used for utilities, roads, railroads, and similar uses are considered "Undeveloped/Vacant property" and may not contain any type of changeable copy signs.~~

k. ~~Municipal information signs.~~

1. ~~The City of Mt. Juliet may install within public City rights-of-way municipal information signs. Such signs shall:~~

a. ~~Provide directions only to locations within the corporate limits or urban growth boundary of the city;~~

b. ~~Conform to the materials and construction standards established by the City;~~

c. ~~Conform to standards set by the commission with their number, location and content.~~

2. ~~The City of Mt. Juliet may install and/or authorize the placement of signs with non-commercial messages within the public City rights-of-way.~~

~~(Ord. No. 2016-30, § 1 (Exh. A), 6-13-2016; Ord. No. 2017-29, § 1, 5-8-2017; Ord. No. 2018-28, § 1, 8-13-2018)~~

Sec. 11-104. Construction and maintenance.

A. ~~Code compliance. All signs shall comply with the applicable provisions of the current Building and the Electrical Codes as adopted by ordinance of the City of Mt. Juliet at all times.~~

B. ~~Permanent installation required. Except for permitted flags, temporary banners/signs, and window signs conforming in all respects with the requirements of this ordinance, all signs shall be constructed of~~

permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure.

C. ~~Maintenance.~~ All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this section, at all times. Specifically:

1. ~~A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped/peeling paint, or other material for a period of no more than 30 days.~~
2. ~~A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 degrees from vertical for a period of no more than 30 successive days.~~
3. ~~A sign shall not have weeds, trees, vines, bird nests or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be viewed for a period of no more than 30 successive days.~~
4. ~~An internally illuminated sign shall be allowed to stand with only partial illumination for a period of no more than 30 successive days.~~
5. ~~Damaged and/or deteriorated signs shall be restored within 60 days or removed in accordance with the provisions set forth herein.~~

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)

Sec. 11-105. Prohibited signs.

All signs not expressly permitted under this section or exempt from regulation hereunder in accordance with the previous section are prohibited. Such signs include, but are not limited to:

- A. ~~Abandoned, dilapidated or obsolete signs: Such signs and all frames, supporting structure, posts and appurtenances shall be removed by the owner of the property, their agent, or person having a beneficial use of the premises upon which said sign is located.~~
- B. ~~Any commercial sign located in a residential district not otherwise provided for in this article.~~
- C. ~~Any sign that obstruct free ingress or egress through a required door, window, fire escape or other required exit way.~~
- D. ~~Any sign which by reason of its location, positions, size, shape, materials or other physical characteristics poses a safety hazard to drivers, pedestrians or residents.~~
- E. ~~Animated—Other attention-attracting devices except to the extent that they conform fully to the dimensional, design, lighting and other standards applicable to a sign in the same location. Includes signs that emit audible sound, odor, visible matter (smoke, steam), projecting images, search lights, sign spinners/holders/walkers or involve the use of live animals.~~
- F. ~~Banners, beacons, pennants, and streamers, except for those otherwise provided for in this article or article 3-106.VI, Temporary Event and Use Policy. Banners erected in or over a public right-of-way or streets are specifically prohibited.~~
- G. ~~Bench signs.~~
- H. ~~Blade banners, feather flags, swoop flags, teardrop flags, vertical flag, temporary flags and similar devices.~~
- I. ~~Flashing signs, including flashing signs inside the window visible from the street (public or private).~~
- J. ~~Inflatable signs including inflated characters, lighter than air devices, and other balloon type devices not otherwise provided for within this article.~~

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- K. — Obscene signs — Any signs that exhibits statements, words or pictures of an obscene nature, as defined by the United States Supreme Court.
- L. — Off-site signs.
- M. — Portable signs — including but not limited to, a frame, sidewalk, sandwich board.
- N. — Projecting signs.
- O. — Roof signs, or signs extending beyond the main roofline, provided that signs may be mounted on an architectural feature extending beyond the roofline if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.
- P. — Signs on natural features such as trees, vegetation and rocks.
- Q. — Signs that are painted, pasted or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.
- R. — Signs in the public right-of-way except as follows:
1. — Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.
 2. — Public transit signs.
 3. — Informational signs of a public utility regarding its poles, lines, pipes or other facilities.
 4. — Signs appurtenant to a use of public property permitted under a franchise or lease agreement with the City of Mt. Juliet.
 5. — Emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way.
- S. — Signs which constitute a traffic hazard described as follows: Any sign which by reason of its location, position, size, shape or color may obstruct, impair or otherwise interfere with the view of, or be confused with, any traffic control sign or signal erected by a public authority. To those ends, no sign shall use the words, "slow," "stop," "caution," "yield," "danger," "warning" or "go" in a manner that misleads, confuses or distracts a vehicle driver.
- T. — Snipe signs including those utility poles, fences and benches.
- U. — Strings of lights.
- V. — Suspended signs.
- W. — Trash receptacle signs, other than listing the name and contact information for the waste company providing the receptacle.
- X. — Vehicle signs — Limited to a sign placed upon a vehicle that either advertises a business that employees or is owned by the owner of the vehicle. Such signage must be painted or wrapped. Vehicle signs cannot be hung, draped or temporarily attached for immediate removal. Specific placement for off-site advertising is not allowed.
- Y. — Any other sign not specified herein and which is not a lawful nonconforming sign.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)

Sec. 11-106. Exempt and exception signs.

A. ~~Signs exempt from regulation.~~ The following signs shall be exempt from regulation under this section, provided all conditions if noted are followed, and do not require a permit:

1. ~~Any public, legal or official instrument, notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance.~~
2. ~~Traffic control signs such as stop, yield, and similar signs, the faces of which meet Department of Transportation standards and which contain no commercial message of any sort.~~
3. ~~Signs internal to a building that are set back more than three feet from a window or door.~~
4. ~~Non-commercial flags attached to residential structures in residential zones.~~
5. ~~Freestanding flag poles in residential zones.~~
6. ~~Scoreboards; athletic/ball field fence signs (cannot exceed the height of the fence).~~
7. ~~Decals, numbers, names, addresses, hours and the like attached to doors or windows and all of which occupy a total area of two square feet or less.~~
8. ~~Other signs and stamps required by state and federal law, provided they are of the size no greater than the minimum requirements of the law.~~
9. ~~Time and temperature signs.~~
10. ~~Works of art that do not include a commercial message.~~
11. ~~Decorative signs that may be displayed on light poles within a commercial retail or planned unit development, provided such signs do not contain any commercial name, logo or commercial message.~~
12. ~~Municipal information signs—The City of Mt. Juliet may install within public City rights-of-way municipal information signs. Such signs shall:~~
 - a. ~~Provide directions only to locations within the corporate limits or urban growth boundary of the city;~~
 - b. ~~Conform to the materials and construction standards established by the City;~~
 - c. ~~Conform to standards set by the Commission with their number, location and content.~~
 - d. ~~The City of Mt. Juliet may install and/or authorize the placement of signs with non-commercial messages within the public City rights-of-way.~~

B. ~~Exception signs (temporary).~~

1. ~~Non-commercial signs.~~ Temporary non-commercial signs may be displayed on private property with permission of the property owner. There shall be a limit of two temporary, non-commercial signs posted on any lot at any given time. 60 days prior to and five days after any primary or general election, this limit shall be increased to ten temporary non-commercial signs per lot. Temporary non-commercial signs are limited to six square feet per sign face, with a maximum of two sign faces per sign, and a maximum height of four feet. A sign permit is not required for temporary non-commercial signs.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016; Ord. No. 2017-01, § 1, 1-9-2017)

Sec. 11-107. Allowable signs by district.

All signs designated in this section, and Table A shall conform to the standards established herein. In addition to those applicable standards set forth elsewhere herein. See section 11-108 for special conditions as noted in Table A.

A. ~~All zoning districts.~~ The signs listed below are allowed in all zoning districts, provided that such signs are on private property unless otherwise provided; that such signs are maintained in a manner that does not create a safety hazard; and that the specific restrictions set forth for each type of sign listed below shall apply wherever such a sign is erected, displayed or maintained:

1. ~~An official sign or notice issued or required to be displayed on private property by any court, public agency or public office, whether permanent or temporary.~~
2. ~~A traffic directional, warning or information sign authorized by any public agency, whether permanent or temporary.~~
3. ~~A private street or road name sign located at an intersection that does not exceed two square feet per face and does not advertise any commercial name, message or logo.~~
4. ~~Signs denoting a property as historic. Such signs shall be authorized by the State of Tennessee or Mt. Juliet Historic Zoning Commission and shall not exceed 16 square feet per sign face nor exceed nine feet in height.~~
5. ~~Non-commercial flags/government flags/civic flags, limited to 60 square feet per face, displayed in a non-commercial manner. No flagpole shall exceed 40 feet in height in any zoning district.~~
6. ~~Decorative flags (non-commercial). One decorative flag, limited to 24 square feet, whether temporary or permanent, may be displayed on any lot provided that it does not contain any commercial message, logo or symbol. No flag pole shall exceed 40 feet in height.~~
7. ~~Building marker. Any permanent building marker shall be limited to four square feet of sign face and composed of materials compatible to the identified building.~~
8. ~~All commercial window signage shall comply with the following requirements (see [section] 3-104.7.5.F for retail liquor stores)~~
 - a. ~~Permanent and Temporary window signs shall not exceed 25 percent of the aggregate window or door area, if such door is a see through glass door. A group of windows on a particular building elevation separated by a distinct architectural feature, other than the window frame, shall be considered a separate contiguous window area and the sign area within each contiguous window area shall not exceed 25 percent [CM-1].~~
 - b. ~~Window and door signs shall be located fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of commercial type businesses.~~
 - c. ~~Except otherwise provided within this section, window signage may be painted on the interior of the window with easily removable paint, constructed of paper, cloth or other like material, or internally illuminated provided that the signage is UL-approved, non-animated, does not flash, blink or otherwise contain attention-getting features. LED electronic message center window signs are prohibited.~~
 - d. ~~All window signs shall be conformance with all applicable safety and electrical codes.~~

~~For all other signs, please see Table (A) for specifications and requirements by sign type and provided that such signs are on private property unless otherwise provided; that such signs are maintained in a~~

manner that does not create a safety hazard; and that the specific restrictions set forth for each type of sign as listed in section 11-108, Special Conditions, or Appendix Table (A) permitted signs.

Sec. 11-108. Permitted signs.

APPENDIX

Table A—Sign Classifications and Types
All Zoning Districts specifications unless otherwise provided for
Zoning Types

(I) All Industrial

(R) All Residential

(CG) Commercial General

(CI) Commercial Interchange

(CMU) Commercial Mixed Use

(CNS) Convenience Neighborhood Service

(OPS) Office Professional Service

(CTC) Commercial Town Center District

(CRC) Commercial Retail Center

Specifications for permitted signs including Appendix (Table A)

- A. — *Interstate radius.* Signs within the interstate radius must be spaced at intervals no less than 500 feet apart. The edge of the sign face shall be a minimum of 30 feet from any public right-of-way or street.
- B. — *Permanent sign setbacks.* All permanent signs shall be setback at least two feet from a public right-of-way or private roadway or eight feet from the edge of pavement or back of curb, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No permanent sign shall be located within a public utility or drainage easement, without written from the affected agencies.
- C. — *Special conditions by sign type.* The following supplemental regulations apply to particular types of signs or to particular signs in particular circumstances. Where appropriate, the tables refer to the conditions set forth in these supplemental regulations by paragraph number within this section. See section 3-104.7 for regulations applicable to retail liquor stores. Changeable copy signs shall not be authorize for retail liquor stores.
 - 1. — *Changeable copy.*
 - a. — Electronic changeable copy signs shall only be permitted for schools, churches, and City of Mt. Juliet parks and recreational facilities.
 - b. — Electronic signs for fuel stations are permitted in convenience neighborhood service and commercial districts for the sole purpose of displaying fuel pricing.
 - c. — With the exception of gas price signs, changeable copy signs may not be displayed on a building, window, or canopy. All changeable copy signs other than gas price signs shall be freestanding signs. Gas price signs may be mounted on a canopy or freestanding when complying with other requirements of this ordinance.

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- d. — Electronic signs: the display of the message must be static for a minimum of eight seconds. When copy changes occur, they must change instantaneously with no phasing, scrolling, flashing or any other characteristic which imitates movement.
 - e. — All electronic messages shall be displayed as illuminated text against a black or non-illuminated background. Black or dark text against an illuminated or bright background is not permitted.
 - f. — Signs shall be used for the display of text and numbers only and no more than two colors shall be used at one time. The display of graphics, photographs, art, or other images, or the use of text/numbers to create such images shall not be allowed on electronic signs.
 - g. — The area of the changeable copy portion of the sign shall not exceed 75 percent of the total area of the freestanding sign.
 - h. — The illumination of an electronic changeable copy sign shall not exceed 0.3-foot candles over ambient lighting conditions, day or night. Measurement shall be as prescribed in the document "Recommended Brightness Levels for On-Premise Electronic Message Centers" published by the International Sign Association. All electronic signs shall be equipped with a sensor device that automatically determines the ambient illumination and each electronic sign shall be programmed to dim in accordance with ambient illumination conditions. Maximum illumination from dusk to dawn shall not exceed 500 nits. A malfunctioning sign shall be programmed to shut down.
 - i. — No changeable copy sign shall be placed within 100 feet of any residential zoned property measured by a straight line.
 - j. — A changeable copy sign may not constitute an off-site sign as defined herein. This rule shall not prohibit the display of non-commercial messages on changeable copy signs, including, but not limited to, announcements for nonprofit organizations and the City of Mt. Juliet.
2. — *Community facility (churches, schools, service clubs and parks and recreation facilities).* Signs for community facilities, shall conform to the following provisions:
 - a. — *Wall signs.* Wall signs shall be mounted in a flat fashion, and shall be limited to 1.5 square feet of signage per linear foot of the front facade of the building up to a maximum area of 120 square feet per sign and a maximum of four signs and 480 square feet.
 - b. — *Freestanding signs.* A maximum of two freestanding signs shall be located on any community facility site. No more than one non-changeable copy sign and/or one changeable copy sign (manual or electronic) shall be permitted. Both signs shall comply fully with all limitations and specifications contained in this section.
 1. — *Non-changeable copy sign.* Signs shall be a maximum of 24 square feet per sign face, with a maximum of two sign faces, and a maximum sign height of six feet.
 2. — *Changeable copy sign.* (As defined in section 11-110). All signs shall conform to section 11-108.C.1, Requirements for Changeable Copy Signs (Manual and Electronic), and the following:
 - a. — The maximum height of the sign, including base and frame shall be seven feet.
 - b. — The maximum size of the sign shall be 32 square feet including the changeable copy and non-changeable copy portions thereof. The changeable copy portion of the sign shall not exceed 75 percent of the total area of the freestanding sign.

c. ~~Electronic portions of the sign shall only be illuminated from 6:00 a.m. to 10:00 p.m. A sleep mode shall be included in each sign and shall be programmed to comply with the time limitations of this subsection.~~

d. ~~No sign shall be placed within 200 feet of an adjacent single-family residence.~~

e. ~~Signs may be placed on the same or alternate street frontages so long as a minimum of 300 feet is provided between such signs.~~

3. ~~*Real estate signs (temporary).* One temporary sign advertising the sale, auction, rental or lease of real estate may be displayed on the private property which is for sale, auction, rental or lease.~~

a. ~~Residential—The maximum in residential zones is nine square feet in size and four feet in height and may be dual faced. The sign shall be maintained or replaced if damaged, torn, or otherwise defaced.~~

b. ~~Commercial/industrial—The maximum in commercial and industrial zones is 20 square feet in size and eight feet in height. The sign shall be maintained or replaced if damaged, torn, or otherwise defaced. Signs advertising the lease or sale of commercial or industrial real property shall only be permitted for 90 days. Upon a showing that the property has not sold or been rented in such 90 day period, and such property remains available on the site wherein the sign is located, the Zoning Administrator is permitted to allow the for sale or rent sign to stand for an additional 90 day period. This process may continue until the real property is sold or leased.~~

c. ~~On corner lots and double frontage lots, one such sign may be displayed on each of the two frontages. These two signs shall be separated by at least 100 feet. Properties in excess of three acres may include up to two additional real estate signs, provided such signs are spaced at 500-foot intervals, not located within a public right-of-way and shall not create a visibility hazard.~~

~~These signs may remain for as long as the property is for sale, auction, rental or lease and shall be removed within three days of closing of the sale, end of the auction or rental of the premises. Setbacks shall be at least ten feet back from the street curb, edge of pavement or stabilized shoulder, and two feet from the edge of public right-of-way or private roadway, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle or otherwise specified within these provisions.~~

~~To accommodate an open house, an open house sign may also be placed on the property under the same size and setback requirements specified above. These open house signs shall be allowed on the day of the open house, to be removed by 10:00 a.m. the next day, and on Friday, Saturday and Sunday, regardless of the date of the open house, and removed by 10:00 a.m. on Monday. Such signs are allowed in addition to all other permitted signs.~~

~~Temporary residential development signs—One such sign may be erected on-site per street frontage for the purpose of advertising the development of a subdivision or multifamily development (including multi-family developments zoned as CMU). The sign may remain until the sale of all subdivision lots are complete, or the construction of the multi-family development is complete. The sign has a maximum sign face area~~

of 32 square feet per face, maximum of two sign faces and a maximum height of eight feet.

4. *Incidental signs—Commercial tracts other than CNS Zoning.*

- a. For all commercial tracts utilizing less than eight acres of land per business/commercial use, incidental signs not exceeding two square feet in area per face. Such signs proclaiming "no trespassing," "no hunting," "no parking," "entrance," "exit," "loading only," "phone," "ATM," "open/closed," "hours of operation," and the like shall be considered incidental to the use of property. There shall be no more than one such incidental sign per 75 spaces provided for customer parking. Enter and exit signs for directing vehicular traffic to/from adjacent roadways shall not be more than three feet in height.
- b. For all commercial tracts utilizing eight acres of land or greater per business/commercial use, incidental signs not exceeding four square feet in area per face and not to exceed six feet in height. Such signs proclaiming "no trespassing," "no hunting," "no parking," "entrance," "exit," "loading only," "phone," "ATM," "open/closed," "hours of operation," and the like shall be considered incidental to the use of property. There shall be no more than one such incidental sign per 75 spaces provided for customer parking, and said sign shall not be visible from public roadways. Enter and exit signs for directing vehicular traffic to/from adjacent roadways shall not be more than three feet in height.

5. *Freestanding signs.*

- a. Signs within the interstate radius must be spaced at intervals no less than 500 feet apart. The edge of the sign face shall be a minimum of 30 feet from any public right-of-way or street.
- b. All permanent signs shall be setback at least two feet from a public right-of-way or private roadway or eight feet from the edge of pavement or back of curb, whichever is greater, unless a greater distance is required to remove such sign from the sight distance triangle, or otherwise specified by these provisions. No permanent sign shall be located within a public utility or drainage easement, without written from the affected agencies.

Table B—Freestanding Signs
Commercial Districts Other Than CNS

Zoning District	Lot Frontage (linear feet)	Max. Sign Area in sq.-ft.	Max. Sign Faces per Sign	Max. Height
CG	Less than 200 ft	30	2	10
CG	More than 200 ft	50	2	10
CMU	Less than 200 ft	30	2	10
CMU	More than 200 ft	50	2	12
CI	Any	40	2	12
CI within interstate radius (1)	Any	240	2	75
CRC	Any	50	2	10
CTC	Any	40	2	8
OPS	Any	30	2	7

Industrial	Any	50	2	15
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**In addition to the maximum sign faces per sign as allowed above in Table B, Freestanding signs, the addition of a building/development identification sign face may be allowed, with a maximum of two sign faces, and not to exceed 15 square feet in area.

6. — *Wall signs (Commercial/Industrial Districts other than CNS).* Wall signs shall be mounted in a flat fashion. For the purposes of this article, painted wall signs, awning and canopy signs shall be calculated as and deducted from the total allowable wall sign area. In no event shall awning or canopy signage exceed 30 square feet. Changeable copy signs shall not be permitted as wall signs. See below for calculations and computations:

When more than one word, image, logo and/or trademark is attached to one elevation of a building and they are not enclosed by a box or outline, either:

- a. — Each word, image, logo and/or trademark may be considered as a separate attached sign, with the display surface area of each such sign being calculated as listed in the example below; or
- b. — Two or more of the words, images, logos and/or trademarks may be considered as one attached sign, with the display surface area of the sign being calculated as the area within an proposed rectangular box around the combination of the two or more words, images, logos, and/or trademarks, by calculating the size of multiplying height by width.

Examples :

Examples of Computation Methods

3' WORDS 5'

4' LOGO 4'

= Two (2) attached signs with display surface areas of (15) sf and (16) sf respectively for a total of 31 sf.

4' WORDS LOGO 12'

= One (1) attached sign with a total display surface area of (48) square feet.

The applicant may choose the method of computation.

1. — Retail or service use/individual principal entrance. The primary entrance to the occupied space shall be considered the front facade.

Specifications. Sign area: 1.5 square feet of signage per linear foot of building elevation for the front facade space for the building, and 2.0 square feet of signage per linear foot of building elevation for the side and/or rear facade space for the building, maximum, provided that no

single sign shall exceed 120 square feet, with a total signage limitation of four signs and 480 square feet per business.

2. — Retail or service use/multiple tenants. Each business, of a retail or service nature, sharing a common entrance shall be allowed to have at least one wall sign.

Specifications. Maximum sign face area, 20 square feet per sign face.

7. — *Wall signs—Commercial complex.*

a. — Signs for tenants with external primary entrances per occupied space, may have a wall sign with a maximum sign face area of 20 square feet, when the building shall include a primary entrance for internal tenants. Internal tenants within the same building sharing a common principal entrance shall not have external wall signs, however, the building shall be allowed a maximum of three wall signs for building identification purposes only.

b. — Specification. External primary entrance wall signs per tenant, maximum of 20 square feet for the sign face. Building identification wall signs, no single sign shall exceed 60 square feet, and shall have a total signage limitation of three signs and 180 square feet.

8. — *Permanent residential subdivision signs.*

a. — Permanent residential subdivision signs. Such signs shall be located at the primary entrance(s) to a development as identified on a preliminary/final plan approved by the planning department. The signs shall be located on private property and may be within any platted sign and/or landscape easement or within the common open space and approved by the planning department. Such signs shall be maintained by an established property owners' association.

b. — Specifications. One sign per entrance, with a maximum of four entrances per subdivision; maximum sign face area, 24 square feet per sign face, with a maximum of two sign faces; maximum sign height, six feet; setback, ten feet from edge of pavement or the edge of the public right-of-way, whichever is greater, unless more space is necessary to preserve the sight distance triangle. Signs shall provide landscape in the form of trees, shrubs and groundcover along with seasonal color. Walls and landscape shall be maintained by the homeowners association, if one exists. If no homeowners association exists, then the entity/person that erected the sign, or his designee, shall maintain the walls and landscape.

9. — *Flag (permanent).* The display of permanent horizontal flags shall be subject to the following limitations:

a. — There shall be no more than three flagpoles per principal building on any zone lot. The poles shall be installed in concrete at least three feet deep.

b. — There shall be no more than two flags per pole.

c. — No flag may contain a commercial message except that one of the allowed flags may contain a commercial message in a non-residential zone.

- d. ~~No flagpole shall exceed 35 feet in height. Flagpoles on buildings shall not extend more than 15 feet above the highest point of the building or roof.~~
- e. ~~The Zoning Administrator shall have the authority to review and approve, if applicable, any increases in the height of a flag pole, based on the zoning and use of the property.~~
- 10. ~~Vehicle signs. Temporary vehicle signs are prohibited as noted in section 11-105, [subsection] X. Permanent vehicle signs shall be painted or vinyl wrapped, and is an ad that advertises a business that employees or is owned by the owner of the vehicle. Permanent vehicle signs cannot be specifically parked or placed for off-site advertising.~~
- 11. ~~Temporary signs.~~
 - a. ~~Unless otherwise provided for within this article or on Table A, temporary signs shall be limited to and not exceed a period of 30 consecutive days in a calendar year. Businesses shall be limited to a maximum of four temporary sign registration permits to be issued within a calendar year.~~
 - b. ~~For a single commercial lot, that has multiple businesses located on the same lot, there shall be no more than three temporary signs allowed on the lot at any time, and each business shall be limited to one sign in accordance with the time frame and sign limitations as set forth above.~~

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016; Ord. No. 2018-26, § 1, 7-9-2018)

Sec. 11-109. Administration and enforcement.

- A. ~~Waivers and variances. The Regional Planning Commission shall have the authority to approve increases in sign area for the following uses and as prescribed in [subsections] 1—4 below:~~
 - 1. ~~Wall signs for community facilities.~~
 - 2. ~~Wall signs for "big box" buildings in commercial districts other than CNS may be increased a maximum of 50 percent above the allowances in 11-108.C.6, Wall Signs. A "big box" building shall have a front dimension greater than 200 lineal feet and a minimum gross floor area of 75,000 square feet.~~
 - 3. ~~Wall signs for industrial buildings in all industrial districts may be increased a maximum of 50 percent above the allowances in 11-106.5(a), provided that the building has a front dimension greater than 300 lineal feet and a minimum gross floor area of 100,000 square feet.~~
 - 4. ~~Wall signs for buildings in commercial districts other than CNS, with four stories or more, shall not exceed 175 square feet in size, if approved by the Regional Planning Commission.~~
 - 5. ~~In making their decision, the Regional Planning Commission shall approve additional sign area under this section when it has been determined that the requested signage is in proportion and scale to the size of the building façade to which it is to be installed.~~
- B. ~~Regulatory enforcement. The sign administrator and/or his designees are hereby authorized and directed to enforce all of the provisions of this article. This authority empowers such individuals to perform any necessary inspections, including entering upon private property, and to issue related citations for the enforcement of this article.~~
 - 1. ~~Violation notice. The sign administrator or his designee shall order the removal of any sign permanently erected or maintained in violation of this article, providing ten days' written notice to the owner of the premises upon which the offending sign is located to achieve compliance with provisions~~

of this article. If, after ten days, the property owner has failed to achieve compliance with this article, a citation to municipal court shall be issued. However, when good faith efforts to bring a sign into compliance have begun within ten days of notice of violation, the sign administrator may extend the time period for compliance with this article to a period not to exceed 30 days. Temporary commercial signs may be removed immediately upon notice of a violation. Temporary non-commercial signs will receive a 24-hour notice prior to removal.

2. — Impoundment/disposal of signs. The sign administrator, the municipal codes officer and their designees shall have the authority to remove without notice any illegal sign on public property or a public right of way, or any illegal sign attached to trees, fences, posts, utility poles or other natural features. Such signs shall be considered litter and shall be subject to disposal.
3. — The sign administrator, the municipal codes officer and their designees shall have the authority and discretion to remove, without prior notice, any sign on public or private property which, due to its physical condition and/or location, constitutes an immediate threat to the safety of citizens or other passersby. Notice shall, however, be provided to the landowner within ten days of removal of a permanent sign on private property.
4. — Each day that a violation of this ordinance remains shall constitute a separate violation of this ordinance for purposes of the court's assessment of fines or penalties.
5. — In addition to other remedies here in under, the City shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

C. — *Conflict.* In case of conflict between this ordinance or any part hereof, the City, and any other provision of this Code, the provision that establishes the higher standard shall prevail.

The provisions of this sign ordinance control signage in the City. Any other provisions of the City zoning ordinance which purport to control signage are subordinate to the provisions of this ordinance, unless specifically stated otherwise in this ordinance.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)

Sec. 11-110. Definitions.

The following definitions shall apply to the interpretation of this article. The definition of the singular form of any defined term also applies to the plural form of the same term.

Abandoned sign means a sign that was lawfully erected on the property in conjunction with a particular use, that use having been subsequently discontinued for a period of 120 days or more, or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

A frame (portable, sidewalk, sandwich board) means a "sandwich board" style sign that is anchored to a concrete sidewalk outside of the public right-of-way. The term "anchored" means tie-downs, weights or other methods of preventing movement because of winds.

Accessory sign [means] a sign, generally informational or directional, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," or other similar devices.

Address sign [means] the official street address of a building or part thereof.

Animated sign means any sign that uses movement or change of lighting to depict action or create a special effect or scene, or any sign that uses fade in/fade out, marching, rolling, flashing, scrolling, or other special effects created with lights, or other means (LED, LCD and similar technology whether now existing or hereafter created). A sign on which any message changes more frequently than every eight seconds shall be considered an animated

sign. Animated attention-attracting devices may or may not convey a message and may include, but are not limited to, the following:

1. — Search lights.
2. — Beacons.
3. — Rope and or string lights.
4. — Neon lights, except as an incidental sign i.e. open/close sign and a marquee for a movie theater.
5. — Sign spinners and/or persons in costumes or any other animated sign design to attract attention.

Awning sign [means] any sign, which is painted, printed, sewed, or otherwise attached to an awning. For purposes of this article, signage on two panels of an awning counts as one sign for purposes of calculating total number of allowable signs.

Balloon [means] any spherical-shaped inflatable device (excluding mylar balloons) 14 inches or less in diameter, tethered in a fixed location. Often used for promotional events and grand openings. (*See Inflatable)

Banners, pennants and streamers means any sign of fabric or other flexible material that is mounted to a pole, enclosed in a frame, or otherwise mounted to allow movement caused by wind. Flags shall not be considered as banners under this article.

Beacon. See Animated.

Building identification marker means any sign indicating the name of a building or date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Canopy sign means any sign that is a part of, attached to, or made up of an awning, canopy, or other protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.

Changeable copy sign (manual) means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, and without the aid of lighting or electronic means. All words, text, or other display shown on a sign at one time shall be considered to be one message.

Changeable copy sign (electronic) means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign, with the aid of lighting (LED or otherwise) or electronic means. All words, text, or other display shown on a sign at one time shall be considered to be one message. A sign on which any message changes more than every eight seconds shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not an electronic changeable copy sign for purposes of this ordinance.

Commercial complex.

1. — Two or more buildings proposed for occupancy by commercial activities constructed or to be constructed upon one zone lot; or
2. — Two or more principal commercial uses or occupancies located upon one zone lot.

Commercial message means any sign wording, logo, mural, or other representation that directly or indirectly names, advertises or calls attention to a business, product, service or other commercial activity.

Community facilities are churches, schools, service clubs and parks and recreation facilities.

Construction sign means a sign conveying information about a building project, such as the name and use of the building being constructed, and the names of architects, engineers, contractors and other persons involved with the construction project.

Decorative artwork [means] exterior works of art, such as statues, murals, and super graphics that do not advertise a product, service, or business; may include vertical banners attached at two ends to a light pole.

Dilapidated sign means any sign that is structurally unsound, has defective parts, or is in need of painting or other maintenance.

Directional sign means a permanent sign erected for or by a public entity for purposes of identification, direction or public safety.

Directory development sign means a sign providing orientation within an office or commercial subdivision, listing such information as on-site businesses and other tenants and their respective activities.

Façade [means] the entire wall of any side of a building, including the wall_{CM2} face, parapet, facis, windows, door, canopy and roof on any complete elevation.

Flag means any fabric or bunting containing distinctive colors, patterns or symbols that is used as a symbol of a governmental, commercial, or non-commercial entity.

1. — *Commercial flag* means any flag which displays a commercial name, message, logo or symbol.
2. — *Decorative flag* means any flag which displays any holiday or seasonal insignia, design or the like which does not include any commercial name, message, logo or symbol.
3. — *Non-commercial/government/civic flag* means any flag displaying a name, message, logo or symbol of any governmental, religious, civic or nonprofit agency.

Flashing Sign [means] any illuminated sign whose motion or visual impression primarily changes through electronic means. Said signs include visual simulation of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding or contracting light patterns.

Freestanding/ground sign means any sign supported by structures or supports that are anchored in the ground and that are independent of any building or other structure. Freestanding signs include those that are mounted on a pole, pylon, or designed with a monument base.

Front facade means the front elevation of a building that faces the front property line, as recorded on the plat and/or site plan. If a structure is located on a corner parcel, the side which includes the primary entrance shall be considered the front facade. If a structure located on a corner parcel contains a primary entrance on more than one side, the longer side with a primary entrance shall be considered the front facade.

Illegal sign means any sign which is a prohibited sign or does not comply with the requirements established herein, is not a lawful nonconforming sign and is not exempted by law from the requirements established herein.

Illuminated sign (internally) means any sign that transmits light through its face or any part thereof.

Incidental sign means a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "exit," "loading only," "no trespassing," "no hunting," "phone," "ATM," "open/closed," "hours of operation," etc.

Inflatable sign [means] any sign that is either expanded to its full dimensions or supported by gases contained within the sign, or sign parts, at a pressure greater than atmospheric pressure. A temporary inflated sign, which may be stationary or mobile that is used to attract attention, which may or may not bear a message. An inflatable stationary sign is anchored in such a fashion that does not allow it to move. An inflatable mobile sign is tethered so that it moves and free floats. For purposes of this definition and ordinance, a simple helium balloon is not considered to be an inflatable sign.

Lot frontage means the distance for which a lot line adjoins a public street from one lot line intersecting said street to the furthest distant lot line including the distances along not more than two streets for a corner lot or a double frontage lot.

Marquee sign means any sign attached to, or made part of, a marquee or other permanent roof-like structure that projects beyond a building face and is not supported from the ground.

Menu board means a structure primarily designed for the display of menu items and prices for the purpose of placing orders for such items in conjunction with a restaurant utilizing drive-through or curbside service.

Monument sign. See freestanding/ground.

Mural [means] painting or other work of art executed directly on a wall. See decorative artwork.

Non-commercial means not naming, advertising, or calling attention to a business or commercial product, service, or activity. However, where the name of a business is merely incidental to the primary purpose of a sign displayed on residential property, such as may be the case with a real estate sign or baby announcement, such sign shall be deemed non-commercial. This exception does not apply to at-home businesses.

Nonconforming sign or sign structure means any existing permanent sign or sign structure which does not conform to the provisions of this article, but was lawfully erected and complied with the sign regulations in effect at the time it was erected.

Off-site sign means any sign that directs attention to a business, commodity, service, use, or entertainment not exclusively related to, located on, or provided by the premises where such sign is located or to which it is affixed.

On-site sign means any sign that directs attention to a business, commodity, service, use, or entertainment that is related to, located on, or provided by the premises where such sign is located or to which it is affixed. In the case of a real estate office, a sign displaying information about properties that are off-premises but which are offered for sale or rent by the business on premises shall be considered an "on-site" sign.

Painted wall sign means any sign or display painted directly on any exterior surface, exclusive of window or door. See Murals also.

Pennant. See Banners, pennants and balloons.

Permanent sign means any sign that is intended for other than temporary use or a limited period. A permanent sign is generally affixed or attached to the exterior of a building, or to a pole or other structure, by adhesive or mechanical means, or is otherwise characterized by construction materials, a foundation or anchoring indicative of an intent to display the sign for more than a limited period.

Pole sign [means] a freestanding sign supported wholly by one pole placed in the ground.

Political preference sign means any temporary sign erected on private property for the purpose of supporting a political candidate, stating a position regarding a political or ideological issue or similar purpose.

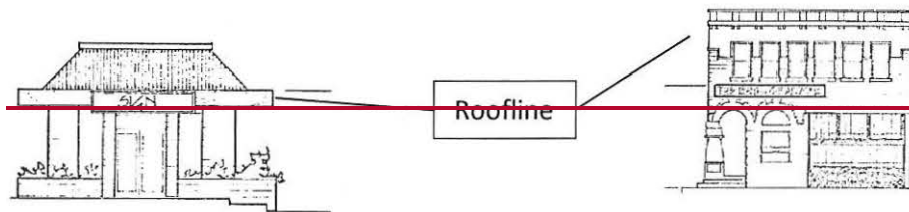
Portable sign means any sign designed or intended to be readily relocated, and not permanently affixed to the ground or to a structure. Portable signs include such signs as; A frame sign; or any sign attached to or painted on a vehicle or trailer, parked and visible from the public right-of-way for more than four consecutive hours or more than eight total hours between sunrise and sunset. For the purposes of this article, portable signs shall not be considered permanent signs. Real estate signs and other temporary signs which are otherwise provided for in this article shall not be considered portable signs for purposes of this article. As to vehicles, portable sign shall not include a vehicle sign on which an ad is placed that advertises a business that employs or is owned by the owner of the vehicle. Such portable vehicle signs are permitted.

Projecting sign means any sign, other than a wall sign, whose leading edge extends beyond the building or wall to which it is affixed, forming an angle with said building or wall. Typically will extend laterally more than 18 inches from the face of such wall.

Public right-of-way/public way means a strip of ground dedicated for public use, usually for a public street, public infrastructure and/or waterway. For the purposes of this article, such rights of way shall be considered to extend a minimum of ten feet from the edge of pavement, or to the dedicated right-of-way boundary, whichever is further.

Real estate sign means a temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, lease or sale.

Roofline means the highest horizontal point of the wall visible to the public, excluding any architectural feature which extends above such apparent horizontal roofline if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.



Roof sign means any sign erected wholly or partially above the roofline.

Scoreboard means a structure located within an athletic field, displaying changing scores and related information; provided, however, the scoreboard may also display additional content, including but not limited to the names and logos of any sponsors.

Sidewalk sign means a "sandwich board" style sign that is anchored to a concrete sidewalk outside of the public right-of-way. The term "anchored" means tie-downs, weights or other methods of preventing movement because of winds.

Sign means any device, fixture, placard or structure that uses color, form, graphic, illumination, symbol or writing to advertise, announce or identify a person or entity, or to communicate information of any kind.

Sign administrator means the person designated by the City Manager as the staff member assigned to oversee the enforcement and interpretation of this article.

Sign area means square foot area enclosed by the perimeter of the sign face. With respect to signs that are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, sign area shall be considered to include all such components together with their background, surrounding frame, and any cutouts or extensions. The sign area shall not include any supporting structure or bracing.

Sign face means the entire area of a sign upon, against or through which sign copy is placed including any background.

Sign structure means any structure that supports, has supported, or is capable of supporting a sign, including any decorative cover for the sign structure. This definition shall not include a building, fence, wall or earthen berm.

Snipe sign means any sign that is affixed by any means to trees, rocks, utility poles, light poles, fences or other similar structures or objects, where the sign does not qualify as an incidental sign allowed pursuant to section 1-103 herein.

Special events sign [means] any sign advertising special temporary events, such as carnivals, festivals, exhibits, and parades, but not including promotional sales or grand opening signs.

Subdivision means the division of land into smaller tracts for any planned, self-contained residential or office development which, for the purpose of this article, shall initially consist of a minimum of 20 acres or shall create 20 or more individual lots.

Subdivision sign means any sign located at the entrance to a subdivision as defined in this article, for the purpose of identifying the subdivision.

Subdivision temporary development sign means any temporary sign for the purpose of advertising the sale of lots and the development of the subdivision. The names of participating home builders may be included on such signs. For purposes of this article, such signs shall not be classified as the same as a construction sign.

Suspended sign means a sign which is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign means any sign not permanently mounted, with any message that is intended for temporary use and a limited period of time as specified, as allowed by this article. Temporary signs include but are not limited to political preference signs, construction signs, ideological signs, yard sale signs, help wanted signs and banners which are allowed pursuant to the applicable provisions of this ordinance. If sign display area or structure is permanent but the message displayed is intended to be displayed for a temporary period then such a sign shall not be regarded as a temporary sign. See article 3-106.VI, Signs, for temporary uses and events, for signs such as grand openings, now open, commercial sales events, nonprofit festivals, and other special events.

Time and temperature portion of a sign means a sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.

Two sign faces means any sign with two parallel, or nearly parallel, faces back to back and constructed on a single set of supports, with messages visible on either side, or a V type sign with a common support in the center of the V, where the inside angle of the V does not exceed 45 degrees. The width of a sign cabinet (measurement from face to face) shall be the minimum necessary to contain the working components of the sign.

Vehicle sign [means] flat, one dimensional signs painted or placed magnetically or otherwise attached on the side of vehicles as long as no other structural support is added to the vehicle. Advertising on vehicles for sale at bona fide automobile dealerships are excluded from this definition.

Wall sign means any sign, other than a projecting sign, that is attached parallel to or painted on any wall of any building, awning or canopy and projects from the plane of the wall, canopy or awning less than ten inches. This definition shall not include freestanding walls or multiple sign surfaces. Changeable copy signs shall not be permitted as wall signs.

Window sign means any sign, graphic, or interior design element placed upon the inside or outside of the window pane, or setback less than five feet from the window pane, and used to advertise, announce, or identify a person or entity, or to communicate information of any kind, or to draw visual attention to the business or use, and which is visible from off site or the public right of way. For purposes of this article, window signs may be permanent or temporary and are subject to applicable provisions herein.

(Ord. No. 2016-30, § 1(Exh. A), 6-13-2016)



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Zoning Ordinance Amendment

**Article XIV. Administration
And Enforcement**

Section: 11-101 through
11.121

Attachments:

Regulations

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: This request initiated by the City to revise the sign regulations that were last updated in 2016. A previous revision was forwarded to the PC/BOC in October 2023, where it failed during second reading of the BOC.

Description/History: This is a complete revamp of the sign regulations, that includes the addition of several new sign types, and allowances.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to the Board of Commissioners with a recommendation for approval.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1757

Agenda Date: 6/8/2026

Agenda #: 10.I.

Title:

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

ORDINANCE 2026 -

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any monies regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE AS FOLLOWS:

Section 1. That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2027, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

ORDINANCE 2026 -

General Fund 110	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Local Taxes	\$ 28,906,994	\$ 34,429,626	\$ 36,688,728
Permits and Fees	7,268,869	7,848,560	6,700,290
Fines and Forfeitures	1,249,796	1,253,135	1,232,050
Grants	263,041	146,073	66,500
Intergovernmental Revenue	8,620,020	8,859,434	9,610,499
Miscellaneous Revenue	159,646	3,115,952	3,285,950
Total Revenues	\$ 46,468,367	\$ 55,652,780	\$ 57,584,017
Appropriations			
General Government	\$ 12,559,408	\$ 7,962,707	\$ 9,247,397
Public Safety	28,900,274	31,823,315	37,524,769
Public Works	5,300,373	3,041,225	3,290,599
Parks and Recreation	1,864,951	1,758,886	2,503,101
Community Development	2,009,564	1,943,312	1,940,781
Transfers to Other Funds	14,255,087	16,305,723	7,281,721
Total Appropriations	\$ 64,889,657	\$ 62,835,168	\$ 61,788,367
Change in Fund Balance (Revenues - Appropriation)	(18,421,290)	(7,182,388)	(4,204,350)
Beginning Fund Balance July 1	41,532,667	23,111,377	15,928,989
Ending Fund Balance June 30	\$ 23,111,377	\$ 15,928,989	\$ 11,724,639
Ending Fund Balance as % of Appropriations	36%	25%	19%

State Street Aid Fund 121	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
State Gasoline & Motor Fuel	\$ 1,415,045	\$ 1,494,584	\$ 1,587,796
Miscellaneous Revenue	30,272	29,742	24,000
Transfer from General Fund	750,000	670,000	500,000
Total Revenues	\$ 2,195,317	\$ 2,194,326	\$ 2,111,796
Appropriations			
Operations Recurring	\$ 2,016,905	\$ 2,213,555	\$ 2,110,000
Capital Outlays	-	-	-
Total Appropriations	\$ 2,016,905	\$ 2,213,555	\$ 2,110,000
Change in Fund Balance (Revenues - Appropriation)	178,412	(19,229)	1,796
Beginning Fund Balance July 1	137,591	316,003	296,774
Ending Fund Balance June 30	\$ 316,003	\$ 296,774	\$ 298,569
Ending Fund Balance as % of Appropriations	16%	13%	14%

ORDINANCE 2026 -

Drug Fund 123	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Drug Related Fines	\$ 257,741	\$ 104,806	\$ 105,000
Sale of Seized Items			
Miscellaneous Revenue	21,980	20,000	20,000
Total Revenues	\$ 279,721	\$ 124,806	\$ 125,000
Appropriations			
Operations Recurring	\$ 73,253	\$ 6,129	\$ 29,000
Capital Outlays	132,947	0	416,000
Total Appropriations	\$ 206,200	\$ 6,129	\$ 445,000
Change in Fund Balance (Revenues - Appropriation)	73,522	118,678	(320,000)
Beginning Fund Balance July 1	579,074	652,595	771,273
Ending Fund Balance June 30	\$ 652,595	\$ 771,273	\$ 451,273
Ending Fund Balance as % of Appropriations	316%	12585%	101%

Debt Service Fund 124	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Transfers from Other Funds	\$ 3,640,000	\$ 3,635,723	\$ 2,697,747
Impact Fees	568,957	800,743	750,000
Miscellaneous Revenue	10,963	16,230	15,000
Total Revenues	\$ 4,219,920	\$ 4,452,696	\$ 3,462,747
Appropriations			
Bond Interest	\$ 1,766,488	\$ 1,741,305	\$ 1,627,305
Bond Principal Redemption	2,215,000	2,315,000	2,450,000
Capital Note Interest	0	0	0
Capital Note Principal	0	0	0
Total Appropriations	\$ 3,981,488	\$ 4,056,305	\$ 4,077,305
Change in Fund Balance (Revenues - Appropriation)	238,432	396,391	(614,558)
Beginning Fund Balance July 1	129,735	368,167	764,558
Ending Fund Balance June 30	\$ 368,167	\$ 764,558	\$ 150,000
Ending Fund Balance as % of Appropriations	9%	19%	4%

Employee Benefits Fund 150	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
City Contributions	\$ 4,400,482	\$ 5,396,829	\$ 4,850,557
Participant Contributions	\$ 1,025,226	\$ 1,177,376	\$ 1,085,164
Total Revenues	\$ 5,425,708	\$ 6,574,205	\$ 5,935,721
Appropriations			
Participant Claims & Expenses	\$ 5,570,879	\$ 6,199,275	\$ 6,343,459
Total Appropriations	\$ 5,570,879	\$ 6,199,275	\$ 6,343,459
Change in Fund Balance (Revenues - Appropriation)	(145,171)	374,931	(407,738)
Beginning Fund Balance July 1	1,062,943	917,772	1,292,703
Ending Fund Balance June 30	\$ 917,772	\$ 1,292,703	\$ 884,965
Ending Fund Balance as % of Appropriations	16%	21%	14%

ORDINANCE 2026 -

Capital Projects Fund 300	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Grants	\$ 1,873,387	\$ 1,398,467	\$ 14,015,037
Interest and Other	1,535,779	2,729,027	200,000
Sale of Bonds/Notes	-	-	8,150,000
Transfers from Other Funds	9,850,000	12,000,000	4,083,974
Total Revenues	\$ 13,259,166	\$ 16,127,495	\$ 26,449,011
Appropriations			
Roads and Projects	\$ 33,234,315	\$ 18,147,291	\$ 33,653,204
Total Appropriations	\$ 33,234,315	\$ 18,147,291	\$ 33,653,204
Change in Fund Balance (Revenues - Appropriation)	(19,975,149)	(2,019,796)	(7,204,193)
Beginning Fund Balance July 1	37,249,139	17,273,990	15,254,194
Ending Fund Balance June 30	\$ 17,273,990	\$ 15,254,194	\$ 8,050,001
Ending Fund Balance as % of Appropriations	52%	84%	24%

Storm Water Fund 416	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Inspections	\$ 516,450	\$ 450,110	\$ 525,000
Storm Water Charges	2,367,907	2,519,230	2,525,000
Miscellaneous Revenue	161,363	100,912	101,500
Total Revenues	\$ 3,045,719	\$ 3,070,252	\$ 3,151,500
Appropriations			
Personnel	\$ 889,846	\$ 1,386,780	\$ 1,516,013
Operating	168,944	126,288	181,150
Capital Outlays	664,330	963,645	5,514,000
Total Appropriations	\$ 1,723,120	\$ 2,476,712	\$ 7,211,163
Change in Fund Balance (Revenues - Appropriation)	1,322,598	593,540	(4,059,663)
Beginning Fund Balance July 1	3,450,760	4,773,359	5,366,898
Ending Fund Balance June 30	\$ 4,773,359	\$ 5,366,898	\$ 1,307,235
Ending Fund Balance as % of Appropriations	277%	217%	18%

ORDINANCE 2026 -

Sewer Fund 412	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Operating Revenues			
Sewer Charges	\$ 9,431,919	\$ 10,199,073	\$ 11,218,980
Miscellaneous Other Fees	2,430,704	2,313,075	\$ 2,578,200
Total Operating Revenues	\$ 11,862,623	\$ 12,512,148	\$ 13,797,180
Operating Expenses			
Administrative	\$ 2,218,451	\$ 2,363,179	2,957,502
Sewer Department	4,965,161	5,618,156	6,173,576
Depreciation	2,800,000	3,108,000	3,000,000
Total Operating Expenses	\$ 9,983,612	\$ 11,089,335	\$ 12,131,078
Operating Income (Loss)	\$ 1,879,011	\$ 1,422,812	\$ 1,666,102
Nonoperating Revenues (Expenses)			
Revenue: Investment Income	\$ 1,193,301	\$ 805,220	\$ 1,000,000
Grants - Operating	-	-	-
Other Income			
Expense: Debt Service - Interest Expense			
Total Nonoperating Revenue (Expenses)	\$ 1,193,301	\$ 805,220	\$ 1,000,000
Income (Loss) Before Capital Contributions and Transfers	\$ 3,072,312	\$ 2,228,032	\$ 2,666,102
Capital Contributions and Transfers			
Capital Contributions - Tap Fees in Excess of Cost	\$ 932,813	\$ 1,300,750	1,000,000
Capital Contributions - Grants			
Capital Contributions - Other	6,232,880	1,000,000	1,000,000
Transfers In - from Other Funds			
Total Capital Contributions and Transfers	\$ 7,165,693	\$ 2,300,750	\$ 2,000,000
Change in Net Position	\$ 10,238,005	\$ 4,528,782	\$ 4,666,102
Beginning Net Position July 1	119,188,146	129,426,151	133,954,933
Ending Net Position June 30	\$ 129,426,151	\$ 133,954,933	\$ 138,621,035
Statutory Change in Net Position Reconciliation:			
Change in Net Position	\$ 10,238,005	\$ 4,528,782	\$ 4,666,102
<u>Subtract:</u>			
Capital Contributions - Tap Fees in Excess of Cost	\$ 932,813	\$ 1,300,750	\$ 1,000,000
Capital Contributions - Grants	-	-	-
Capital Contributions - Other	6,232,880	1,000,000	1,000,000
Transfers In - from Other Funds	-	-	-
Total amount subtracted for statutory change	\$ 7,165,693	\$ 2,300,750	\$ 2,000,000
Statutory Change in Net Position*	\$ 3,072,312	\$ 2,228,032	\$ 2,666,102
<p><i>* Note: A statutory negative Change in Net Position for two consecutive years will result in the local government's referral to the Water and</i></p>			

ORDINANCE 2026 -

Section 2. At the end of the fiscal year 2026, the governing body estimates fund balances or deficits as follows:

Fund	<u>Estimated Fund Balances at June 30, 2026</u>
General Fund	\$ 15,928,989
State Street Aid Fund	\$ 296,774
Drug Fund	\$ 771,273
Debt Service Fund	\$ 764,558
Employee Benefits Fund	\$ 1,292,703
Capital Projects Fund	\$ 14,315,222
Sewer Fund	\$ 25,131,301
Storm Water Fund	\$ 5,366,898

Section 3. That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Authorized and Unissued	Principal Outstanding at June 30, 2026	FY2027 Principal Payment	FY2027 Interest Payment
Bonds				
2020 GO REFUNDING 2016 BONDS		\$ 7,065,000	\$ 780,000	\$ 149,805
2024 GO BONDS		\$ 29,550,000	\$ 1,670,000	\$ 1,477,500
2026 GO BONDS	\$ 11,150,000			
Notes				
Capital Leases				

ORDINANCE 2026 -

Section 4. During the coming fiscal year (2026) the governing body has pending and planned capital projects with proposed funding as follows:

Proposed Capital Projects	Proposed Capital Projects - Total Expense	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
SMJR WIDENING GRAVES TO CENTRAL PK	\$ 250,000	\$ 250,000	None
CENTRAL PK INTERCHANGE	\$ 2,000,000	\$ 2,000,000	None
GOLDEN BEAR/BECKWITH INTERCHANGE HIGH MAST	\$ 200,000	\$ 200,000	None
PLEASANT GROVE RD.	\$ 500,000	\$ 500,000	None
TOWN CENTER TRAIL, PHASE III	\$ 2,525,000	\$ 2,525,000	None
TOWN CENTER TRAIL, PHASE 4 (TRAIN STATION TO C	\$ 200,000	\$ 200,000	None
MT. JULIET ROAD ADA UPGRADES, PHASE II	\$ 1,392,640	\$ 1,392,640	None
ITS & SIGNAL IMPROVEMENTS, PHASE III	\$ 2,164,261	\$ 2,164,261	None
GBG WIDENING CC TO LEBANON RD	\$ 650,000	\$ 650,000	None
OLDR IMPROVEMENTS PHASE I	\$ 8,150,000	\$ 8,150,000	\$ 8,150,000
LEBANON RD SIDEWALKS PH 3	\$ 1,711,183	\$ 1,711,183	None
ITS (INTELLIGENT SIGNAL SYSTEM) PH 2	\$ 1,000,000	\$ 1,000,000	None
E. DIVISION STREET IMPROVMENTS (AMAZON)	\$ 250,000	\$ 250,000	None
CURD ROAD SIGNAL AT MT. JULIET ROAD	\$ 600,000	\$ 600,000	None
BECKWITH ROAD WIDENING	\$ 2,250,000	\$ 2,250,000	None
CENTRAL PK IMPORVEMENTS	\$ 750,000	\$ 750,000	None
CEDAR CREEK GREENWAY PHASE II	\$ 1,779,720	\$ 1,779,720	None
SPRING VALLEY DRIVE EXTENSION	\$ 650,000	\$ 650,000	None
SE SPRINGDALE SIDEWALK CONNECTION	\$ 25,000	\$ 25,000	None
SS4A IMPLEMENTATION PROJECT	\$ 6,410,400	\$ 6,410,400	None
BELINDA PKWY PEDESTRIAN SIGNAL CROSSING	\$ 180,000	\$ 180,000	None

ORDINANCE 2026 -

Section 5. The current wastewater disposal rates are increased by five percent (5%) after a rate adjustment recommended by a recent rate study for all residential and commercial users inside and outside the city limits, including the prior 1984 property owners that have sewer available that have not hooked onto the sewer system of the City of the Mt. Juliet Sewer. The rate structure will be as follows and shall continue until amended:

	2026 Rates
Residential – Inside Mt. Juliet:	
Minimum Base Rate Charge (first 2,000 gallons)	17.21
Per 1,000 gallons thereafter	8.43
Commercial – Inside Mt. Juliet:	
Minimum Base Rate Charge (first 2,000 gallons)	24.27
Per 1,000 gallons thereafter	11.75
Residential – Outside Mt. Juliet:	
Minimum Base Rate Charge (first 2,000 gallons)	21.52
Per 1,000 gallons thereafter	10.56
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	34.42
Per 1,000 gallons thereafter	16.86
Commercial – Outside Mt. Juliet:	
Minimum Base Rate Charge for service requested prior to June 9, 2019 (first 2,000 gallons)	30.35
Per 1,000 gallons thereafter	14.69
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	48.55
Per 1,000 gallons thereafter	23.50
Special Discharge Fees:	
Billing Fee	22.00
Plus 160% of Discharge Per 1,000 gallons	14.69
Prior 1984 Customers	
Flat rate	17.21
Well Access	32.98
Grease Traps Monthly	44.00

Section 6. The new rates shall be effective with the July 31, 2026 sewer billing statements.

ORDINANCE 2026 -

Section 7. Title 13, Section 13-1-12 (e) as amended effective May 1, 2020, to adjust the sewer capacity charge as follows shall remain effective until amended:

RS-40 \$1,340.00 per unit

RS-30 \$1,590.00 per unit

RS-20 \$1,840.00 per unit

RS-15 \$2,090.00 per unit

RS-10 \$2,340.00 per unit

All other residential classifications \$2,590.00 per unit

Title 13, Section 13-1-12 (e) is further confirmed as amended to state “commercial capacity fees shall be altered accordingly” until otherwise amended.

Section 8. No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

Section 9. Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-509 of the Tennessee Code Annotated. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

Section 10. A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full-time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

Section 11. There is hereby levied a property tax of \$0.1776 per \$100 of assessed value on all real and personal property. The tax rate established herein meets the Certified Tax Rate calculated by the county assessor and reviewed by the Tennessee State Board of Equalization.

Section 12. This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller’s Designee for approval if the City has debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller’s Designee in accordance with Title 9, Chapter 21 of the Tennessee Code Annotated (the “Statutes”.) If the Comptroller of the Treasury or Comptroller’s Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller’s Designee. If the City does not have such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller’s Designee.

ORDINANCE 2026 -

Section 13. All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

Section 14. All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

Section 15. This ordinance shall take effect July 1, 2026, the public welfare requiring it.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

**City of Mt. Juliet
Fiscal Year 2026-2027
Budget Document**



**1st Reading
June 8, 2026**

**City of Mt. Juliet
Budget Document
Fiscal Year Ending June 30, 2026
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**City of Mt. Juliet
Budget Document
Fiscal Year Ending June 30, 2026
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ORDINANCE No. 2026-XX

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any monies regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2027, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

General Fund 110	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Local Taxes	\$ 28,906,994	\$ 34,429,626	\$ 36,688,728
Permits and Fees	7,268,869	7,848,560	6,700,290
Fines and Forfeitures	1,249,796	1,253,135	1,232,050
Grants	263,041	146,073	66,500
Intergovernmental Revenue	8,620,020	8,859,434	9,610,499
Miscellaneous Revenue	159,646	3,115,952	3,285,950
Total Revenues	\$ 46,468,367	\$ 55,652,780	\$ 57,584,017
Appropriations			
General Government	\$ 12,559,408	\$ 7,962,707	\$ 9,247,397
Public Safety	28,900,274	31,823,315	37,524,769
Public Works	5,300,373	3,041,225	3,290,599
Parks and Recreation	1,864,951	1,758,886	2,503,101
Community Development	2,009,564	1,943,312	1,940,781
Transfers to Other Funds	14,255,087	16,305,723	7,281,721
Total Appropriations	\$ 64,889,657	\$ 62,835,168	\$ 61,788,367
Change in Fund Balance (Revenues - Appropriation)	(18,421,290)	(7,182,388)	(4,204,350)
Beginning Fund Balance July 1	41,532,667	23,111,377	15,928,989
Ending Fund Balance June 30	\$ 23,111,377	\$ 15,928,989	\$ 11,724,639
Ending Fund Balance as % of Appropriations	36%	25%	19%

State Street Aid Fund 121	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
State Gasoline & Motor Fuel	\$ 1,415,045	\$ 1,494,584	\$ 1,587,796
Miscellaneous Revenue	30,272	29,742	24,000
Transfer from General Fund	750,000	670,000	500,000
Total Revenues	\$ 2,195,317	\$ 2,194,326	\$ 2,111,796
Appropriations			
Operations Recurring	\$ 2,016,905	\$ 2,213,555	\$ 2,110,000
Capital Outlays	-	-	-
Total Appropriations	\$ 2,016,905	\$ 2,213,555	\$ 2,110,000
Change in Fund Balance (Revenues - Appropriation)	178,412	(19,229)	1,796
Beginning Fund Balance July 1	137,591	316,003	296,774
Ending Fund Balance June 30	\$ 316,003	\$ 296,774	\$ 298,569
Ending Fund Balance as % of Appropriations	16%	13%	14%

Drug Fund 123	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Drug Related Fines	\$ 257,741	\$ 104,806	\$ 105,000
Sale of Seized Items			
Miscellaneous Revenue	21,980	20,000	20,000
Total Revenues	\$ 279,721	\$ 124,806	\$ 125,000
Appropriations			
Operations Recurring	\$ 73,253	\$ 6,129	\$ 29,000
Capital Outlays	132,947	0	416,000
Total Appropriations	\$ 206,200	\$ 6,129	\$ 445,000
Change in Fund Balance (Revenues - Appropriation)	73,522	118,678	(320,000)
Beginning Fund Balance July 1	579,074	652,595	771,273
Ending Fund Balance June 30	\$ 652,595	\$ 771,273	\$ 451,273
Ending Fund Balance as % of Appropriations	316%	12585%	101%

Debt Service Fund 124	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Transfers from Other Funds	\$ 3,640,000	\$ 3,635,723	\$ 2,697,747
Impact Fees	568,957	800,743	750,000
Miscellaneous Revenue	10,963	16,230	15,000
Total Revenues	\$ 4,219,920	\$ 4,452,696	\$ 3,462,747
Appropriations			
Bond Interest	\$ 1,766,488	\$ 1,741,305	\$ 1,627,305
Bond Principal Redemption	2,215,000	2,315,000	2,450,000
Capital Note Interest	0	0	0
Capital Note Principal	0	0	0
Total Appropriations	\$ 3,981,488	\$ 4,056,305	\$ 4,077,305
Change in Fund Balance (Revenues - Appropriation)	238,432	396,391	(614,558)
Beginning Fund Balance July 1	129,735	368,167	764,558
Ending Fund Balance June 30	\$ 368,167	\$ 764,558	\$ 150,000
Ending Fund Balance as % of Appropriations	9%	19%	4%

Employee Benefits Fund 150	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
City Contributions	\$ 4,400,482	\$ 5,396,829	\$ 4,850,557
Participant Contributions	\$ 1,025,226	\$ 1,177,376	\$ 1,085,164
Total Revenues	\$ 5,425,708	\$ 6,574,205	\$ 5,935,721
Appropriations			
Participant Claims & Expenses	\$ 5,570,879	\$ 6,199,275	\$ 6,343,459
Total Appropriations	\$ 5,570,879	\$ 6,199,275	\$ 6,343,459
Change in Fund Balance (Revenues - Appropriation)	(145,171)	374,931	(407,738)
Beginning Fund Balance July 1	1,062,943	917,772	1,292,703
Ending Fund Balance June 30	\$ 917,772	\$ 1,292,703	\$ 884,965
Ending Fund Balance as % of Appropriations	16%	21%	14%

Capital Projects Fund 300	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Grants	\$ 1,873,387	\$ 1,398,467	\$ 14,015,037
Interest and Other	1,535,779	2,729,027	200,000
Sale of Bonds/Notes	-	-	8,150,000
Transfers from Other Funds	9,850,000	12,000,000	4,083,974
Total Revenues	\$ 13,259,166	\$ 16,127,495	\$ 26,449,011
Appropriations			
Roads and Projects	\$ 33,234,315	\$ 18,147,291	\$ 33,653,204
Total Appropriations	\$ 33,234,315	\$ 18,147,291	\$ 33,653,204
Change in Fund Balance (Revenues - Appropriation)	(19,975,149)	(2,019,796)	(7,204,193)
Beginning Fund Balance July 1	37,248,139	17,273,990	15,254,194
Ending Fund Balance June 30	\$ 17,273,990	\$ 15,254,194	\$ 8,050,001
Ending Fund Balance as % of Appropriations	52%	84%	24%

Storm Water Fund 416	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Revenues			
Inspections	\$ 516,450	\$ 450,110	\$ 525,000
Storm Water Charges	2,367,907	2,519,230	2,525,000
Miscellaneous Revenue	161,363	100,912	101,500
Total Revenues	\$ 3,045,719	\$ 3,070,252	\$ 3,151,500
Appropriations			
Personnel	\$ 889,846	\$ 1,386,780	\$ 1,516,013
Operating	168,944	126,288	181,150
Capital Outlays	664,330	963,645	5,514,000
Total Appropriations	\$ 1,723,120	\$ 2,476,712	\$ 7,211,163
Change in Fund Balance (Revenues - Appropriation)	1,322,598	593,540	(4,059,663)
Beginning Fund Balance July 1	3,450,760	4,773,359	5,366,898
Ending Fund Balance June 30	\$ 4,773,359	\$ 5,366,898	\$ 1,307,235
Ending Fund Balance as % of Appropriations	277%	217%	18%

Sewer Fund 412	Fiscal Year 2025 Actual	Fiscal Year 2026 Estimate	Fiscal Year 2027 BOC
Operating Revenues			
Sewer Charges	\$ 9,431,919	\$ 10,199,073	\$ 11,218,980
Miscellaneous Other Fees	2,430,704	2,313,075	\$ 2,578,200
Total Operating Revenues	\$ 11,862,623	\$ 12,512,148	\$ 13,797,180
Operating Expenses			
Administrative	\$ 2,218,451	\$ 2,363,179	2,957,502
Sewer Department	4,965,161	5,618,156	6,173,576
Depreciation	2,800,000	3,108,000	3,000,000
Total Operating Expenses	\$ 9,983,612	\$ 11,089,335	\$ 12,131,078
Operating Income (Loss)	\$ 1,879,011	\$ 1,422,812	\$ 1,666,102
Nonoperating Revenues (Expenses)			
Revenue: Investment Income	\$ 1,193,301	\$ 805,220	\$ 1,000,000
Grants - Operating	-	-	-
Other Income			
Expense: Debt Service - Interest Expense			
Total Nonoperating Revenue (Expenses)	\$ 1,193,301	\$ 805,220	\$ 1,000,000
Income (Loss) Before Capital Contributions and Transfers	\$ 3,072,312	\$ 2,228,032	\$ 2,666,102
Capital Contributions and Transfers			
Capital Contributions - Tap Fees in Excess of Cost	\$ 932,813	\$ 1,300,750	1,000,000
Capital Contributions - Grants			
Capital Contributions - Other	6,232,880	1,000,000	1,000,000
Transfers In - from Other Funds			
Total Capital Contributions and Transfers	\$ 7,165,693	\$ 2,300,750	\$ 2,000,000
Change in Net Position	\$ 10,238,005	\$ 4,528,782	\$ 4,666,102
Beginning Net Position July 1	119,188,146	129,426,151	133,954,933
Ending Net Position June 30	\$129,426,151	\$ 133,954,933	\$ 138,621,035
Statutory Change in Net Position Reconciliation:			
Change in Net Position	\$ 10,238,005	\$ 4,528,782	\$ 4,666,102
Subtract:			
Capital Contributions - Tap Fees in Excess of Cost	\$ 932,813	\$ 1,300,750	\$ 1,000,000
Capital Contributions - Grants	-	-	-
Capital Contributions - Other	6,232,880	1,000,000	1,000,000
Transfers In - from Other Funds	-	-	-
Total amount subtracted for statutory change	\$ 7,165,693	\$ 2,300,750	\$ 2,000,000
Statutory Change in Net Position*	\$ 3,072,312	\$ 2,228,032	\$ 2,666,102
* Note: A statutory negative Change in Net Position for two consecutive years will result in the local government's referral to the Water and			

SECTION 2: At the end of the fiscal year 2026, the governing body estimates fund balances or deficits as follows:

Fund	Estimated Fund Balances at June 30, 2026	
General Fund	\$	15,928,989
State Street Aid Fund	\$	296,774
Drug Fund	\$	771,273
Debt Service Fund	\$	764,558
Employee Benefits Fund	\$	1,292,703
Capital Projects Fund	\$	14,315,222
Sewer Fund	\$	25,131,301
Storm Water Fund	\$	5,366,898

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Authorized and Unissued	Principal Outstanding at June 30, 2026	FY2027 Principal Payment	FY2027 Interest Payment
Bonds				
2020 GO REFUNDING 2016 BONDS		\$ 7,065,000	\$ 780,000	\$ 149,805
2024 GO BONDS		\$ 29,550,000	\$ 1,670,000	\$ 1,477,500
2026 GO BONDS	\$ 11,150,000			
Notes				
Capital Leases				

SECTION 4: During the coming fiscal year (2026) the governing body has pending and planned capital projects with proposed funding as follows:

Proposed Capital Projects	Proposed Capital Projects - Total Expense	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
SMJR WIDENING GRAVES TO CENTRAL PK	\$ 250,000	\$ 250,000	None
CENTRAL PK INTERCHANGE	\$ 2,000,000	\$ 2,000,000	None
GOLDEN BEAR/BECKWITH INTERCHANGE HIGH MAST	\$ 200,000	\$ 200,000	None
PLEASANT GROVE RD.	\$ 500,000	\$ 500,000	None
TOWN CENTER TRAIL, PHASE III	\$ 2,525,000	\$ 2,525,000	None
TOWN CENTER TRAIL, PHASE 4 (TRAIN STATION TO C	\$ 200,000	\$ 200,000	None
MT. JULIET ROAD ADA UPGRADES, PHASE II	\$ 1,392,640	\$ 1,392,640	None
ITS & SIGNAL IMPROVEMENTS, PHASE III	\$ 2,164,261	\$ 2,164,261	None
GBG WIDENING CC TO LEBANON RD	\$ 650,000	\$ 650,000	None
OLDR IMPROVEMENTS PHASE I	\$ 8,150,000	\$ 8,150,000	\$ 8,150,000
LEBANON RD SIDEWALKS PH 3	\$ 1,711,183	\$ 1,711,183	None
ITS (INTELLIGENT SIGNAL SYSTEM) PH 2	\$ 1,000,000	\$ 1,000,000	None
E. DIVISION STREET IMPROVMENTS (AMAZON)	\$ 250,000	\$ 250,000	None
CURD ROAD SIGNAL AT MT. JULIET ROAD	\$ 600,000	\$ 600,000	None
BECKWITH ROAD WIDENING	\$ 2,250,000	\$ 2,250,000	None
CENTRAL PK IMPORVEMENTS	\$ 750,000	\$ 750,000	None
CEDAR CREEK GREENWAY PHASE II	\$ 1,779,720	\$ 1,779,720	None
SPRING VALLEY DRIVE EXTENSION	\$ 650,000	\$ 650,000	None
SE SPRINGDALE SIDEWALK CONNECTION	\$ 25,000	\$ 25,000	None
SS4A IMPLEMENTATION PROJECT	\$ 6,410,400	\$ 6,410,400	None
BELINDA PKWY PEDESTRIAN SIGNAL CROSSING	\$ 180,000	\$ 180,000	None

SECTION 5: The current wastewater disposal rates are increased by five percent (5%) after a rate adjustment recommended by a recent rate study for all residential and commercial users inside and outside the city limits, including the prior 1984 property owners that have sewer available that have not hooked onto the sewer system of the City of the Mt. Juliet Sewer. The rate structure will be as follows and shall continue until amended:

	2026 Rates
Residential – Inside Mt. Juliet:	
Minimum Base Rate Charge (first 2,000 gallons)	17.21
Per 1,000 gallons thereafter	8.43
Commercial – Inside Mt. Juliet:	
Minimum Base Rate Charge (first 2,000 gallons)	24.27
Per 1,000 gallons thereafter	11.75
Residential – Outside Mt. Juliet:	
Minimum Base Rate Charge (first 2,000 gallons)	21.52
Per 1,000 gallons thereafter	10.56
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	34.42
Per 1,000 gallons thereafter	16.86
Commercial – Outside Mt. Juliet:	
Minimum Base Rate Charge for service requested prior to June 9, 2019 (first 2,000 gallons)	30.35
Per 1,000 gallons thereafter	14.69
Minimum Base Rate Charge for service requested after June 9, 2019	
(first 2,000 gallons)	48.55
Per 1,000 gallons thereafter	23.50
Special Discharge Fees:	
Billing Fee	22.00
Plus 160% of Discharge Per 1,000 gallons	14.69
Prior 1984 Customers	
Flat rate	17.21
Well Access	32.98
Grease Traps Monthly	44.00

SECTION 6: The new rates shall be effective with the July 31, 2026 sewer billing statements.

SECTION 7: Title 13, Section 13-1-12 (e) as amended effective May 1, 2020, to adjust the sewer capacity charge as follows shall remain effective until amended:

RS-40	\$1,340.00 per unit
RS-30	\$1,590.00 per unit
RS-20	\$1,840.00 per unit
RS-15	\$2,090.00 per unit
RS-10	\$2,340.00 per unit
All other residential classifications	\$2,590.00 per unit

Title 13, Section 13-1-12 (e) is further confirmed as amended to state “commercial capacity fees shall be altered accordingly” until otherwise amended.

SECTION 8: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

SECTION 9: Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-509 of the Tennessee Code Annotated. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 10: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full-time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 11: There is hereby levied a property tax of \$0.1776 per \$100 of assessed value on all real and personal property. The tax rate established herein meets the Certified Tax Rate calculated by the county assessor and reviewed by the Tennessee State Board of Equalization.

SECTION 12: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller’s Designee for approval if the City has debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. This budget shall not

become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller’s Designee in accordance with Title 9, Chapter 21 of the Tennessee Code Annotated (the “Statutes”.) If the Comptroller of the Treasury or Comptroller’s Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller’s Designee. If the City does not have such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller’s Designee.

SECTION 13: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 14: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 15: This ordinance shall take effect July 1, 2026, the public welfare requiring it.

PASSED:

James Maness, Mayor

FIRST READING: _____
SECOND READING: _____

ATTESTED:

Jennifer Hamblen
City Recorder

APPROVED AS TO FORM:

Kenneth Martin, City Manager

Samantha Burnett
City Attorney

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2027							Population	Estimated 0.1776	Estimated 0.1776	Estimated 0.1776
110 GENERAL FUND							45,172	Department	City	City
0							DETAILS	Requests	Manager	Commission
Fund	Function	Object	Description	Actual 2024-2025	Amended Budget 2025-2026	Projected Current Year 2025-2026	2026-2027	2026-2027	2026-2027	
				-1-	-3-	-4a-	-5-	-6-	-7-	
110	31160	CDS	2 AIR CURTAIN DISTRUCTOR	-	100	100	100	100	100	
110	31855	CDS	2 FOOD TRUCK VENDOR PERMIT	1,300	2,000	2,000	2,000	2,000	2,000	
110	32300	CDS	2 FIREWORKS PERMIT	36,400	37,500	37,500	38,000	38,000	38,000	
110	32610	CDS	2 BUILDING PERMITS	941,281	925,000	1,368,549	1,250,000	1,250,000	1,250,000	
110	32613	CDS	2 FIRE SPRINKLER PERMIT	10,230	14,000	13,300	12,000	12,000	12,000	
110	32614	CDS	2 ELECTRICAL PERMIT	326,282	325,000	551,123	475,000	475,000	475,000	
110	32615	CDS	2 MECHANICAL PERMIT FEE	80,163	85,000	159,009	150,000	150,000	150,000	
110	32616	CDS	2 FIRE OPERATING CONSTRUCTION PE	10,711	12,000	17,046	17,000	17,000	17,000	
110	32630	CDS	2 PLUMBING PERMITS	154,447	150,000	224,369	210,000	210,000	210,000	
110	32660	CDS	2 ZONING PERMITS	28,600	20,000	28,052	28,000	28,000	28,000	
110	32670	CDS	2 COMMERCIAL PLANS REVIEW	277,031	280,000	230,212	275,000	275,000	275,000	
110	32730	CDS	2 RESIDENTIAL PLANS REVIEW	316,322	320,000	462,408	450,000	450,000	450,000	
110	34312	CDS	2 RD IMPROVEMENTS CARRIAGE TRAIL	47,500	-	-	-	-	-	
110	34320	CDS	2 ROAD IMPROVEMENTS - WALTONS GROVE	305,000	-	-	-	-	-	
110	34323	CDS	2 RD IMPROVEMENTS - WINDTREE PINES	214,000	-	112,000	-	-	-	
110	34324	CDS	2 RD IMPROVEMENTS/IMP FEES BRADSHAW FARMS	9,101	-	-	-	-	-	
110	34326	CDS	2 RD IMPROVEMENTS - WATERFORD PARK	120,000	-	87,500	-	-	-	
110	34328	CDS	2 RD IMPROVEMENTS - HIBBIT STATION	27,000	-	12,000	-	-	-	
110	34331	CDS	2 RD IMPROVEMENTS VINTAGE PLEASANT	-	-	662,500	-	-	-	
110	36731	CDS	2 Waterford Park-Contribution to Parks	48,000	-	23,000	-	-	-	
110	32690	CP	2 OTHER/SITE PLAN	104,938	95,000	119,713	120,000	120,000	120,000	
110	32700	CP	2 OTHER PERMITS	10,155	6,000	6,857	6,000	6,000	6,000	
110	32710	CP	2 SIGN PERMITS	13,905	10,000	14,571	14,500	14,500	14,500	
110	34150	FD	2 CHARGE FOR EMS SERVICES	1,451,682	1,400,000	1,760,938	1,700,000	1,700,000	1,700,000	
110	32990	FD	2 ADEQUATE EMERGENCY SERVICE FEE - COM & RES	360,324	275,000	400,787	400,000	400,000	400,000	
110	33469	FD	4 FIREHOUSE SUBS GRANT	44,787	-	-	-	-	-	
110	34220	FD	2 SPECIAL FIRE RESPONSEFEES	-	2,500	2,500	2,500	2,500	2,500	
110	34912	FD	5 INSERVICE - STATE SUPPLEMENTAL SALARIES	195,200	195,000	234,100	265,700	265,700	265,700	
110	35165	FD	4 NATIONAL OPIOID SETTLEMENT	8,519	12,000	8,634	9,000	9,000	9,000	
110	36728	FD	7 FIRE DEPT DONATIONS	650	-	500	500	500	500	
110	39130	Finance	7 INCOME FROM PROP TAX OVERAGES	48	-	8	-	-	-	
110	31100	Finance	1 PROPERTY TAXES (CURRENT)	2,261,716	6,108,284	5,986,118	6,425,236	6,425,236	6,425,236	
110	31120	Finance	1 PUBLIC UTILITIES PROPERTY TAX	26,839	-	736	-	-	-	
110	31200	Finance	1 PROPERTY TAXES (DELINQUENT)	31,119	30,000	56,605	60,000	60,000	60,000	
110	31300	Finance	7 INTEREST AND COURT COST ON PRO	5,590	6,500	7,207	7,000	7,000	7,000	
110	31500	Finance	1 PAYMENTS IN LIEU OF PROPERTY T	610	-	-	-	-	-	
110	31610	Finance	1 LOCAL OPTION SALES TAX	22,689,420	24,302,500	24,302,500	26,246,492	26,246,492	26,246,492	
110	31710	Finance	1 WHOLESALE BEER TAX	849,702	975,000	987,213	900,000	900,000	900,000	
110	31720	Finance	1 WHOLESALE LIQUOR TAX	736,266	750,000	671,712	675,000	675,000	675,000	
110	31800	Finance	1 BUSINESS TAX RECORDINGFEE	4,745	3,500	3,763	4,000	4,000	4,000	
110	31810	Finance	2 HOME BUSINESS OCCUPANCY PERMIT	-	-	-	1,440	1,440	1,440	
110	31850	Finance	1 SOLICITATION PERMIT	4,200	1,500	4,029	4,000	4,000	4,000	
110	31860	Finance	2 OCCASIONAL SALES PERMITS	1,220	1,000	3,309	2,500	2,500	2,500	

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2027						Population	Estimated 0.1776	Estimated 0.1776	Estimated 0.1776
110 GENERAL FUND						45,172	Department	City	City
0						DETAILS	Requests	Manager	Commission
Fund	Function	Object	Description	Actual 2024-2025	Amended Budget 2025-2026	Projected Current Year 2025-2026	2026-2027	2026-2027	2026-2027
				-1-	-3-	-4a-	-5-	-6-	-7-
110	31911	Finance	1 NATURAL GAS FRANCHISE TAX	728,957	500,000	692,220	600,000	600,000	600,000
110	31912	Finance	1 CABLE TV FRANCHISE TAX	358,895	450,000	394,486	400,000	400,000	400,000
110	31920	Finance	1 HOTEL/MOTEL TAX	1,195,906	1,300,000	1,305,674	1,350,000	1,350,000	1,350,000
110	31925	Finance	2 HOTEL APPLICATION FEE	675	500	643	500	500	500
110	32210	Finance	1 BEER LICENSES	14,868	19,000	20,286	20,000	20,000	20,000
110	32215	Finance	2 PACKAGE LIQUOR APPLICATION	174	200	250	250	250	250
110	32220	Finance	3 LIQUOR LICENSES	33,910	36,000	32,000	33,000	33,000	33,000
110	33510	Finance	5 STATE SALES TAX - SHARED REV	5,066,361	5,530,283	5,180,420	5,736,844	5,736,844	5,736,844
110	33511	Finance	5 TELECOMMUNICATIONS SALES TAX	2,507	2,400	2,438	2,500	2,500	2,500
110	33515	Finance	5 STATE SPORTS BETTING REVENUE	72,939	92,539	68,784	101,185	101,185	101,185
110	33520	Finance	5 STATE INCOME TAX	256	800	256	-	-	-
110	33525	Finance	5 STATE OF TN BUSINESSTAX	2,393,480	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
110	33530	Finance	5 STATE BEER TAX	16,956	19,389	15,008	18,521	18,521	18,521
110	33540	Finance	5 STATE ALCOHOLIC BEVERAGE TAX	263,872	250,000	264,821	260,000	260,000	260,000
110	33553	Finance	5 STATE GASOLINE INSPECTION FEE	73,575	80,641	73,258	80,406	80,406	80,406
110	33558	Finance	5 STATE TRANSPORTATION MODERNIZATION	17,656	20,711	22,324	19,424	19,424	19,424
110	33591	Finance	5 GROSS RECEIPTS - TVA	489,462	555,232	465,027	595,819	595,819	595,819
110	33593	Finance	5 CORPORATE EXCISE TAX	27,756	33,000	33,000	30,000	30,000	30,000
110	33595	Finance	5 CEMETERY EXCISE TAX	-	100	-	100	100	100
110	33596	Finance	7 NON-DEPOSIT FINANCIALINS EXCI	43	100	100	100	100	100
110	34120	Finance	7 VENDING MACHINE COMMISSIONS	3,294	200	1,317	2,000	2,000	2,000
110	34130	Finance	2 MANAGEMENT SERVICE	115,000	120,000	120,000	150,000	150,000	150,000
110	34920	Finance	3 JURY DUTY REIMBURSEMENTS	24	-	86	50	50	50
110	36100	Finance	2 INTEREST EARNINGS	1,618,562	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
110	36210	Finance	7 RENT	60,180	72,000	72,000	76,800	76,800	76,800
110	36310	Finance	7 SALE OF LAND		2,000,000	2,996,300			
110	36350	Finance	2 INSURANCE RECOVERIES	215,153	-	84,001	50,000	50,000	50,000
110	36352	Finance	2 WORKERS COMP INS RECOVERY	17,463	-	5,499	2,500	2,500	2,500
110	36512	Finance	7 SALE OF CITY VEHICLE	25,570	5,000	8,932	170,000	170,000	170,000
110	36515	Finance	7 SALE OF AUCTION ITEMS	6,950	5,000	45	5,000	5,000	5,000
110	36720	Finance	7 CITY HALL DONATIONS	5,000	-	-			
110	36950	Finance	7 BAD DEBTS COLLECTIONS	100	-	80	100	100	100
110	36920	Finance	7 SALE OF BONDS				3,000,000	3,000,000	3,000,000
110	36980	Finance	7 MISC REVENUE	13,277	8,000	11,103	5,000	5,000	5,000
110	36990	Finance	7 MISCELLANEOUS REFUNDS	398	-	-	-	-	-
110	33416	Parks	4 PARK GRANT	31,038	-	-	-	-	-
110	34740	Parks	2 MUNDY MEMORIAL SOFTBALL LEAGUE FEES	12,880	7,500	12,000	12,000	12,000	12,000
110	34792	Parks	2 COMMUNITY CENTER MEETING ROOM	54,900	75,000	50,874	60,000	60,000	60,000
110	34793	Parks	2 COMMUNITY CENTER USAGEFEES	46,837	38,000	60,113	50,000	50,000	50,000
110	34795	Parks	2 BOOTH RENTAL - C.D. PARK	1,070	3,000	1,200	2,000	2,000	2,000
110	34796	Parks	2 SPECIAL EVENTS ADMISSIONS	7,260	5,000	7,000	7,000	7,000	7,000
110	34799	Parks	4 COMMUNITY CENTER PROGRAM REVEN	1,300	3,000	864	1,000	1,000	1,000
110	36691	Parks	4 PARADE ENTRY FEES	1,230	1,000	940	1,000	1,000	1,000

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2027							Population	Estimated 0.1776	Estimated 0.1776	Estimated 0.1776
110 GENERAL FUND							45,172	Department	City	City
0							DETAILS	Requests	Manager	Commission
Fund	Function	Object	Description	Actual 2024-2025	Amended Budget 2025-2026	Projected Current Year 2025-2026	2026-2027	2026-2027	2026-2027	
				-1-	-3-	-4a-	-5-	-6-	-7-	
110	36711	Parks	4 PARK DONATIONS	1,000	1,000	5,145	5,000	5,000	5,000	
110	36712	Parks	7 EVENTSPONSOR	24,500	5,000	5,000	5,000	5,000	5,000	
110	36714	Parks	7 C.D. DONATIONS	735	-	4,665	4,000	4,000	4,000	
110	36725	Parks	7 FARMERS MARKET DONATIONS	460	450	450	450	450	450	
110	33114	PD	4 OPERATION LIGHT SHINE GRANT	83,270	85,000	85,774	-	-	-	
110	33191	PD	4 DEPARTMENT OF JUSTICE GRANT		5,000	5,474	5,000	5,000	5,000	
110	33440	PD	4 HWY SAFETY GRANT	11,829	30,000	28,103	30,000	30,000	30,000	
110	33480	PD	4 BUREAU OF JUSTICE GRANT			10,864	15,500	15,500	15,500	
110	33460	PD	4 POLICE OPERATION SAFE STREET GRANT	11,532	-	-	-	-	-	
110	33461	PD	4 VCIF GRANT (VIOLENT CRIME INTERVENTION FUND)	67,235	-	-	-	-	-	
110	34210	PD	2 ALARM REGISTRATION ANDFEES	30,433	20,000	28,518	30,000	30,000	30,000	
110	34240	PD	2 ACCIDENT REPORT CHARGES	3,046	3,000	2,849	3,000	3,000	3,000	
110	34911	PD	4 TUITION - COMMUNITY POLICING	1,300	-	275	-	-	-	
110	34913	PD	2 POLICE OVERTIME REIMBURSEMENTS	13,867	-	11,046	10,000	10,000	10,000	
110	35100	PD	3 CITY COURT REVENUE	1,026,287	1,100,000	1,020,765	1,025,000	1,025,000	1,025,000	
110	35111	PD	3 SAFETY SCHOOL	101,246	75,000	112,742	100,000	100,000	100,000	
110	35114	PD	3 CITATION TECHNOLOGY FEE	(12,086)	(10,000)	(11,106)	(12,000)	(12,000)	(12,000)	
110	35115	PD	3 RESTITUTION	481	1,000	1,243	1,000	1,000	1,000	
110	35130	PD	3 IMPOUNDMENT CHARGES	2,385	1,500	300	1,000	1,000	1,000	
110	35135	PD	3 OFF DUTY FUEL CHARGE	11,444	10,000	11,486	11,500	11,500	11,500	
110	35142	PD	3 CRIMINAL RELATED FINES		-	-	-	-	-	
110	35155	PD	3 STATE LITIGATION TAX	85,955	70,000	72,368	71,000	71,000	71,000	
110	35170	PD	3 SEX OFFENDER REGISTRY	150	750	1,800	1,500	1,500	1,500	
110	35300	PD	1 BEER VIOLATIONS	3,750	4,000	4,286	4,000	4,000	4,000	
110	35500	PD	3 FORFEITED PROPERTY			11,451	-	-	-	
110	36600	PD	7 ANIMAL ADOPTIONS	2,340	3,000	1,807	2,000	2,000	2,000	
110	31933	PW	2 ROAD INSPECTION FEE	225,625	160,000	154,210	160,000	160,000	160,000	
110	32650	PW	2 EXCAVATING PERMITS	1,600	500	686	500	500	500	
110	34300	PW	2 PW - CHARGES FOR LABOR	2,270	250	1,508	1,000	1,000	1,000	
110	34304	PW	2 MOWING	6,463	5,500	8,820	7,500	7,500	7,500	
110	36462	PW	7 ZONING LETTERS	3,500	750	1,929	2,000	2,000	2,000	
110	36500	PW	7 SALE OF MATERIALS ANDSUPPLIES	5,229	5,000	3,498	5,000	5,000	5,000	
110	37794	PW	7 SALE OF SCRAP ITEMS	1,781	1,000	1,011	1,000	1,000	1,000	
Total Revenue				46,468,367	52,655,679	55,652,780	57,584,017	57,584,017	57,584,017	
Grand Total				46,468,367	52,655,679	55,652,780	57,584,017	57,584,017	57,584,017	

		Amended	Projected	DETAILS	Department	City	City
	Actual	Budget	Current Year		Requests	Manager	Commission
Summary	2024-2025	2025-2026	2025-2026		2026-2027	2026-2027	2026-2027
	-1-	-3-	-4a-		-5-	-6-	-7-
General Government							
<u>Legislature</u>							
Personnel	69,669	72,342	70,762		72,342	72,342	72,342
Operating	1,801	38,105	1,237		38,105	38,105	38,105
Transfers/Capital	-	-	-		-	-	-
<u>Fund Transfers</u>							
State Street Aid	750,000	670,000	670,000		500,000	500,000	500,000
Debt Service Transfer	3,640,000	3,635,723	3,635,723		2,697,747	2,697,747	2,697,747
Capital Projects Transfer	9,865,087	14,713,016	12,000,000		4,083,974	4,083,974	4,083,974
<u>Elections</u>							
Personnel	-	-	-		-	-	-
Operating	-	100	-		100	100	100
<u>Grants</u>							
Operating	272,954	320,000	320,000		340,000	340,000	340,000
Other	267,794	270,500	270,252		270,500	270,500	270,500
<u>City Manager</u>							
Personnel	1,154,922	729,376	729,376		1,018,281	1,111,312	1,018,023
Operating	192,054	157,250	149,890		297,210	275,210	275,210
Transfers/Capital	-	-	-		-	-	-
<u>City Attorney</u>							
Personnel	162,066	298,379	241,473		466,491	378,484	378,484
Operating	93,028	134,160	44,400		110,900	100,200	100,200
Transfers/Capital	-	-	-		-	-	-
<u>City Beautiful</u>							
Personnel	765,273	822,908	737,710		928,163	824,646	824,646
Operating	39,883	142,950	79,461		167,250	130,750	130,750
Transfers/Capital	6,000,000	1,000,000	1,000,000		1,051,531	1,016,531	1,016,531
<u>Finance</u>							
Personnel	681,027	724,012	714,492		872,432	872,432	747,653
Operating	158,597	195,910	194,878		220,350	220,350	220,350
Transfers/Capital	28,550	-	-		-	-	-
<u>IT</u>							
Personnel	649,023	684,678	555,676		714,019	657,832	657,832
Operating	1,204,371	1,660,980	1,618,776		1,989,150	1,879,650	1,879,650
Transfers/Capital	132,176	261,800	261,800		477,000	342,000	119,000
<u>Personnel Administration</u>							
Personnel	-	570,307	535,320		587,107	587,107	587,107
Operating	-	50,263	21,415		51,350	49,400	49,400

	Actual	Amended	Projected	DETAILS	Department	City	City
Summary	2024-2025	Budget 2025-2026	Current Year 2025-2026		Requests 2026-2027	Manager 2026-2027	Commission 2026-2027
	-1-	-3-	-4a-		-5-	-6-	-7-
<u>Retirees</u>							
Personnel	28,326	72,906	63,313		54,673	54,673	54,673
Operating	-	-	-		-	-	-
<u>City Buildings</u>							
Operating	657,896	518,100	352,476		481,377	466,840	466,840
Transfers/Capital	-	-	-		-	-	-
<u>General Government Totals</u>							
Personnel	3,510,306	3,974,908	3,648,122		4,713,509	4,558,829	4,340,761
Operating	2,888,376	3,488,318	3,052,785		3,966,292	3,771,105	3,771,105
Transfers/Capital	20,415,813	20,280,538	17,567,523		8,810,252	8,640,252	8,417,252
Total General Government	26,814,495	27,743,764	24,268,430		17,490,053	16,970,186	16,529,118
<u>Public Safety</u>							
<u>Police</u>							
PD Personnel	11,473,051	13,509,330	13,095,566		15,632,100	15,325,895	15,325,895
PD-Operating	2,473,413	3,252,155	2,615,286		3,096,650	2,961,014	2,973,314
PD-Transfers/Capital	1,125,500	567,580	326,051		1,410,700	638,534	593,034
<u>Police Headquarters</u>							
PD-Operating	117,572	278,150	350,033		387,400	387,400	387,400
PD-Transfers/Capital	-	-	-		-	-	-
<u>Animal Control</u>							
AC- Personnel	298,236	301,963	290,356		382,302	382,302	382,302
AC-Operating	132,538	169,870	116,129		196,105	196,105	196,105
AC-Transfers/Capital	53,195	-	-		9,200	9,200	9,200
<u>City Court</u>							
City Ct-Personnel	11,653	12,595	11,840		12,595	12,595	12,595
City Ct-Operating	7,418	10,000	5,167		10,000	10,000	10,000
CITY Ct-Transfers/Capital	-	-	-		-	-	-
<u>Public Safety Communications</u>							
PSC Personnel	-	-	-		-	-	-
PSC Operating	-	-	-		918,700	540,700	565,447
PSC Transfers/Capital	-	-	-		2,900,000	2,900,000	2,900,000
<u>Fire</u>							
Fire Personnel	9,235,965	10,650,793	10,415,846		12,335,752	11,360,491	11,300,466
Fire Operating	640,710	1,041,350	691,353		983,400	931,400	931,400
Fire Transfers/Capital	2,200,173	4,018,000	2,916,042		1,668,611	1,068,611	1,068,611

	Actual	Amended	Projected	DETAILS	Department	City	City
Summary	2024-2025	Budget	Current Year		Requests	Manager	Commission
	-1-	2025-2026	2025-2026		2026-2027	2026-2027	2026-2027
		-3-	-4a-		-5-	-6-	-7-
EMS							
EMS Personnel	-	-	-		-	-	-
EMS Operating	507,398	704,000	442,314		681,000	669,000	669,000
EMS Transfers/Capital	623,452	544,703	547,331		350,000	200,000	200,000
Public Safety Totals							
Personnel	21,018,905	24,474,681	23,813,608		28,362,749	27,081,283	27,021,258
Operating	3,879,048	5,455,525	4,220,282		6,273,255	5,695,619	5,732,666
Transfers/Capital	4,002,321	5,130,283	3,789,424		6,338,511	4,816,345	4,770,845
Total Public Safety	28,900,274	35,060,489	31,823,315		40,974,515	37,593,247	37,524,769
Community Development							
<u>Building & Codes</u>							
Personnel	1,008,775	1,002,100	965,895		974,970	887,435	887,435
Operating	61,278	94,900	48,235		95,900	95,400	95,400
Transfers/Capital	-	-	-		47,000	-	-
<u>City Planner</u>							
Personnel	621,886	653,031	609,160		627,932	563,329	563,329
Operating	50,668	72,400	34,610		72,700	70,100	70,100
Transfers/Capital	-	-	-		-	-	-
<u>GIS</u>							
Personnel	209,262	227,135	222,815		235,867	235,867	235,867
Operating	57,694	83,600	62,596		88,650	88,650	88,650
Transfers/Capital	-	-	-		-	-	-
Cmmnty Dvlpent Totals							
Personnel	1,839,923	1,882,266	1,797,870		1,838,769	1,686,631	1,686,631
Operating	169,640	250,900	145,442		257,250	254,150	254,150
Transfers/Capital	-	-	-		47,000	-	-
Total Cmmnty Dvlpent	2,009,564	2,133,166	1,943,312		2,143,019	1,940,781	1,940,781
Public Works							
<u>Highway Admin</u>							
Personnel	2,070,997	1,983,763	1,867,594		2,089,113	1,962,607	1,962,607
Operating	617,727	841,400	551,164		738,500	738,500	738,500
Transfers/Capital	237,385	340,000	300,000		460,000	60,000	60,000
<u>Garage</u>							
Personnel	253,812	264,632	262,516		277,440	274,342	274,342
Operating	43,561	105,950	32,696		61,700	61,700	61,700
Transfers/Capital	-	-	-		-	-	-
<u>PW Bldg</u>							
Operating	59,875	60,300	-		57,900	57,900	57,900
Transfers/Capital	1,873,686	565,000	-		100,000	100,000	100,000

	Actual	Amended Budget	Projected Current Year	DETAILS	Department Requests	City Manager	City Commission
Summary	2024-2025	2025-2026	2025-2026		2026-2027	2026-2027	2026-2027
	-1-	-3-	-4a-		-5-	-6-	-7-
<u>Train Station</u>							
Operating	18,823	30,300	27,254		50,000	50,000	35,550
Transfers/Capital	124,507	12,000	-		-	-	-
Public Works Totals							
Personnel	2,324,809	2,248,395	2,130,110		2,366,553	2,236,949	2,236,949
Operating	739,986	1,037,950	611,114		908,100	908,100	893,650
Transfers/Capital	2,235,578	917,000	300,000		560,000	160,000	160,000
Total Public Works	5,300,373	4,203,345	3,041,225		3,834,653	3,305,049	3,290,599
<u>Parks and Recreation</u>							
<u>Mundy Park</u>							
Personnel	-	-	-		-	-	-
Operating	76,547	111,800	61,399		113,800	113,800	113,800
Transfers/Capital	38,120	113,000	113,000		88,000	88,000	88,000
<u>Charlie Daniels Park</u>							
Personnel	1,494,452	1,562,403	1,285,861		1,603,317	1,506,101	1,506,101
Operating	255,832	399,800	250,268		372,300	365,300	365,300
Transfers/Capital	-	55,000	24,916		370,000	370,000	370,000
<u>Satellite Parks</u>							
Personnel	-	-	-		-	-	-
Operating	-	75,000	23,443		75,000	59,900	59,900
Transfers/Capital	-	-	-		-	-	-
Parks and Recreation							
Personnel	1,494,452	1,562,403	1,285,861		1,603,317	1,506,101	1,506,101
Operating	332,379	586,600	335,110		561,100	539,000	539,000
Transfers/Capital	38,120	168,000	137,916		458,000	458,000	458,000
Total Parks and Recreation	1,864,951	2,317,003	1,758,886		2,622,417	2,503,101	2,503,101
Function Totals General Fund	64,889,657	71,457,767	62,835,168		67,064,657	62,312,363	61,788,367
Transfer Debt Service	3,640,000	3,635,723	3,635,723		2,697,747	2,697,747	2,697,747
Transfer to State Street Aid	750,000	670,000	670,000		500,000	500,000	500,000
Transfer Capital Projects Fund	9,865,087	14,713,016	12,000,000		4,083,974	4,083,974	4,083,974
Total Appropriations General Fund Expenditures	50,634,570	52,439,029	46,529,445		59,782,936	55,030,642	54,506,646
General Fund Capital Expenditures	12,436,745	7,477,083	5,489,140		8,932,042	6,792,876	6,524,376
Personnel	30,188,395	34,142,653	32,675,572		38,884,897	37,069,792	36,791,699
Operating	8,009,429	10,819,293	8,364,733		11,965,997	11,167,974	11,190,571
Transfers/Capital	26,691,832	26,495,822	21,794,863		16,213,763	14,074,597	13,806,097
	64,889,657	71,457,767	62,835,168		67,064,657	62,312,363	61,788,367

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 LEGISLATIVE BOARD										
Personnel 13										
				Actual	Amended	Projected	DETAILS	Department	City	City
Description				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
				-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
				-5-	-6-	-7-				
41110 LEGISLATIVE BOARD										
110	41110	111	SALARIES - PERMANENT EMPLOYEES	64,637	67,201	65,687		67,201	67,201	67,201
110	41110	141	OASI (EMPLOYER'S SHARE)	4,995	5,141	5,026		5,141	5,141	5,141
110	41110	147	UNEMPLOYMENT INSURANCE	38		49				
Total Personnel				69,669	72,342	70,762		72,342	72,342	72,342
110	41110	200	CONTRACTUAL SERVICES	-	20,000			20,000	20,000	20,000
110	41110	204	EMPLOYEE EDUCATION AND TRAINING	-	6,000			6,000	6,000	6,000
110	41110	220	PRINTING, DUPLICATING, TYPING,	34	1,000			1,000	1,000	1,000
110	41110	221	PRINTING, STATIONERY, ENVELOPE	-	1,000			1,000	1,000	1,000
110	41110	235	MEMBERSHIPS, REGISTRATION FEES	-	500			500	500	500
110	41110	239	COMMUNITY EDUCATION (BPAC)	-	3,555			3,555	3,555	3,555
110	41110	251	MEDICAL, DENTAL, VETERINARY, A	-	100			100	100	100
110	41110	283	OUT-OF-TOWN EXPENSE	-	250			250	250	250
110	41110	287	MEALS AND ENTERTAINMENT	1,402	700	700		700	700	700
110	41110	320	OPERATING SUPPLIES	364	2,500	225		2,500	2,500	2,500
110	41110	326	CLOTHING AND UNIFORMS	-	2,000	312		2,000	2,000	2,000
110	41110	331	GAS, OIL, DIESEL FUEL, GREASE,	-	500			500	500	500
Total Operating				1,801	38,105	1,237		38,105	38,105	38,105
110	49800	899	TRANSFER TO STATE STREET AID FUND	750,000	670,000	670,000		500,000	500,000	500,000
110	49800	899	TRANSFER TO DEBT SERVICE FUND	3,640,000	3,635,723	3,635,723		2,697,747	2,697,747	2,697,747
110	49800	899	TRANSFER TO CAPITAL PROJECTS FUND	9,865,087	14,713,016	12,000,000		4,083,974	4,083,974	4,083,974
Total Capital				14,255,087	19,018,738	16,305,723		7,281,721	7,281,721	7,281,721
Grand Total				14,326,557	19,129,185	16,377,722		7,392,168	7,392,168	7,392,168

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 ELECTIONS										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
								-5-	-6-	-7-
			Total Personnel	-	-	-				
	41400	ELECTIONS								
110	41400	320	OPERATING SUPPLIES	0	100	-		100	100	100
			Total Operating	-	100	-		100	100	100
			Total Capital	-	-	-		-	-	-
			Grand Total	-	100	-		100	100	100

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 COMMUNITY GRANTS										
Fund	Function	Object	Description	Actual 2024-2025 -1-	Amended Budget 2025-2026 -3-	Projected Current Year 2025-2026 -4a-	DETAILS	Department Requests 2026-2027 -5-	City Manager 2026-2027 -6-	City Commission 2026-2027 -7-
	44300	COMMUNITY GRANTS								
110	44300	700						340,000	340,000	340,000
110	44300	719	WILSON RIDES	4,000	4,000	4,000				
110	44300	720	MT. JULIET SENIOR CENTER	15,000	15,000	15,000				
110	44300	722	CHAMBER OF COMMERCE	6,000	6,000	6,000				
110	44300	724	EMPOWER ME DAYCAMP	3,000	3,000	3,000				
110	44300	726	HELP CENTER	5,500	5,500	5,500				
110	44300	727	BIG BROTHERS	2,500	-	-				
110	44300	730	MIDCUMBERLAND MEALS ONWHEELS	8,000	8,000	8,000	Based on participation			
110	44300	731	MID CUMBERLAND AGENCYDUES	2,604	2,604	2,604				
110	44300	732	LITTLE LEAGUE	73,425	72,800	72,800				
110	44300	733	WEST WILSON BASKETBALL	35,300	37,500	37,500				
110	44300	734	MT. JULIET YOUTH FOOTBALL & CH	20,500	21,125	21,125				
110	44300	735	CHALLENGER LEAGUE	7,500	7,500	7,500				
110	44300	736	MID-CUMBERLAND YOUNG MARINES	500	-	-				
110	44300	740	WILSON BOOKS FROM BIRTH	2,500	2,500	2,500				
110	44300	744	YOUTH LEADERSHIP WILSON	750	826	826				
110	44300	747	WILSON COUNTY CASA	2,000	2,000	2,000				
110	44300	751	MJ EXPLORERS	5,000	5,000	5,000				
110	44300	752	CHARIS HEALTH CENTER	7,200	7,200	7,200				
110	44300	753	VICTIMS IMPACT PANEL	1,500	1,500	1,500				
110	44300	760	PROSPECT	2,500	2,500	2,500				
110	44300	761	LANTERN LANE FARMS	5,000	5,000	5,000				
110	44300	763	TN SMALL BUSINESS DEV CENTER @ VSCC	2,500	2,500	2,500				
110	44300	764	REHAB 23	2,250	2,500	2,500				
110	44300	767	WILSON CTY COMMUNITY HELP CENTER	1,000	1,000	1,000				
110	44300	768	DRUG FREE WILSON CTY	2,000	2,000	2,000				
110	44300	769	TRI-STAR VOLLEYBALL	14,875	14,875	14,875				
110	44300	771	GREEN HILL HAWKS YOUTH SPORTS PROGRAM	9,300	9,570	9,570				
110	44300	772	COMPASSIONATE HANDS	250	2,000	2,000				
110	44300	773	VETERANS BBQ COMP	250	500	500				
110	44300	774	TRANSIT ALLIANCE OF MIDDLE TN	250	500	500				
110	44300	775	FRIENDS OF MJ BPAC		1,000	1,000				
110	44300	776	HOMESAFE OF SUMNER, WILSON & RUTHERFORD		1,000	1,000	RTA Requests			
110	44300	777	MJ POLICE FOUNDATION		1,000	1,000	\$10k increase			
110	44300	254	RTA - COMMUTER RAIL (Moved from Train Station)	30,000	72,000	72,000	82,000			
Total Operating				272,954	320,000	320,000		340,000	340,000	340,000
				OK	OK					
COMMUNITY GRANTS				272,954	320,000					
44800 LIBRARIES										
110	44800	720	MJ LIBRARY	156,000	156,000	156,000		156,000	156,000	156,000
				OK	OK					
LIBRARIES				156,000	156,000					
47000 JECDB OF WILSON CO.										
110	47000	720	JECDB OF WILSON CO	111,794	114,500	114,252		114,500	114,500	114,500
				OK	OK					
JECDB OF WILSON CO.				111,794	114,500					

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2027											
			110 Personnel	CITY MANAGER 6	Actual 2024-2025	Amended Budget 2025-2026	Projected Current Year 2025-2026	DETAILS	Department Requests 2026-2027	City Manager 2026-2027	City Commission 2026-2027
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-	
	41320	CITYMANAGER									
110	41320	111	SALARIES - PERMANENT EMPLOYEES	860,301	557,698	557,698		688,577	753,213	753,213	
110	41320	112	SALARIES - OVERTIME ATOVERTIME	836	157	157		333	656	656	
110	41320	116	EMPLOYEE RECOGNITION	16,863	9,848	9,848		13,772	15,064	15,064	
110	41320	119	LONGEVITY PAY	3,700	2,000	2,000		3,100	3,700	3,700	
110	41320	141	OASI (EMPLOYER'S SHARE)	63,923	42,508	42,508		50,141	55,275	55,275	
110	41320	142	EMPLOYEE BENEFITS	110,839	49,666	49,666		66,705	76,767	76,767	
110	41320	143	RETIREMENT - CURRENT	97,264	66,688	66,688		92,774	101,586	101,586	
110	41320	146	WORKMEN'S COMPENSATION	967	555	555		4,653	6,761	6,761	
110	41320	147	UNEMPLOYMENT INSURANCE	229	256	256		320	384	384	
			Personnel Request:								
			Add Building Maintenance Technician per VM request				Removed	93,289	93,289		
			Add Facility Maintenance Level II					4,617	4,617	4,617	
Total Personnel				1,154,922	729,376	729,376		1,018,281	1,111,312	1,018,023	

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
			110								
			Personnel	6							
				Actual	Amended	Projected	DETAILS	Department	City	City	
Fund	Function	Object	Description	2024-2025	2025-2026	Current Year		Requests	Manager	Commission	
				-1-	-3-	-4a-		-5-	-6-	-7-	
110	41320	200	CONTRACTUAL SERVICES	49,585	30,000	55,145		130,000	130,000	130,000	
						demo 2 structures	100,000				
110	41320	204	EMPLOYEE EDUCATION AND TRAINING	7,757	3,000	1,995	Reduced	38,000	30,000	30,000	
						8 week Leadership Training \$10k x 2 sessions	20,000				
110	41320	220	PRINTING, DUPLICATING, TYPING,		1,000	500		500	500	500	
110	41320	221	PRINTING, STATIONERY, ENVELOPES, FOR	57.45	1,000	24		1,000	1,000	1,000	
110	41320	225	FIREWORKS	25,000							
110	41320	228	CITY BEAUTIFICATION & ENHANCEMENT	25,909	30,000	16,465	Reduced	30,000	20,000	20,000	
110	41320	231	PUBLICATION OF FORMAL AND LEGAL	9,031	11,000	8,000	Reduced	11,000	10,000	10,000	
110	41320	233	SUBSCRIPTIONS TO NEWSPAPERS AND	190	1,000	348		500	500	500	
110	41320	235	MEMBERSHIPS, REGISTRATION FEES	46,652	45,000	44,559		45,000	45,000	45,000	
110	41320	236	PUBLIC RELATIONS	6,193	2,000	2,000		8,000	8,000	8,000	
110	41320	237	MARKETING		2,000	-		2,000	2,000	2,000	
110	41320	251	MEDICAL, DENTAL, VETERINARY, AND		200	60		200	200	200	
110	41320	261	REPAIR AND MAINTENANCE MOTOR VEHICLES	201	-	-					
110	41320	283	OUT-OF-TOWN EXPENSE	781	2,000	644	Reduced	3,000	2,000	2,000	
110	41320	287	MEALS AND ENTERTAINMENT	2,887	2,500	2,500		2,500	2,500	2,500	
110	41320	293	RECORDING DOCUMENTS (WITH REGISTER'S OFFICE)			650		1,500	1,500	1,500	
110	41320	302	SAFETY PROGRAM	500		-					
110	41320	310	OFFICE SUPPLIES AND MATERIALS	2,758	5,500	2,500		5,000	5,000	5,000	
110	41320	312	SMALL ITEMS OF EQUIPMENT	1,839	3,500	500	Reduced	3,500	2,000	2,000	
110	41320	320	OPERATING SUPPLIES	3,061	6,500	6,000		5,000	5,000	5,000	
110	41320	326	CLOTHING AND UNIFORMS	2,744	2,500	500	Reduced	2,500	2,000	2,000	
110	41320	331	GAS, OIL, DIESEL FUEL, GREASE,		-	-					
110	41320	344	SAFETY SUPPLIES		1,500	-		500	500	500	
110	41320	381	SHORT & OVER REIMBURSEMENT	0	50	-					
110	41320	510	INSURANCE	6,907	7,000	7,500		7,510	7,510	7,510	
Total Operating				192,054	157,250	149,890		297,210	275,210	275,210	
Total Capital				-	-	-		-	-	-	
Grand Total				1,346,975	886,626	879,266		1,315,491	1,386,522	1,293,233	

Statement Of Proposed Operations									
For the Fiscal Year Ending JUNE 30, 2027									
110 CITY ATTORNEY									
Personnel 2									
			Actual	Amended	Projected	DETAILS	Department	City	City
			2024-2025	2025-2026	Current Year		Requests	Manager	Commission
Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
41520	111	SALARIES - PERMANENT EMPLOYEES	137,002	226,865	181,566		363,844	292,351	292,351
41520	112	SALARIES -OVERTIME AT OVERTIME		-			-	-	-
41520	113	SALARIES - HOLIDAY PAY		-			-	-	-
41520	116	EMPLOYEE RECOGNITION	-	4,495	3,495		7,277	5,847	5,847
41520	119	LONGEVITY PAY		-			-	-	-
41520	141	OASI (EMPLOYER'S SHARE)	9,893	16,940	14,232		26,286	20,857	20,857
41520	142	EMPLOYEE BENEFITS	9,052	21,660	18,981		19,820	19,820	19,820
41520	143	RETIREMENT - CURRENT	5,868	28,039	22,938		48,728	39,153	39,153
41520	146	WORKMEN'S COMPENSATION	201	252	261		408	328	328
41520	147	UNEMPLOYMENT INSURANCE	50	128			128	128	128
Personnel Requests									
Total Personnel			162,066	298,379	241,473		466,491	378,484	378,484
41520	200	CONTRACTUAL SERVICES	81,984	100,000	25,000	Reduced	60,000	50,000	50,000
41520	204	EMPLOYEE EDUCATION AND TRAINING	3,181	4,560	1,000		5,200	5,200	5,200
41520	220	PRINTING, DUPLICATING, TYPING,	1,012	1,500	1,000		1,500	1,500	1,500
41520	221	PRINTING, STATIONERY, ENVELOPES, FOR	0	1,000	500		1,000	1,000	1,000
41520	223	PUBLICATIONS, REPORTS, ETC.	46	750	500		750	750	750
41520	231	PUBLICATION OF FORMS AND LEGAL	623	1,800	2,000	Reduced	2,500	1,800	1,800
41520	233	SUBSCRIPTIONS TO NEWSPAPERS AND	0	7,800	7,800	LexisNexis	15,100	15,100	15,100
41520	235	MEMBERSHIPS, REGISTRATION FEES	1,909	2,000	2,000		3,200	3,200	3,200
41520	251	MEDICAL, DENTAL, VET	120						
41520	261	REPAIR AND MAINTENANCE OF MOTOR VEHICLES					4,000	4,000	4,000
41520	283	OUT-OF-TOWN EXPENSE	1,977	7,000	2,000		8,000	8,000	8,000
41520	287	MEALS AND ENTERTAINMENT	551	1,500	500		2,200	2,200	2,200
41520	310	OFFICE SUPPLIES AND MATERIALS	561	1,000	500		1,000	1,000	1,000
41520	312	SMALL ITEMS OF EQUIPMENT	994	2,000	500		2,000	2,000	2,000
41520	320	OPERATING SUPPLIES	35	2,000	500		2,000	2,000	2,000
41520	326	CLOTHING AND UNIFORMS	0	1,000	500		1,000	1,000	1,000
41520	331	GAS, OIL, DIESEL FUEL, GREASE,					1,200	1,200	1,200
41520	344	SAFETY SUPPLIES	35	250	100		250	250	250
Total Operating			93,028	134,160	44,400		110,900	100,200	100,200
Total Capital			-	-	-		-	-	-
Grand Total			255,093	432,539	285,873		577,391	478,684	478,684

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 CITY BEAUTIFUL										
Personnel 8										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
	47200	CITY BEAUTIFUL								
110	47200	111	SALARIES - PERMANENT EMPLOYEES	473,482	488,048	441,968		577,934	513,298	513,298
110	47200	112	SALARIES - OVERTIME ATOVERTIME	3,093	17,128	2,236		2,649	2,326	2,326
110	47200	113	SALARIES - HOLIDAY PAY	83	2,630	-		4,872	4,613	4,613
110	47200	116	EMPLOYEE RECOGNITION	8,557	9,650	7,279		11,559	10,266	10,266
110	47200	119	LONGEVITY PAY	4,700	3,200	3,200		4,400	3,800	3,800
110	47200	141	OASI (EMPLOYER'S SHARE)	35,439	39,406	32,914		46,069	40,935	40,935
110	47200	142	EMPLOYEE BENEFITS	161,752	190,504	164,760		160,086	150,024	150,024
110	47200	143	RETIREMENT - CURRENT	55,719	55,656	56,089		70,869	62,057	62,057
110	47200	146	WORKMEN'S COMPENSATION	22,251	16,174	28,738		18,910	16,802	16,802
110	47200	147	UNEMPLOYMENT INSURANCE	196	512	526		576	512	512
			Personnel Requests:							
			Adjust pay scale and rates for City Beautiful Crew				Reduce	30,239	20,013	20,013
			Move 1 Facility Maint to CM budget							
			Total Personnel	765,273	822,908	737,710		928,163	824,646	824,646
110	47200	200	CONTRACTUAL SERVICES	81	1,000	100		1,000	1,000	1,000
110	47200	203	SPECIAL CENSUS		0	0	Remove	2,000	0	0
110	47200	204	EMPLOYEE EDUCATION AND TRAINING	0	5,000	1,000		5,000	5,000	5,000
110	47200	211	POSTAGE					2,000	2,000	2,000
110	47200	220	PRINTING, DUPLICATING, TYPING,	0	1,000	500		1,000	1,000	1,000
110	47200	228	CITY BEAUTIFICATION & ENHANCEMENT	9,258	20,000	20,000	Reduce	25,000	20,000	20,000
110	47200	231	PUBLICATION OF FORMAL AND LEGAL NOTICES	190	1,000	1,000		1,000	1,000	1,000
110	47200	235	MEMBERSHIPS, REGISTRATION FEES	0	500	100	Reduce	1,000	500	500
110	47200	237	MARKETING	1,235	2,500	1,000				
110	47200	251	MEDICAL, DENTAL, VETERINARY, A	86	200					
110	47200	261	REPAIR AND MAINTENANCE MOTOR V	3,930	10,000	8,788		15,000	15,000	15,000
110	47200	265	REPAIR AND MAINTENANCE GROUNDS & IMPROVEMENTS	2,085	60,000	30,000	Reduce	60,000	40,000	40,000

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
110			CITY BEAUTIFUL								
Personnel			8								
				Actual	Amended	Projected	DETAILS	Department	City	City	
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission	
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-	
110	47200	283	OUT-OF-TOWN EXPENSE	0	1,000	0		1,000	1,000	1,000	
110	47200	287	MEALS AND ENTERTAINMENT	72	750	100	Reduce	2,000	1,000	1,000	
110	47200	293	RECORDING DOCUMENTS	12,071		0					
110	47200	310	OFFICE SUPPLIES AND MATERIALS	158	4,000	500	Reduce	4,000	2,000	2,000	
110	47200	312	SMALL ITEMS OF EQUIPMENT	834	12,000	1,000	Add lift gate	19,000	19,000	19,000	
110	47200	320	OPERATING SUPPLIES	6,278	8,500	8,500		8,500	8,500	8,500	
110	47200	326	CLOTHING AND UNIFORMS	1,623	8,000	2,000	Reduce	12,000	7,000	7,000	
110	47200	344	SAFETY SUPPLIES	0	5,000	2,500	Reduce	5,000	4,000	4,000	
110	47200	510	INSURANCE	1,984	2,500	2,373		2,750	2,750	2,750	
Total Operating				39,883	142,950	79,461		167,250	130,750	130,750	
110	47200	944	TRANSPORATATION EQUIPMENT					51,531	16531	16,531	
						Vehicle	35,000				
						Gator		16,531			
110	47200	910	LAND & EASEMENTS	6,000,000	1,000,000	1,000,000	Final Payment	1,000,000	1,000,000	1,000,000	
Total Capital				6,000,000	1,000,000	1,000,000		1,051,531	1,016,531	1,016,531	
Grand Total				6,805,156	1,965,858	1,817,171		2,146,944	1,971,927	1,971,927	

Statement Of Proposed Operations												
For the Fiscal Year Ending JUNE 30, 2027												
110 CITY BUILDINGS												
Fund	Function	Object	Description	Actual	Amended	Projected	DETAILS	Department	City	City		
				2024-2025	Budget	Current Year		Requests	Manager	Commission		
				-1-	-3-	-4a-				-5-	-6-	-7-
CITY BUILDINGS				Total Personnel						-	-	-
	41810	CITY HALL BUILDING										
110	41810	200	CONTRACTUAL SERVICES	22,026	45,000	22,602		25,000	25,000	25,000		
110	41810	211	POSTAGE, BOX RENT, ETC.	13,532	16,000	14,059		16,000	16,000	16,000		
110	41810	240	STORMWATER	1,976	2,200	2,000		2,000	2,000	2,000		
110	41810	241	ELECTRIC	26,572	45,000	28,777		35,000	35,000	35,000		
110	41810	242	WATER	2,840	12,000	1,941		2,000	2,000	2,000		
110	41810	243	SEWER	(798)	4,000	1,000		4,000	4,000	4,000		
110	41810	244	GAS	3,941	9,000	4,500		9,000	9,000	9,000		
110	41810	249	OTHER UTILITY SERVICES	10,770	12,000	10,050		12,000	12,000	12,000		
110	41810	261	REPAIR AND MAINTENANCE MOTOR VEHICLE	3,837	8,000	6,215		8,000	8,000	8,000		
110	41810	262	REPAIR AND MAINTENANCE MACHINERY	10	100	93		100	100	100		
110	41810	265	REPAIR AND MAINTENANCE GROUNDS	340	5,000	400		5,000	5,000	5,000		
110	41810	266	REPAIR AND MAINTENANCE BUILDING	18,637	50,000	3,300		50,000	50,000	50,000		
110	41810	279	RENTAL UTILITY BILL REIMB	753		869		-	-	-		
110	41810	312	SMALL ITEMS OF EQUIPMENT	4,531	6,000	-		6,000	6,000	6,000		
110	41810	320	OPERATING SUPPLIES	12,495	7,500	7,500		10,000	10,000	10,000		
110	41810	324	HOUSEHOLD AND JANITORIAL SUPPL	4,735	10,000	2,658		10,000	10,000	10,000		
110	41810	331	GAS, OIL, DIESEL FUEL, GREASE,	20,079	25,000	17,562		30,000	30,000	30,000		
110	41810	334	TIRES, TUBES AND ETC.	781	2,500	341		2,000	2,000	2,000		
110	41810	510	INSURANCE	31,746	35,000	33,223		37,000	37,000	37,000		
110	41810	533	MACHINERY AND EQUIPMENT RENTAL									
110	41825	65 E. HILL STREET (OLD CITY BEAUTIFUL OFFICE & STORAGE BUILDING)										
110	41825	200	CONTRACTUAL SERVICES	200	200	210		200	200	200		
110	41825	241	ELECTRIC	-	200	-						
110	41825	242	WATER	755	200	729		700	700	700		
110	41825	243	SEWER		200	-						
110	41825	266	REPAIR AND MAINTENANCE BUILDING	90	2,500	1,072		2,000	2,000	2,000		
110	41825	320	OPERATING SUPPLIES	251	400	237		400	400	400		
110	41825	510	INSURANCE	6,944	7,500	7,119		8,000	8,000	8,000		

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 CITY BUILDINGS										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
	41840		71 E. HILL STREET (OLD PW BUILDING NOW CITY BEAUTIFUL)							
110	41840	200	CONTRACTUAL SERVICES	2,626	1,500	1,841	Reduce	2,000	750	750
110	41840	240	STORMWATER	2,579	2,000	1,680	Reduce	2,000	1,000	1,000
110	41840	241	ELECTRIC	10,007	10,000	11,143	Reduce	11,500	5,000	5,000
110	41840	242	WATER	1,303	1,000	998	Reduce	1,000	500	500
110	41840	243	SEWER	493	800	550	Reduce	800	400	400
110	41840	244	GAS	1,745	1,200	1,167	Reduce	1,200	600	600
110	41840	249	OTHER UTILITY SERVICES	11,515	7,000	12,500	Reduce	10,000	10,000	10,000
110	41840	266	REPAIR AND MAINTENANCEBUILDIN	1,070	2,500	1,000	Reduce	1,500	1,500	1,500
110	41840	320	OPERATING SUPPLIES	1,264	2,000	-	Reduce	2,000	2,000	2,000
110	41840	324	HOUSEHOLD AND JANITORIAL SUPPL	144	1,000	100	Reduce	1,000	1,000	1,000
110	41840	510	INSURANCE	6,455	7,000	6,645		7,500	7,500	7,500
110	41840	939	OTHER IMPROVEMENTS							
	41850		73 E. HILL STREET (SPECIAL STORAGE FACILITY)							
110	41850	200	CONTRACTUAL SERVICES	4,367	0	2,450	Reduce	1,909	950	950
110	41850	240	STORMWATER	376	500	500	Reduce	500	250	250
110	41850	241	ELECTRIC	-	1,500	-	Reduce	1,500	750	750
110	41850	242	WATER	817	300	697	Reduce	800	400	400
110	41850	243	SEWER	401	300	410	Reduce	400	200	200
110	41850	249	OTHER UTILITY SERVICES	3,408	1,500	2,672	Reduce	2,279	1,140	1,140
110	41850	266	REPAIR AND MAINTENANCEBUILDIN	1,630	1,000	500	Reduce	1,000	500	500
110	41850	312	SMALL ITEMS OF EQUIPMENT	33	0	-				
110	41850	324	HOUSEHOLD AND JANITORIAL SUPPL	1,862	0	250	Reduce	189	100	100
110	41850	510	INSURANCE	4,716	5,000	4,746		5,400	5,400	5,400
	41862		PW 115 CLEMMONS RD - NEW BUILDING							
110	41862	200	CONTRACTUAL SERVICES	11,093	10,000	11,442		12,000	12,000	12,000
110	41862	240	STORMWATER	2,299	4,000	3,227		4,000	4,000	4,000
110	41862	241	ELECTRIC	34,125	45,000	33,884		40,000	40,000	40,000
110	41862	242	WATER	8,093	15,000	8,662		12,000	12,000	12,000
110	41862	243	SEWER	2,711	7,500	2,386		5,000	5,000	5,000
110	41862	244	GAS	12,381	17,000	8,627		10,000	10,000	10,000
110	41862	249	OTHER UTILITIES	6,550	7,000	7,898		8,000	8,000	8,000
110	41862	266	REPAIR AND MAINTENANCE BUILDING	24,690	20,000	25,816		20,000	20,000	20,000
110	41862	320	OPERATING SUPPLIES	9,224	8,000	5,244		8,000	8,000	8,000
110	41862	324	HOUSEHOLD AND JANITORIAL SUPPLIES	1,774	3,000	2,211		3,000	3,000	3,000
110	41862	510	INSURANCE	9,309	10,000	9,492		10,500	10,500	10,500
110	41862	531	RENTAL	18,424	20,000	17,280		20,000	20,000	20,000
110	41862	920	BUILDINGS							
110	41862	939	OTHER IMPROVEMENTS	273,369						
Total Operating				657,896	518,100	352,476		481,377	466,840	466,840
Total Capital				-	-	-		-	-	-
Grand Total				657,896	518,100	352,476		481,377	466,840	466,840

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 PERSONNEL ADMINISTRATION										
Personnel				Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description	2024-2025	Budget	Current Year		Requests	Manager	Commission
	41650	PERSONNEL ADMINISTRATION		-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
110	41650	111	SALARIES - PERMANENT EMPLOYEES		386,915	363,612		401,657	401,657	401,657
110	41650	112	SALARIES - OVERTIME ATOVERTIME		-	593		-	-	-
110	41650	113	SALARIES - HOLIDAY PAY		69	-		72	72	72
110	41650	116	EMPLOYEE RECOGNITION		7,646	7,646		8,033	8,033	8,033
110	41650	119	LONGEVITY PAY		1,900	1,900		2,000	2,000	2,000
110	41650	141	OASI (EMPLOYER'S SHARE)		29,983	27,532		31,500	31,500	31,500
110	41650	142	EMPLOYEE BENEFITS		95,173	86,971		79,870	79,870	79,870
110	41650	143	RETIREMENT - CURRENT		47,934	46,364		54,064	54,064	54,064
110	41650	146	WORKMEN'S COMPENSATION		431	447		453	453	453
110	41650	147	UNEMPLOYMENT INSURANCE		256	256		256	256	256
			Personnel Request:							
			Move HR Generalist pay scale to match Office Mgr					9,202	9,202	9,202
			Total Personnel		570,307	535,320		587,107	587,107	587,107
110	41650	200	CONTRACTUAL SERVICES		8,388	12,206		31,075	31,075	31,075
110	41650	204	EMPLOYEE EDUCATION AND TRAINING		7,200	1,000	Reduce	6,200	5,000	5,000
110	41650	233	SUBSCRIPTIONS TO NEWSPAPERS AND		500	-	Reduce	1,000	500	500
110	41650	235	MEMBERSHIPS, REGISTRATION FEES		1,125	700		1,775	1,775	1,775
110	41650	236	PUBLIC RELATION		9,800	6,509	Reduce	10,050	9,800	9,800
110	41650	251	MEDICAL, DENTAL, VETERINARY, A		20,000	-		500	500	500
						Flu Shots/Wellness Fair				
110	41650	283	OUT-OF-TOWN EXPENSE		500	-				
110	41650	287	MEALS AND ENTERTAINMENT		250	-				
110	41650	302	SAFETY PROGRAM		500	500				
110	41650	310	OFFICE SUPPLIES AND MATERIALS		500	-		500	500	500
110	41650	312	SMALL ITEMS OF EQUIPMENT		500	-				
110	41650	320	OPERATING SUPPLIES		500	500				
110	41650	326	CLOTHING AND UNIFORMS		250	-		250	250	250
110	41650	344	SAFETY SUPPLIES		250	-				
			Total Operating		50,263	21,415		51,350	49,400	49,400
			Total Capital		-	-		-	-	-
			Grand Total		620,570	556,735		638,457	636,507	636,507

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110			FINANCE DEPT							
Personnel			6							
			Actual	Amended	Projected	DETAILS	Department	City	City	
			2024-2025	2025-2026	Current Year		Requests	Manager	Commission	
Fund	Function	Object	Description	-1-	-3-	-4a-	-5-	-6-	-7-	
110	41510	111	SALARIES - PERMANENT EMPLOYEES	509,420	528,956	526,700		549,161	549,161	549,161
110	41510	112	SALARIES -OVERTIME ATOVERTIME	1,901	986	1,200		1,522	1,522	1,522
110	41510	113	SALARIES - HOLIDAY PAY	-	314	-		330	330	330
110	41510	116	EMPLOYEE RECOGNITION	10,146	10,455	10,348		10,983	10,983	10,983
110	41510	119	LONGEVITY PAY	2,600	3,800	3,800		4,000	4,000	4,000
110	41510	141	OASI (EMPLOYER'S SHARE)	38,347	41,180	39,655		43,299	43,299	43,299
110	41510	142	EMPLOYEE BENEFITS	58,170	71,511	66,435		63,036	63,036	63,036
110	41510	143	RETIREMENT - CURRENT	59,702	65,834	65,488		74,315	74,315	74,315
110	41510	146	WORKMEN'S COMPENSATION	574	592	614		623	623	623
110	41510	147	UNEMPLOYMENT INSURANCE	168	384	252		384	384	384
			Personnel Request:							
			Assistant Finance Director			Removed				
			Total Personnel			124,779				
			681,027			872,432				
			724,012			872,432				
			714,492			747,653				
110	41510	200	CONTRACTUAL SERVICES	58,160	56,100	56,100		61,000	61,000	61,000
						Paycor				
						ADP				
						20,000				
						41,000				
110	41510	204	EMPLOYEE EDUCATION AND TRAINING	(74)	2,000	500		2,000	2,000	2,000
110	41510	211	POSTAGE, BOX RENT, ETC.	-	100	30		100	100	100
110	41510	220	PRINTING, DUPLICATING, TYPING,	1,950	2,250	2,250		2,250	2,250	2,250
110	41510	231	PUBLICATION OF FORMAL AND LEGA	367	650	300		650	650	650
110	41510	235	MEMBERSHIPS, REGISTRATION FEES	93	300	100		300	300	300
110	41510	251	MEDICAL, DENTAL, VETERINARY, A	-	200	-		200	200	200
110	41510	253	ACCOUNTING AND AUDITING SERVIC	48,550	47,260	50,000		53,300	53,300	53,300
						Actuarial Svc				
						3,300				
						FY27 Audit				
						50,000				
110	41510	255	DATA PROCESSING SERVICES	24,955	60,000	60,000		73,200	73,200	73,200
						Local Gov				
						35,000				
						Debtbook				
						23,200				
						CLA Grant				
						15,000				
110	41510	258	DRUG TESTING	-	150	-		150	150	150
110	41510	275	PROPERTY TAX EXPENSES	15,876	16,200	17,308		16,200	16,200	16,200
110	41510	283	OUT-OF-TOWN EXPENSE	681	1,000	443		1,000	1,000	1,000
110	41510	287	MEALS AND ENTERTAINMENT	-	250	-		250	250	250
110	41510	310	OFFICE SUPPLIES AND MATERIALS	2,849	2,500	2,500		2,500	2,500	2,500
110	41510	312	SMALL ITEMS OF EQUIPMENT	259	750	500		750	750	750
110	41510	320	OPERATING SUPPLIES	1,049	2,000	1,050		2,000	2,000	2,000
110	41510	326	CLOTHING AND UNIFORMS	205	200	-		200	200	200
110	41510	381	SHORT & OVER REIMBURSEMENT	18	-	-		-	-	-
110	41510	510	INSURANCE	3,659	4,000	3,797		4,300	4,300	4,300
			Total Operating			220,350				
			158,597			220,350				
			195,910			220,350				
			194,878			220,350				
110	41510	951	COMPUTER SOFTWARE	28,550	-	0		-	-	-
			Total Capital			-				
			28,550			-				
			-			-				
			Grand Total			1,092,782				
			868,174			1,092,782				
			919,922			968,003				
			909,370			968,003				

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
			110	RETIREE BENEFITS							
			Personnel	7	Actual	Amended	Projected	DETAILS	Department	City	City
					2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description		-1-	-3-	-4a-		-5-	-6-	-7-
	51200	RETIREE BENEFITS									
110	51200	142	EMPLOYEE BENEFITS		28,326	71,656	63,313		53,423	53,423	53,423
110	51200	144	RETIREE GIFTS			1,250			1,250	1,250	1,250
110	51200	146	WORKMEN'S COMPENSATION			-			-	-	-
Total Personnel					28,326	72,906	63,313		54,673	54,673	54,673
	51200	RETIREE BENEFITS									
	51200	251	MEDICAL, DENTAL, VETERINARY, A				-		-	-	-
Total Operating					-	-	-		-	-	-
Total Capital					-	-	-		-	-	-
Grand Total					28,326	72,906	63,313		54,673	54,673	54,673

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 INFORMATION TECHNOLOGY										
Personnel 5										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
	41740	INFORMATION TECHNOLOGY								
110	41740	111	SALARIES - PERMANENT EMPLOYEES	485,124	498,434	398,099		479,083	479,083	479,083
110	41740	112	SALARIES - OVERTIME ATOVERTIME	-	205			157	157	157
110	41740	113	SALARIES - HOLIDAY PAY	-	328			251	251	251
110	41740	116	EMPLOYEE RECOGNITION	9,503	9,898	5,602		9,582	9,582	9,582
110	41740	119	LONGEVITY PAY	2,800	3,000	3,000		3,200	3,200	3,200
110	41740	141	OASI (EMPLOYER'S SHARE)	36,616	38,887	34,142		37,659	37,659	37,659
110	41740	142	EMPLOYEE BENEFITS	57,548	70,879	62,227		62,405	62,405	62,405
110	41740	143	RETIREMENT - CURRENT	56,751	62,168	51,900		64,635	64,635	64,635
110	41740	146	WORKMEN'S COMPENSATION	541	559	580		541	541	541
110	41740	147	UNEMPLOYMENT INSURANCE	140	320	126		320	320	320
			Personnel Changes:							
			IT Network Admin 1 at 1/2 year							
							Remove	56,187		
Total Personnel				649,023	684,678	555,676		714,019	657,832	657,832
110	41740	200	CONTRACTUAL SERVICES	314,955	388,300	388,300	Reduced	496,000	488,000	488,000
110	41740	204	EMPLOYEE EDUCATION AND TRAINING	-	5,000	500		5,000	5,000	5,000
110	41740	220	PRINTING, DUPLICATING, TYPING,	-	300	100		300	300	300
110	41740	231	PUBLICATION OF FORMAL AND LEGAL	-	200	1,345		1,500	1,500	1,500
110	41740	235	MEMBERSHIPS, REGISTRATION FEES	-	250	-		250	250	250
110	41740	245	TELEPHONE	336,956	455,000	448,481		440,000	440,000	440,000
110	41740	251	MEDICAL, DENTAL, VETERINARY, A	-	100	100		100	100	100
110	41740	261	REPAIR & MAINTENANCE MOTOR VEHICLES	-	10,000	5,866	Reduced	12,500	10,000	10,000
110	41740	271	COMPUTER EQUIPMENT	23,934	35,000	31,078		35,000	35,000	35,000
110	41740	283	OUT-OF-TOWN EXPENSE	-	500	-		500	500	500
110	41740	287	MEALS AND ENTERTAINMENT	486	250	-	Reduced	2,300	1,300	1,300
110	41740	310	OFFICE SUPPLIES AND MATERIALS	1,243	4,000	-		4,000	4,000	4,000
110	41740	314	SOFTWARE SUBSCRIPTIONS	310,389	392,080	392,080	Reduced	582,500	486,500	486,500
110	41740	320	OPERATING SUPPLIES	1,580	5,000	-		5,000	5,000	5,000
110	41740	326	CLOTHING AND UNIFORMS	1,444	4,000	417	Reduced	6,000	4,000	4,000
110	41740	331	GAS, OIL, DIESEL FUEL, GREASE,					4,000	4,000	4,000
110	41740	334	TIRES, TUBES & ETC					3,000	3,000	3,000
110	41740	510	INSURANCE			1,201		1,200	1,200	1,200
110	41740	533	MACHINERY AND EQUIPMENT RENTAL	213,383	361,000	349,309		390,000	390,000	390,000
Total Operating				1,204,371	1,660,980	1,618,776		1,989,150	1,879,650	1,879,650
110	41740	944	TRANSPORTATION EQUIPMENT		-		Reduced	80,000	20,000	20,000
110	41740	948	COMPUTER EQUIPMENT	16,721	258,800	258,800	Reduced	163,000	88,000	88,000
110	41740	949	OTHER MACHINERY AND EQUIPMENT	115,454	3,000	3,000	Reduced	234,000	234,000	11,000
							Drone - Removed \$20k			
Total Capital				132,176	261,800	261,800		477,000	342,000	119,000
Grand Total				1,985,570	2,607,458	2,436,253		3,180,169	2,879,482	2,656,482

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 GEOGRAPHIC INFORMATION SYSTEM										
Personnel 2										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
	41730	GEOGRAPHIC INFORMATION SYSTEM								
110	41730	111	SALARIES - PERMANENT EMPLOYEES	147,423	152,205	152,205		162,256	162,256	162,256
110	41730	112	SALARIES - OVERTIME ATOVERTIME	77	1,053	95		1,136	1,136	1,136
110	41730	113	SALARIES - HOLIDAY PAY	-	150	-		162	162	162
110	41730	116	EMPLOYEE RECOGNITION	2,947	3,008	3,008		3,245	3,245	3,245
110	41730	119	LONGEVITY PAY	600	700	700		800	800	800
110	41730	141	OASI (EMPLOYER'S SHARE)	10,785	11,882	11,879		12,821	12,821	12,821
110	41730	142	EMPLOYEE BENEFITS	29,960	38,843	35,628		33,129	33,129	33,129
110	41730	143	RETIREMENT - CURRENT	17,248	18,995	18,995		22,006	22,006	22,006
110	41730	146	WORKMEN'S COMPENSATION	166	171	177		184	184	184
110	41730	147	UNEMPLOYMENT INSURANCE	56	128	128		128	128	128
Personnel Request:										
Total Personnel				209,262	227,135	222,815		235,867	235,867	235,867
110	41730	200	CONTRACTUAL SERVICES	56,273	61,000	61,000		66,000	66,000	66,000
110	41730	204	EMPLOYEE EDUCATION AND TRAINING	0	250	-		250	250	250
110	41730	211	POSTAGE, BOX RENT, ETC.	0	100	-		100	100	100
110	41730	220	PRINTING, DUPLICATING, TYPING,	46	500	-		500	500	500
110	41730	235	MEMBERSHIPS, REGISTRATION FEES	325	700	86		700	700	700
110	41730	251	MEDICAL, DENTAL, VETERINARY, A	0	300	-		300	300	300
110	41730	255	DATA PROCESSING SERVICES	0	2,000	-		2,000	2,000	2,000
110	41730	261	REPAIR & MAINTENANCE MOTOR VEHICLES	0	5,000	-		5,000	5,000	5,000
110	41730	283	OUT-OF-TOWN EXPENSE	0	700	-		700	700	700
110	41730	287	MEALS AND ENTERTAINMENT	0	200	-		200	200	200
110	41730	310	OFFICE SUPPLIES AND MATERIALS	71	1,250	13		1,250	1,250	1,250
110	41730	320	OPERATING SUPPLIES	383	10,000	897		10,000	10,000	10,000
110	41730	331	GAS, OIL, DIESEL FUEL, GREASE,	0	500	-		500	500	500
110	41730	510	INSURANCE	595	600	600		650	650	650
110	41730	533	MACHINERY AND EQUIPMENT RENTAL	0	500	-		500	500	500
Total Operating				57,694	83,600	62,596		88,650	88,650	88,650
Total Capital				-	-	-		-	-	-
Grand Total				266,956	310,735	285,411		324,517	324,517	324,517

Statement Of Proposed Operations
For the Fiscal Year Ending JUNE 30, 2027

110 Personnel			POLICE			Actual 2024-2025 -1-	Amended Budget 2025-2026 -3-	Projected Current Year 2025-2026 -4a-	DETAILS	Department	City	City
Fund	Function	Object	Description	Requests 2026-2027 -5-	Manager 2026-2027 -6-					Commission 2026-2027 -7-		
	42100	POLICE										
110	42100	111	SALARIES - PERMANENT EMPLOYEES	7,543,294	8,561,776	8,465,069			9,693,030	9,693,030	9,693,030	
110	42100	112	SALARIES - OVERTIME ATOVERTIME	490,454	586,540	586,540			684,751	684,751	684,751	
110	42100	113	SALARIES - HOLIDAY PAY	197,453	216,813	209,395			247,202	247,202	247,202	
110	42100	114	ON-CALL PAY	26,000	93,700	26,400			152,900	152,900	152,900	
110	42100	116	EMPLOYEE RECOGNITION	133,861	171,265	171,265			193,861	193,861	193,861	
110	42100	119	LONGEVITY PAY	27,800	33,000	33,000			35,800	35,800	35,800	
110	42100	141	OASI (EMPLOYER'S SHARE)	611,506	734,339	713,848			841,567	841,567	841,567	
110	42100	142	EMPLOYEE BENEFITS	1,360,710	1,747,915	1,529,329			1,557,870	1,557,870	1,557,870	
110	42100	143	RETIREMENT - CURRENT	928,062	1,176,976	1,172,347			1,445,290	1,445,290	1,445,290	
110	42100	146	WORKMEN'S COMPENSATION	150,580	174,710	181,076			198,150	198,150	198,150	
110	42100	147	UNEMPLOYMENT INSURANCE	3,231	7,296	7,296			7,296	7,296	7,296	
110	42100	162	VOLUNTEER BENEFITS	100	5,000	-			5,000	5,000	5,000	
			Personnel Changes									
			New Position: Advanced Response Comm Center Director (Patrol LT Pay)					Reduce	124,051	5,492	5,492	
			New Position: Dispatch Lead						89,864	89,864	89,864	
			New Position: Advanced Dispatcher/Operator						82,905	82,905	82,905	
			New Position: Police Officer					Remove	88,903	-	-	
			New Position: Police Officer					Remove	88,903	-	-	
			New Position: Evidence Clerk (FOIA)						77,110	77,110	77,110	
			Upgrade Position: 1 Dispatcher Position to an Advanced Dispatcher/Operator						6,057	6,057	6,057	
			Upgrade Position: Accreditation Manager to Sergeant Pay					Reduce	11,590	1,750	1,750	
			Total Personnel	11,473,051	13,509,330	13,095,566			15,632,100	15,325,895	15,325,895	
110	42100	200	CONTRACTUAL SERVICES	46,387	100,500	81,581		Reduce	191,000	189,000	189,000	
			Mental Health Co-Responder Staff Clinician						140,000			
			CLEAR Investigative Research Tool						25,000			
			TLO Investigative Research Tool						8,000			
			Clearview Investigative Research Tool						11,000			
			MaxShred Document Shredding Services						5,000			
			Contingency - Remove \$2k						0			
110	42100	204	EMPLOYEE EDUCATION AND TRAINING	140,900	199,040	94,475			236,880	199,334	199,334	
			88 Full-time Officers - Reduced from \$90k						87,954			
									32,000			
									35 Civilian Staff			
			Tuition Reimbursement Program - Reduce by \$12k						13,000			
			Basic Police Academy for 2 New Positions & 4 Attrition Replacements (\$3000 per officer)-Reduced from \$18k						12,000			
			National Forensic Academy - Reduce from \$12,500						0			
			Magnet Axion Mobile Device Investigations Training						11,000			
									28 Reserve Officers			
			NW School of Police Staff and Command (2) - Reduced by 1/2						5,000			
									V-Academy Renewal			
									7,800			

Statement Of Proposed Operations									
For the Fiscal Year Ending JUNE 30, 2027									
110 Personnel			POLICE 114			DETAILS	Department Requests 2026-2027	City Manager 2026-2027	City Commission 2026-2027
Fund	Function	Object	Description	Actual 2024-2025 -1-	Amended Budget 2025-2026 -3-	Projected Current Year 2025-2026 -4a-			
			NIOA Public Relations Conference				5,000		
			Defensive Tactics Training Program Membership				5,000		
			Homicide Conference Training				3,000		
			Training Officers Training Conference				2,000		
			Defensive Tactics Training Supplies				2,000		
			Evidence Certification Training				1,000		
			Training BlueGuns (10)				600		
			Training Handcuffs (8)				580		
			Virtual Reality System Protective Case				500		
			Training Props				300		
			Instructor Safety Vests				100		
110	42100	206	EMPLOYEE WELLNESS PROGRAM	14,686	24,500	24,500		26,000	24,000 24,000
			Annual Health Screening				15,000		
			Awards and Acknowledgements				9,000		
			Promotional Material - Remove \$2k				0		
110	42100	209	HAND GUN SAFETY	517	800	800		800	800 800
110	42100	211	POSTAGE, BOX RENT, ETC.	981	1,500	20		1,500	1,500 1,500
110	42100	219	COMMUNICATION SERVICES	283,273	395,000	288,491		22,000	22,000 22,000
			Eagent Required NCIC/TCIC Access Fee				8,000		
			Language Line Interpretation Service Fees				7,000		
			TN Criminal Justice Portal Access Fees				4,000		
			Flat Earth Connection to NCIC				3,000		
110	42100	220	PRINTING, DUPLICATING, TYPING,	5,955	10,000	6,300		10,000	10,000 10,000
110	42100	231	PUBLICATION OF FORMALAND LEGA	2,847	1,500	1,992		2,000	2,000 2,000
110	42100	233	SUBSCRIPTIONS TO NEWSPAPERS AN	-	200	-		200	200 200
110	42100	235	MEMBERSHIPS, REGISTRATION FEES	2,990	7,000	394		5,000	5,000 5,000
110	42100	236	PUBLIC RELATION	6,530	12,000	12,000		12,000	12,000 12,000
			Badge Stickers, Wrist Bands, and Other Promotional Items for Kids				5,000		
			Challenge Coins				3,000		
			Marketing/Advertisement for Police Programs				3,000		
			Mini Badges				1,000		
110	42100	239	COMMUNITY EDUCATION	11,077	14,000	14,000		16,000	14,000 14,000
			Community Policing Initiatives - Reduce \$1k				5,000		
			Special Events (Night Out Against Crime, Department Open House)				4,000		
			Coffee with a Cop				3,000		
			Citizens Police Academy Class				2,000		
			Contingency - Remove \$1k				0		
110	42100	251	MEDICAL, DENTAL, VETERINARY, A	11,267	22,000	11,989	Increased	22,000	22,000 50,800

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 Personnel			114 POLICE							
			Actual	Amended	Projected	DETAILS	Department	City	City	
			2024-2025	2025-2026	2025-2026		Requests	Manager	Commission	
Fund	Function	Object	Description	-1-	-3-	-4a-	-5-	-6-	-7-	
110	42100	255	DATA PROCESSING SERVICES	552,167	698,100	695,168	765,930	765,930	765,930	
			Safe City Pogram with LPR, DFR, Live 911, Cameras Annual Fee				311,000			
			Body Camera, In-Car Camera, and Digital Evidence Management Program Annual Fee				268,000			
			Automatic Vehicle Location Service Annual Fee				50,000			
			Magnet Forensics (GreyKey, Axiom, Artifact IQ) Cell Phone Software Annual Fee				48,500			
			Real-Time Speed Analysis and Reporting for City Streets Annual Fee				35,580			
			Residential and Business Alarm Management System Annual Fee				15,000			
			Power Ready FTO Annual Fee				6,500			
			Guardian Track Annual Fee				7,000			
			Leads On Line Pawn/Jewelry Shop Cell Hawk Reporting Annual Fee				6,850			
			Backgrounds - DL and Criminal History Background Check Fees for Non-LE Employees Annual Fee				2,000			
			POBITS Background Management Software				1,500			
			Oxygen Cell Phone Forensics Software Annual Fee				3,800			
			Sling Off-Duty Employment Tracking Software Annual Fee				2,500			
			Backgrounds - FAMA Social Media and Open Source Internet Search Annual Fee				3,000			
			TV Eyes Monitoring Service Annual Fees				2,200			
			Required Sex Offender Registration Fees				1,500			
			Required TBI Evidence Processing Fees				1,000			
110	42100	261	REPAIR AND MAINTENANCE MOTOR V	223,087	260,000	122,097	Reduce	260,000	250,000	250,000
110	42100	262	REPAIR AND MAINTENANCE OTHER M	7,846	10,000	10,000		10,000	10,000	10,000
110	42100	263	REPAIR AND MAINTENANCE FURNITU	937	8,000	2,683	Reduce	8,000	4,000	4,000
110	42100	283	OUT-OF-TOWN EXPENSE	17,850	30,000	20,566		30,000	30,000	30,000
110	42100	287	MEALS AND ENTERTAINMENT	16,774	25,000	24,515	Reduce	30,000	25,000	25,000
110	42100	303	CRIME STOPPERS	-	5,000	-		5,000	5,000	5,000
110	42100	304	SPECIAL RESPONSE UNIT	13,192	54,100	54,100		48,100	36,100	36,100
			New SRT Member Uniforms (2) - Reduce by 1/2				6,000			
			Uniform Replacements (16) - Reduced from \$12k				8,000			
			Breach Tool Replacements - Reduced from \$5k				3,000			
			Electro-Optic Loan Program Annual Fee (16)				4,800			
			Bolt Gun Replacements				4,000			
			Chemical and Less-Than-Lethal Munitions				3,000			
			Suppressor Covers for Rifles (17)				2,500			
			Noise Flash Diversinary Device Team Training and Certification				2,500			
			Brinc Ball Negotiation Device Annual Fee				2,300			
110	42100	310	OFFICE SUPPLIES AND MATERIALS	6,243	12,000	2,726		12,000	12,000	12,000

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
		110	POLICE								
		Personnel	114		Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description	2024-2025	2025-2026	2025-2026	Requests		Manager	Commission	
				-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027	
110	42100	312	SMALL ITEMS OF EQUIPMENT	45,581	61,300	30,611	Reduce	65,600	61,300	59,200	
			General Small Equipment					30,000			
			Individuals with Special Need Tracking System, Supplies					15,000			
			Traffic Safety Equipment					7,000			
			Volunteer Service Equipment					3,000			
			Extra Radio Batteries					3,000			
			Battery Tower Lights					2,000			
			Secure Storage System for Investigative Vehicles					1,800			
			Replacement Traffic Cones					1,500			
			Replacement Spike Systems					1,500			
			Replacement Tools for CSO Trucks					800			
110	42100	320	OPERATING SUPPLIES	79,870	84,115	72,272	Reduce	91,500	78,500	78,500	
			Small Vehicle Equipment for 6 Replacement Police Vehicles (using available surplus/transferred equipment)					30,000			
			Forensic & Evidence Storage Supplies					25,000			
			General Operating Supplies					20,000			
			Small Vehicle Equipment for 2 New Position Police Vehicles (using available surplus/transferred equipment) - Reduce by \$8k					0			
			Certification of All Speed Detection Radars					4,000			
			Fire Extinguisher Refill Fees					2,500			
			Field Test Drug Kits					2,000			
110	42100	322	OSHA/CHEMICALS	2,619	31,750	31,750		26,500	24,900	10,500	
			10 AEDS & Equipment - remove \$16k					0			
			Medical Bags					7,000			
			Patrol Vest Life-Saving Supplies (Tourniquets, Pouches, etc)					2,000			
			Special Needs Sensory Bags					1,000			
			AED and CPR Training Equipment					500			
110	42100	326	CLOTHING AND UNIFORMS	197,753	208,000	171,098		210,200	185,200	185,200	
			Uniform Allowance for Officers - Reduce from \$88k					86,000			
			Replacement Vests (20) for Expiring Vests					28,000			
			Uniform Allowance for Civilians					26,000			
			Uniform Stock - Reduce from \$20k					10,000			
			Uniform Allowance for Reserves and CSOs					18,000			
			Uniforms & Duty Equipment for 2 New Officer Positions - Remove \$12k					0			
			Uniforms for Attrition Hires					12,000			
			Replacement Outer-Carrier Vest Holders					3,000			
			Chaplain Program Jackets					1,600			
			Red Firearm Instructor Shirts - Reduce from \$1600					600			

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2027										
			110	POLICE						
			Personnel	114						
			Actual	Amended	Projected	DETAILS	Department	City	City	
			2024-2025	2025-2026	2025-2026		Requests	Manager	Commission	
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
								-5-	-6-	-7-
110	42100	327	FIRE ARM SUPPLIES	155,828	190,400	190,400	Reduce	207,190	192,000	192,000
			Taser Program Annual Fee							85,000
			75,000 Rounds of .223 Training Ammunition							48,500
			100,000 Rounds of 9mm Training Ammunition							24,000
			6,000 Rounds of Rifle Duty Ammunition							11,600
			Targets and Target Systems							10,000
			7,000 Round Handgun Duty Ammunition							4,800
			1,500 Rounds of Marksman .308 Ammunition							3,000
			Simunition Training Rounds							3,000
			Low Power Variable Optics and Mounts (4)							2,750
			BOLA Wrap Cartridges							2,200
			Firearms Cleaning Supplies and Tools							2,000
			Replacement Weapon Lights							1,600
			2 Glock 45 Handguns for New Hires							1,300
			Simunition Groin Protectors							1,280
			Train-Safe Magazines for Simunitions							1,250
			Bolt Gun Cases							1,000
			Gun Repair Parts							1,000
			Blank 9mm Revolvers (2) and Supplies							950
			Simunition Pistol / Rifle Cases							950
			Rifle Light Bar Mounts							680
			Short Range Rifle Target							330
110	42100	331	GAS, OIL, DIESEL FUEL, GREASE,	244,438	320,000	194,420		300,000	300,000	300,000
110	42100	334	TIRES, TUBES AND ETC.	47,572	65,000	47,995		65,000	65,000	65,000
110	42100	345	FIRING RANGE	20,013	20,000	11,987		20,000	20,000	20,000
110	42100	346	CANINE	24,302	18,100	18,100	Reduce	34,000	33,000	33,000
			Veterinarian Services for 3 K9s							20,000
			Dog Food for 2 K9s							5,000
			Miscellaneous Equipment							3,000
			K9 Boarding Services							2,500
			Certification Memberships and K9 Specific Training							2,000
			Detailed Cleaning of K9 Vehicles							1,000
			Cleaning Supplies for K9s							500
110	42100	347	HONOR GUARD	1,986	4,000	3,298	Reduce	5,000	4,000	4,000
110	42100	349	BICYCLE PATROL EQUIPMENT	661	23,750	23,750		5,000	5,000	5,000
			Replacement Bike Gear, Helmets, Shirts, and Pants							3,000
			E-Bike Service and Repair							2,000
110	42100	372	INVESTIGATIVE EQUIPMENT	4,018	17,500	17,500		14,400	14,400	14,400
			Casper Body Wire Tech (LETS Replacement)							4,700
			Crime Scene Leica Scanner Annual Renewal Fee							3,600
			Covert Track GPS Tracking							2,400
			General Investigative Equipment Replacements							2,000
			Crime Scene Processing Supplies							1,200

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 POLICE HEADQUARTERS										
Fund	Function	Object	Description	Actual 2024-2025	Amended Budget 2025-2026	Projected Current Year 2025-2026	DETAILS	Department Requests 2026-2027	City Manager 2026-2027	City Commission 2026-2027
				-1-	-3-	-4a-		-5-	-6-	-7-
				-						
Total Personnel				-						
	41880	POLICE HEADQUARTERS								
110	41880	200	CONTRACTUAL SERVICES	25,841	114,050	80,373		139,000	139,000	139,000
				Cleaning			82,500			
				Maintenance Contracts (Elevator, Roof Tie Offs, Gates, Pest Control, Trash Service, Crime Lab Safety, Etc...)			35,000			
				Mechanical Maintenance			15,000			
				Key Management System			3,500			
				Generator Maintenance			3,000			
110	41880	240	STORMWATER	1,554	4,000	3,300		4,000	4,000	4,000
110	41880	241	ELECTRIC	41,278	40,000	127,882		80,000	80,000	80,000
110	41880	242	WATER	3,481	5,000	24,915		18,000	18,000	18,000
110	41880	243	SEWER	(1,028)	5,000	2,142		2,400	2,400	2,400
110	41880	244	GAS	5,633	2,500	60,121		40,000	40,000	40,000
110	41880	249	OTHER UTILITY SERVICES	6,791	15,000	7,700		10,000	10,000	10,000
110	41880	266	REPAIR AND MAINTENANCEBUILDIN	26,814	50,000	17,000		50,000	50,000	50,000
110	41880	324	HOUSEHOLD AND JANITORIAL SUPPL	4,428	22,600	6,600		23,000	23,000	23,000
110	41880	510	INSURANCE	2,778	20,000	20,000		21,000	21,000	21,000
Total Operating				117,572	278,150	350,033		387,400	387,400	387,400
Total Capital				-	-	-		-	-	-
Grand Total				117,572	278,150	350,033		387,400	387,400	387,400

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 ANIMAL CONTROL										
Personnel 3										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
110	41720	312	SMALL ITEMS OF EQUIPMENT	2,441	2,500	1,426		3,000	3,000	3,000
110	41720	320	OPERATING SUPPLIES	7,134	12,000	4,854		15,000	15,000	15,000
110	41720	322	OSHA/CHEMICALS	-	400	-		400	400	400
110	41720	324	HOUSEHOLD AND JANITORIAL SUPPL	61	2,000	1,000		2,200	2,200	2,200
110	41720	326	CLOTHING AND UNIFORMS	5,812	8,000	1,546		8,000	8,000	8,000
110	41720	329	DRUGS - MEDICAL - ANIMAL CONTR	1,381		350		500	500	500
110	41720	331	GAS, OIL, DIESEL FUEL, GREASE,	1,907		2,060		3,000	3,000	3,000
110	41720	334	TIRES, TUBES AND ETC.	-	1,800	-		3,000	3,000	3,000
110	41720	381	SHORT & OVER REIMBURSEMENT			-				
110	41720	510	INSURANCE	14,759	15,000	29,086		16,100	16,100	16,100
Total Operating				132,538	169,870	116,129		196,105	196,105	196,105
110	41720	918	VEHICLE EQUIPMENT	5,428						
110	41720	944	TRANSPORTATION EQUIPMENT	34,189						
110	41720	949	OTHER MACHINERY AND EQUIPMENT	13,578	-			9,200	9,200	9,200
Revamp Laundry Room and Dog Wash Area (Stainless Steel Table and Dog Wash Tub)							8,600			
2 Microchip Reader Stations							600			
Total Capital				53,195	-	-		9,200	9,200	9,200
Grand Total				483,970	471,833	406,486		587,607	587,607	587,607

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
			110	CITY COURT							
			Personnel	1	Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description	2024-2025	2025-2026	2025-2026	Requests		Manager	Commission	
				-1-	-3-	-4a-	-5-	-6-	-7-		
	41210	CITYCOURT									
110	41210	111	SALARIES - PERMANENT EMPLOYEES	10,800	11,700	10,966		11,700	11,700	11,700	
110	41210	141	OASI (EMPLOYER'S SHARE)	826	895	838		895	895	895	
110	41210	147	UNEMPLOYMENT INSURANCE	26		36					
Total Personnel				11,653	12,595	11,840		12,595	12,595	12,595	
110	41210	200	CONTRACTUAL SERVICES	6,354	8,000	3,816		8,000	8,000	8,000	
110	41210	320	OPERATING SUPPLIES	1,064	2,000	1,351		2,000	2,000	2,000	
Total Operating				7,418	10,000	5,167		10,000	10,000	10,000	
Total Capital				-	-	-		0	-	-	
Grand Total				19,070	22,595	17,007		22,595	22,595	22,595	

Statement Of Proposed Operations												
For the Fiscal Year Ending JUNE 30, 2027												
110 Public Safety Communications												
Personnel 0												
				Actual	Amended	Projected	DETAILS	Department	City	City		
				2024-2025	Budget	Current Year		Requests	Manager	Commission		
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027		
	41370		PUBLIC SAFETY COMMUNICATIONS									
				Total Personnel		-	-	-	-	-		
110	41370	200	CONTRACTUAL SERVICES					6,000	6,000	6,000		
				South Tower, PD HQ and Trailered Generator Maintenance								
110	41370	219	COMMUNICATION SERVICES				Increased	459,700	459,700	484,447		
				Required Maint / Upgrade Agreement for Tower Sites and Consoles						150,000		
				Required Radio System Metro Access to Controller Fees						125,000		
				Tower Sites and Comm Center Connectivity Circuit Fees						30,000		
				PowerPhone Emergency Medical Dispatch System (EMS) Annual Fee						24,000		
				Viper 911 System Annual Fee						57,000		
				Required T1 Line Fees						15,000		
				DataTech 911 Wilson County CAD Interface Annual Fee						22,000		
				Required Tower Access Fees						8,000		
				Unified Solutions Eventide Call Recorder Annual Fee						5,200		
				Starlink PD HQ Backup Connection						6,500		
				MJC to Metro Radio Connection Circuits						17,000		
				Rollover of PO for Liebert APS UPS, batteries, rack (Will arrive after 6/30 charged to PD 219 line)						24,747		
110	41370	255	DATA PROCESSING SERVICES					453,000	75,000	75,000		
				EFORCE CAD/RMS System Annual Fee (Supports FDMJ)						75,000		
				Motorola Flex CAD (Replacing eForce Moving Forward) - Remove \$378k								
				Total Operating		-	-	918,700	540,700	565,447		
110	41370	949	OTHER MACHINERY AND EQUIPMENT					2,900,000	2,900,000	2,900,000		
				Tower Upgrades						2,900,000		
				Total Capital		-	-	2,900,000	2,900,000	2,900,000		
				Grand Total		-	-	3,818,700	3,440,700	3,465,447		

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110			Fire Protection							
Personnel			86							
Fund	Function	Object	Description	Actual 2024-2025 -1-	Amended Budget 2025-2026 -3-	Projected Current Year 2025-2026 -4a-	DETAILS	Department Requests 2026-2027 -5-	City Manager 2026-2027 -6-	City Commission 2026-2027 -7-
Fire Protection										
Total Fund Revenue			-			-				
			OK							
110	42200	111	SALARIES - PERMANENT EMPLOYEES	6,079,379	6,651,267	6,651,267		7,077,759	7,077,759	7,077,759
110	42200	112	SALARIES - OVERTIME ATOVERTIME	520,182	601,346	601,346		695,808	695,808	695,808
110	42200	113	SALARIES - HOLIDAY PAY	-	147	-		160	160	160
110	42200	116	EMPLOYEE RECOGNITION	103,256	128,376	128,376		138,342	138,342	138,342
110	42200	117	SUPPLEMENTAL AND ON-CALL PAY	-	40,800	-		126,400	126,400	126,400
110	42200	119	LONGEVITY PAY	7,100	9,100	9,100		11,600	11,600	11,600
110	42200	141	OASI (EMPLOYER'S SHARE)	485,906	562,625	562,625		634,423	634,423	615,087
110	42200	142	EMPLOYEE BENEFITS	1,099,467	1,547,644	1,351,297		1,348,137	1,348,137	1,348,137
110	42200	143	RETIREMENT - CURRENT	732,886	880,386	880,386		1,069,065	1,069,065	1,035,877
110	42200	146	WORKMEN'S COMPENSATION	205,354	218,126	226,073		247,693	247,693	240,192
110	42200	147	UNEMPLOYMENT INSURANCE	2,434	5,376	5,376		5,504	5,504	5,504
110	42200	162	VOLUNTEER BENEFITS	-	5,600	-		5,600	5,600	5,600
Personnel Requests										
see breakdown below 11 - total, 9 operational positions (3 per shift) - 2 training positions (2 day time)										
3 Lt's,							Remove	288,801		
3 Engineers,							Remove	268,660		
3 Firefighter/Paramedic -							Remove	261,600		
2 EMS Captain pay							Remove	156,200		
Total Personnel			9,235,965	10,650,793	10,415,846		12,335,752	11,360,491	11,300,466	
110	42200	200	CONTRACTUAL SERVICES	13,682	25,000	19,704		25,000	25,000	25,000
110	42200	204	EMPLOYEE EDUCATION AND TRAINING	27,427	50,000	30,021	Reduce	50,000	40,000	40,000
110	42200	211	POSTAGE, BOX RENT, ETC.	168.3	500	65	Reduce	1,000	500	500
110	42200	220	PRINTING, DUPLICATING, TYPING,	-	500	-		750	750	750
110	42200	231	PUBLICATION OF FORMALAND LEGA	90	500	206		500	500	500
110	42200	233	SUBSCRIPTIONS TO NEWSPAPERS AN	-	300	-		300	300	300
110	42200	235	MEMBERSHIPS, REGISTRATION FEES	5,250	6,000	6,000		7,000	7,000	7,000
110	42200	239	COMMUNITY EDUCATION	5,779	7,500	3,407		7,500	7,500	7,500
110	42200	240	STORMWATER	1,448	2,000	1,407		3,500	3,500	3,500
110	42200	241	ELECTRIC	22,128	30,000	23,100		35,000	35,000	35,000
110	42200	242	WATER	15,690	15,000	15,000		25,000	25,000	25,000
110	42200	243	SEWER	7,015	15,000	7,411		20,000	20,000	20,000
110	42200	244	GAS	21,303	28,000	27,059		30,000	30,000	30,000
110	42200	249	OTHER UTILITY SERVICES	5,792	7,000	6,066		10,000	10,000	10,000
110	42200	251	MEDICAL, DENTAL, VETERINARY, A	51,399	75,000	75,000		85,000	85,000	85,000
110	42200	255	DATA PROCESSING SERVICES	17,768	35,000	27,087		35,000	35,000	35,000
110	42200	258	DRUG TESTING	0	1,000	-		1,000	1,000	1,000
110	42200	261	REPAIR AND MAINTENANCE MOTOR V	34,408	55,000	23,058	Reduce	55,000	50,000	50,000
110	42200	262	REPAIR AND MAINTENANCE OTHER M	52,423	75,000	52,251		75,000	75,000	75,000
110	42200	266	REPAIR AND MAINTENANCE BUILDIN	54,792	55,000	33,656		55,000	55,000	55,000
110	42200	268	ENGINEERING		167,000	11,810	Move to Capital 939			

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 Fire Protection										
Personnel 86										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
				-1-	-3-	-4a-		-5-	-6-	-7-
110	42200	283	OUT-OF-TOWN EXPENSE	493	3,000	2,347	Reduce	3,500	3,000	3,000
110	42200	287	MEALS AND ENTERTAINMENT	1,652	2,000	2,000	Reduce	3,000	2,000	2,000
110	42200	310	OFFICE SUPPLIES AND MATERIALS	-	1,000	110		1,000	1,000	1,000
110	42200	312	SMALL ITEMS OF EQUIPMENT	38,178	40,000	31,760	Reduce	45,000	40,000	40,000
110	42200	315	TURN OUT GEAR	56,952	60,000	84,300	Reduce	65,000	48,000	48,000
110	42200	320	OPERATING SUPPLIES	20,489	30,000	27,418		35,000	35,000	35,000
110	42200	324	HOUSEHOLD AND JANITORIAL SUPPL	13,926	18,000	9,117		20,000	20,000	20,000
110	42200	326	CLOTHING AND UNIFORMS	31,982	45,000	18,436		45,000	45,000	45,000
110	42200	328	EDUCATIONAL SUPPLIES	1,448	5,000	-		5,000	5,000	5,000
110	42200	331	GAS, OIL, DIESEL FUEL, GREASE,	53,187	62,000	44,691	Reduce	70,000	62,000	62,000
110	42200	334	TIRES, TUBES AND ETC.	11,157	20,000	8,168	Reduce	25,000	20,000	20,000
110	42200	510	INSURANCE	74,268	100,000	100,000	Increase for truck & st	140,000	140,000	140,000
110	42200	605	COMMISSIONS PAID OUT	414	700	700				
110	42200	759	FIRE EXPLORERS	-	4,350	-		4,350	4,350	4,350
Total Operating				640,710	1,041,350	691,353		983,400	931,400	931,400
110	42200	939	OTHER IMPROVEMENTS	22,023	850,000	209,947		700,000	700,000	700,000
				Rollover Station 1 RENO & Engineering			700,000			
110	42200	940	MACHINERY AND EQUIPMENT	458,540	460,000	223,824		308,611	258,611	258,611
				SCBA equipment - Reduce from \$200k			150,000			
				Fire rescue tools			40,000			
				Rollover of tools for tiller ordered in FY26 delivery est July 2026			68,611			
110	42200	944	TRANSPORTATION EQUIPMENT	1,534,136	2,458,000	2,458,000		185,000	85,000	85,000
				Upfitting			30,000			
				Vehicles - Remove \$100k			-			
				Rollover of SUV purchase due to delayed availability			55,000			
110	42200	945	COMMUNICATION EQUIPMENT	185,473	250,000	24,272		475,000	25,000	25,000
				Mach Alert - Station Toning - Remove \$450k			-			
				Radio upgrades			25,000			
Total Capital				2,200,173	4,018,000	2,916,042		1,668,611	1,068,611	1,068,611
Grand Total				12,076,847	15,710,143	14,023,242		14,987,763	13,360,502	13,300,477

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 EMS										
Fund	Function	Object	Description	Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
				-1-	-3-	-4a-		-5-	-6-	-7-
110		EMS								
Total Fund Revenue										
Total Personnel										
110	42250	200	CONTRACTUAL SERVICES	45,793	60,000	60,000		60,000	60,000	60,000
110	42250	204	EMPLOYEE EDUCATION AND TRAINING	36,287	88,000	44,996		75,000	75,000	75,000
110	42250	220	PRINTING, DUPLICATING, TYPING,	0	1,000	1,000		1,000	1,000	1,000
110	42250	235	MEMBERSHIPS, REGISTRATION FEES	2,774	2,000	1,307		2,000	2,000	2,000
110	42250	239	COMMUNITY EDUCATION	970	2,000	211		2,000	2,000	2,000
110	42250	245	TELEPHONE							
110	42250	255	DATA PROCESSING SERVICES	19,013	25,000	1,645		15,000	15,000	15,000
110	42250	258	DRUG TESTING	300	2,000	1,560		2,000	2,000	2,000
110	42250	261	REPAIR AND MAINTENANCE MOTOR V	44,709	50,000	11,961		50,000	50,000	50,000
110	42250	262	REPAIR AND MAINTENANCE OTHER M	21,979	25,000	7,559		25,000	25,000	25,000
110	42250	266	REPAIR AND MAINTENANCE BUILDIN	350	1,000					
110	42250	287	MEALS AND ENTERTAINMENT	431	2,000	456		2,000	2,000	2,000
110	42250	310	OFFICE SUPPLIES AND MATERIALS		1,000	612		1,000	1,000	1,000
110	42250	312	SMALL ITEMS OF EQUIPMENT	28,292	30,000	30,000		30,000	30,000	30,000
110	42250	315	TURN OUT GEAR	48,151	60,000		Reduce	60,000	48,000	48,000
110	42250	320	OPERATING SUPPLIES	172,399	250,000	200,577		250,000	250,000	250,000
110	42250	326	CLOTHING AND UNIFORMS	27,610	30,000	30,000		30,000	30,000	30,000
110	42250	328	EDUCATIONAL SUPPLIES	9,518	10,000	2,469		10,000	10,000	10,000
110	42250	331	GAS, OIL, DIESEL FUEL, GREASE,	31,266	40,000	29,305		40,000	40,000	40,000
110	42250	334	TIRES, TUBES AND ETC.	3,515	10,000	3,657		10,000	10,000	10,000
110	42250	510	INSURANCE	14,041	15,000	15,000		16,000	16,000	16,000
110	42250	531	RENTAL							
110			Total Operating	507,398	704,000	442,314		681,000	669,000	669,000
110	42250	939	OTHER IMPROVEMENTS				200,000	200,000	200,000	200,000
110	42250	940	MACHINERY AND EQUIPMENT	194,465	110,303	110,303		200,000	200,000	200,000
110	42250	944	TRANSPORTATION EQUIPMENT	428,987	414,400	412,351		150,000		
					Special Ops - Remove \$150k					
110	42250	945	COMMUNICATION EQUIPMENT		20,000	24,677				
			Total Capital	623,452	544,703	547,331		350,000	200,000	200,000
			Grand Total	1,130,850	1,248,703	989,645		1,031,000	869,000	869,000

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
110			Building & Codes								
Personnel			7				DETAILS	Department	City	City	
			Actual	Amended	Projected		Requests	Manager	Commission		
			2024-2025	2025-2026	2025-2026		2026-2027	2026-2027	2026-2027		
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-	
110	43000	111	SALARIES - PERMANENT EMPLOYEES	650,575	644,357	644,357		578,751	578,751	578,751	
110	43000	112	SALARIES - OVERTIME ATOVERTIME	664.81	9,802	751		4,630	4,630	4,630	
110	43000	113	SALARIES - HOLIDAY PAY	-	2,519	-		579	579	579	
110	43000	116	EMPLOYEE RECOGNITION	15,073	12,738	12,738		11,575	11,575	11,575	
110	43000	119	LONGEVITY PAY	2,900	3,300	3,300		2,500	2,500	2,500	
110	43000	141	OASI (EMPLOYER'S SHARE)	47,375	50,955	48,913		45,750	45,750	45,750	
110	43000	142	EMPLOYEE BENEFITS	196,100	179,853	156,656		149,981	149,981	149,981	
110	43000	143	RETIREMENT - CURRENT	76,954	81,461	81,461		78,522	78,522	78,522	
110	43000	146	WORKMEN'S COMPENSATION	18,941	16,603	17,207		14,699	14,699	14,699	
110	43000	147	UNEMPLOYMENT INSURANCE	192	512	512		448	448	448	
			Personnel Changes								
			Inspector Bldg/Elect. Starting at step 5 \$62,500.00 plus Benefits				Remove	87,535	0	0	
			Total Personnel			1,008,775	1,002,100	965,895	974,970	887,435	887,435
110	43000	200	CONTRACTUAL SERVICES	81	2,000	74	Reduce	2,500	2,000	2,000	
110	43000	204	EMPLOYEE EDUCATION AND TRAINING	12,610	13,500	6,615		13,500	13,500	13,500	
110	43000	220	PRINTING, DUPLICATING, TYPING,	1,541	2,000	2,000		2,000	2,000	2,000	
110	43000	231	PUBLICATION OF FORMS AND LEGAL	0	1,000	-		1,000	1,000	1,000	
110	43000	235	MEMBERSHIPS, REGISTRATION FEES	1,360	3,500	1,214		3,500	3,500	3,500	
110	43000	251	MEDICAL, DENTAL, VETERINARY, A	66	500	213		500	500	500	
110	43000	255	DATA PROCESSING SERVICES	520	2,800	-		2,800	2,800	2,800	
110	43000	258	DRUG TESTING	-	200	-		200	200	200	
110	43000	261	REPAIR AND MAINTENANCE MOTOR V	1,342	6,800	1,609		6,800	6,800	6,800	
110	43000	283	OUT-OF-TOWN EXPENSE	1,061	2,500	-		2,500	2,500	2,500	
110	43000	287	MEALS AND ENTERTAINMENT	131	1,500	-		1,500	1,500	1,500	
110	43000	293	RECORDING FEES	-	500	106		-	-	-	
110	43000	302	PW SAFETY PROGRAM	466	2,500	245		2,500	2,500	2,500	
110	43000	305	RECORDING FEES	0	600	-		600	600	600	
110	43000	310	OFFICE SUPPLIES AND MATERIALS	2,769	3,500	1,633		3,500	3,500	3,500	
110	43000	312	SMALL ITEMS OF EQUIPMENT	5,230	6,500	1,157		6,500	6,500	6,500	
110	43000	320	OPERATING SUPPLIES	125	3,000	1,528		3,000	3,000	3,000	
110	43000	326	CLOTHING AND UNIFORMS	2,799	3,500	1,444		3,500	3,500	3,500	
110	43000	331	GAS, OIL, DIESEL FUEL, GREASE,	6,524	12,000	5,073		12,000	12,000	12,000	
110	43000	334	TIRES, TUBES AND ETC.	1,392	2,500	1,324		2,500	2,500	2,500	
110	43000	381	SHORT & OVER REIMBURSEMENT	2	-	-		-	-	-	
110	43000	510	INSURANCE	23,259	24,000	24,000		25,000	25,000	25,000	
			Total Operating			61,278	94,900	48,235	95,900	95,400	95,400
110	43000	944	TRANSPORTATION EQUIPMENT	-	-	-	Remove	47,000	0	0	
110	43000	949	OTHER MACHINERY AND EQUIPMENT	-	-	-		-	-	-	
			Total Capital			-	-	47,000	-	-	
			Grand Total			1,070,054	1,097,000	1,014,130	1,117,870	982,835	982,835

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
110 CITY PLANNER											
Personnel 4											
				Actual	Amended	Projected	DETAILS	Department	City	City	
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission	
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027	
110	41710	111	SALARIES - PERMANENT EMPLOYEES	453,386	466,226	437,197		354,755	354,755	354,755	
110	41710	112	SALARIES - OVERTIME ATOVERTIME	994	1,670	367		1,774	1,774	1,774	
110	41710	113	SALARIES - HOLIDAY PAY	-	334	-		355	355	355	
110	41710	116	EMPLOYEE RECOGNITION	9,543	9,217	9,217		7,095	7,095	7,095	
110	41710	119	LONGEVITY PAY	2,000	2,300	2,300		1,500	1,500	1,500	
110	41710	141	OASI (EMPLOYER'S SHARE)	34,872	36,291	33,918		27,959	27,959	27,959	
110	41710	142	EMPLOYEE BENEFITS	69,567	78,134	72,066		56,644	56,644	56,644	
110	41710	143	RETIREMENT - CURRENT	50,815	58,017	53,234		47,987	47,987	47,987	
110	41710	146	WORKMEN'S COMPENSATION	561	522	541		402	402	402	
110	41710	147	UNEMPLOYMENT INSURANCE	147	320	320		256	256	256	
Personnel Requests											
Add Deputy City Planner								Reduce 1/2 yr	129,205	64,602	64,602
Total Personnel				621,886	653,031	609,160		627,932	563,329	563,329	
110	41710	200	CONTRACTUAL SERVICES	18,742	20,000	19,850		20,000	20,000	20,000	
110	41710	204	EMPLOYEE EDUCATION AND TRAINING	2,359	7,600	966	Reduced	7,600	5,000	5,000	
110	41710	220	PRINTING, DUPLICATING, TYPING,	2,991	4,000	-		4,000	4,000	4,000	
110	41710	231	PUBLICATION OF FORMAL AND LEGAL	3,534	6,000	2,582		6,000	6,000	6,000	
110	41710	235	MEMBERSHIPS, REGISTRATION FEES	740	1,500	86		1,500	1,500	1,500	
110	41710	251	MEDICAL, DENTAL, VETERINARY, A	234	300	120		300	300	300	
110	41710	255	DATA PROCESSING SERVICES	457	1,500	-		1,500	1,500	1,500	
110	41710	261	REPAIR AND MAINTENANCE MOTOR V	0	2,500	-		2,500	2,500	2,500	
110	41710	283	OUT-OF-TOWN EXPENSE	2,700	5,000	575		5,000	5,000	5,000	
110	41710	287	MEALS AND ENTERTAINMENT	2,420	4,000	3,278		4,000	4,000	4,000	
110	41710	310	OFFICE SUPPLIES AND MATERIALS	2,834	3,000	1,550		3,000	3,000	3,000	
110	41710	320	OPERATING SUPPLIES	7,392	8,000	580		8,000	8,000	8,000	
110	41710	326	CLOTHING AND UNIFORMS	435	1,500	178		1,500	1,500	1,500	
110	41710	331	GAS, OIL, DIESEL FUEL, GREASE,	1,365	3,000	396		3,000	3,000	3,000	
110	41710	334	TIRES, TUBES AND ETC.			-					
110	41710	381	SHORT & OVER REIMBURSEMENT	50		(50)					
110	41710	510	INSURANCE	4,415	4,500	4,500		4,800	4,800	4,800	
Total Operating				50,668	72,400	34,610		72,700	70,100	70,100	
110	41710	944	TRANSPORTATION EQUIPMENT								
Total Capital				-	-	-		0	-	-	
Grand Total				672,554	725,431	643,770		700,632	633,429	633,429	

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 HIGHWAY AND STREET ADMINISTRATION										
Personnel 16										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
	43110		HIGHWAY AND STREET ADMINISTRATION							
110	43110	111	SALARIES - PERMANENT EMPLOYEES	1,390,511	1,247,922	1,207,579		1,272,152	1,272,152	1,272,152
110	43110	112	SALARIES -OVERTIME ATOVERTIME	6,259	17,137	6,473		18,154	18,154	18,154
110	43110	113	SALARIES - HOLIDAY PAY	428	2,127	2,566		2,133	2,133	2,133
110	43110	114	ON CALL PAY	13,000	13,200	13,200		13,200	13,200	13,200
110	43110	116	EMPLOYEE RECOGNITION	27,822	24,701	24,701		25,443	25,443	25,443
110	43110	119	LONGEVITY PAY	8,600	8,200	4,114		8,700	8,700	8,700
110	43110	141	OASI (EMPLOYER'S SHARE)	105,260	99,481	92,316		102,493	102,493	102,493
110	43110	142	EMPLOYEE BENEFITS	316,759	370,098	321,857		296,196	296,196	296,196
110	43110	143	RETIREMENT - CURRENT	158,634	159,040	151,443		175,913	175,913	175,913
110	43110	146	WORKMEN'S COMPENSATION	43,191	40,833	42,321		42,069	42,069	42,069
110	43110	147	UNEMPLOYMENT INSURANCE	532	1,024	1,024		1,024	1,024	1,024
			Personnel Request							
			Move emp from ROW Maintenance to ROW Operator due to CDL achievment					5,130	5,130	5,130
			Increase the top out pay rate for the following positions based on the averages from the pay rate study:				Remove	126,506		
			Director of Public Works \$82.29 (average)							
			Traffic Engineer \$60.46 (average)							
			Operations Manager \$51.20 (\$2.01 below average)							
			ROW Manager \$51.20 (\$5.80 above average)							
			Traffic Manager \$51.20 (\$3.59 below average)							
			Capital Project Inspector \$42.48 (average)							
			Traffic Field Manager \$42.48 (\$3.90 below average)							
			ROW Foreman \$42.48 (\$0.62 above average)							
			Traffic Signal Technician \$36.85 (\$1.20 below average)							
			Sign Technician \$36.85 (average)							
			ROW Operator \$33.86 (average)							
			ROW Maintenance \$31.43 (average)							
Total Personnel				2,070,997	1,983,763	1,867,594		2,089,113	1,962,607	1,962,607

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 CITY GARAGE										
Personnel 2										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
	43170	CITY GARAGE								
110	43170	111	SALARIES - PERMANENT EMPLOYEES	163,366	166,591	166,591		172,935	172,935	172,935
110	43170	112	SALARIES - OVERTIME ATOVERTIME	9,105	1,152	5,697		8,647	8,647	8,647
110	43170	113	SALARIES - HOLIDAY PAY	695	165	745		173	173	173
110	43170	116	EMPLOYEE RECOGNITION	3,212	3,292	3,292		3,459	3,459	3,459
110	43170	119	LONGEVITY PAY		0	-		100	100	100
110	43170	141	OASI (EMPLOYER'S SHARE)	12,550	12,945	12,945		14,176	14,176	14,176
110	43170	142	EMPLOYEE BENEFITS	41,544	56,329	48,967		46,741	46,741	46,741
110	43170	143	RETIREMENT - CURRENT	20,063	20,696	20,696		24,332	24,332	24,332
110	43170	146	WORKMEN'S COMPENSATION	3,220	3,334	3,455		3,651	3,651	3,651
110	43170	147	UNEMPLOYMENT INSURANCE	56	128	128		128	128	128
Personnel Requests:										
Increase the top out pay rate for the following position based on the averages from the pay rate study:										
Senior EVT Mechanic \$42.48 (\$0.36 below average)							Remove	3,098		
Total Personnel				253,812	264,632	262,516		277,440	274,342	274,342
110	43170	204	EMPLOYEE EDUCATION AND TRAINING	873	2,000	857		2,000	2,000	2,000
110	43170	235	MEMBERSHIPS, REGISTRATION FEES	0	250	250		250	250	250
110	43170	251	MEDICAL, DENTAL, VETERINARY, A	0	200	-		200	200	200
110	43170	261	REPAIR AND MAINTENANCE MOTOR V	483	2,000	278		2,000	2,000	2,000
110	43170	262	REPAIR AND MAINTENANCE OTHER M	1,880	8,000	242		8,000	8,000	8,000
110	43170	283	OUT-OF-TOWN EXPENSE	373	3,000	680		3,000	3,000	3,000
110	43170	287	MEALS AND ENTERTAINMENT	0	250	120		250	250	250
110	43170	302	PW SAFETY PROGRAM	843	1,000	171		1,000	1,000	1,000
110	43170	310	OFFICE SUPPLIES AND MATERIALS	185	750	-		500	500	500
110	43170	312	SMALL ITEMS OF EQUIPMENT	16,515	55,000	377		10,000	10,000	10,000
110	43170	320	OPERATING SUPPLIES	4,448	10,000	10,000		10,000	10,000	10,000
110	43170	326	CLOTHING AND UNIFORMS	4,266	6,500	5,329		6,500	6,500	6,500
110	43170	331	GAS, OIL, DIESEL FUEL, GREASE,	3,774	6,000	3,392		6,000	6,000	6,000
110	43170	334	TIRES, TUBES AND ETC.	0	1,000	1,000		1,000	1,000	1,000
110	43170	510	INSURANCE	9,921	10,000	10,000		11,000	11,000	11,000
Total Operating				43,561	105,950	32,696		61,700	61,700	61,700
Total Capital				-	-	-		-	-	-
Grand Total				297,373	370,582	295,212		339,140	336,042	336,042

Statement Of Proposed Operations												
For the Fiscal Year Ending JUNE 30, 2027												
110 PUBLIC WORK BUILDINGS AND GROUNDS												
Fund	Function	Object	Description	Actual	Amended	Projected	DETAILS	Department	City	City		
				2024-2025	Budget	Current Year		Requests	Manager	Commission		
				-1-	-3-	-4a-				-5-	-6-	-7-
Total Personnel				-	-	-				-	-	-
	41861	PW CLEMMONS ROAD	GARAGE - 430 CLEMMONS RD									
110	41861	240	STORMWATER	-	1,900	590		1,500	1,500	1,500		
110	41861	241	ELECTRIC	8,855	8,400	9,485		9,400	9,400	9,400		
110	41861	242	WATER	5,056	6,000	6,561		6,000	6,000	6,000		
110	41861	243	SEWER			2,760		3,000	3,000	3,000		
110	41861	244	GAS	10,772	12,000	10,556		10,500	10,500	10,500		
110	41861	266	REPAIR AND MAINTENANCEBUILDIN	27,804	25,000	25,000		20,000	20,000	20,000		
110	41861	320	OPERATING SUPPLIES	444	-	60						
110	41861	510	INSURANCE	6,944	7,000	6,644		7,500	7,500	7,500		
110	41861	920	BUILDINGS	1,950	165,000	30,000		-	-	-		
110	41861	933	CONSTRUCTION	1,598,367	400,000	310,000		100,000	100,000	100,000		
Grand Total				1,660,192	625,300	401,656		157,900	157,900	157,900		

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 CHARLIE DANIELS PARK										
Personnel 21										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
	44700	CHARLIE DANIELS PARK								
110	44700	111	SALARIES - PERMANENT EMPLOYEES	1,026,518	1,036,695	842,970		1,040,069	1,040,069	1,040,069
110	44700	112	SALARIES -OVERTIME ATOVERTIME	761.41	1,953	3,360		4,438	4,438	4,438
110	44700	113	SALARIES - HOLIDAY PAY	198	3,181	-		3,196	3,196	3,196
110	44700	116	EMPLOYEE RECOGNITION	19,815	20,535	20,535		20,801	20,801	20,801
110	44700	119	LONGEVITY PAY	3,800	6,200	3,429		4,800	4,800	4,800
110	44700	141	OASI (EMPLOYER'S SHARE)	76,945	80,983	63,699		82,108	82,108	82,108
110	44700	142	EMPLOYEE BENEFITS	241,906	289,247	251,283		218,395	218,395	218,395
110	44700	143	RETIREMENT - CURRENT	105,746	105,682	82,246		114,584	114,584	114,584
110	44700	146	WORKMEN'S COMPENSATION	18,189	16,583	17,187		16,366	16,366	16,366
110	44700	147	UNEMPLOYMENT INSURANCE	574	1,344	1,151		1,344	1,344	1,344
Personnel Requests:										
			ONE P/T CLERK				Remove	28,726	-	-
			ONE F/T FACILITY MAINTENANCE				Remove	68,490	-	-
Total Personnel				1,494,452	1,562,403	1,285,861		1,603,317	1,506,101	1,506,101
110	44700	200	CONTRACTUAL SERVICES	32,412	132,000	75,000		95,000	95,000	95,000
							10,000			
							25,000			
110	44700	204	EMPLOYEE EDUCATION AND TRAINING	330	2,000	1,140		2,000	2,000	2,000
110	44700	220	PRINTING, DUPLICATING, TYPING,			-				
110	44700	231	PUBLICATION OF FORMAL AND LEGAL	682	3,000	2,154		3,000	3,000	3,000
110	44700	235	MEMBERSHIPS, REGISTRATION FEES	400	3,000	874		3,000	3,000	3,000
110	44700	240	STORMWATER	7,136	7,000	7,000		7,000	7,000	7,000
110	44700	241	ELECTRIC	25,914	25,000	25,000		25,000	25,000	25,000
110	44700	242	WATER	8,128	10,000	10,000		10,000	10,000	10,000
110	44700	243	SEWER	5,118	6,000	6,507		6,000	6,000	6,000
110	44700	244	GAS	7,297	5,000	5,000		5,000	5,000	5,000
110	44700	245	TELEPHONE AND TELEGRAPH			-				
110	44700	249	OTHER UTILITY SERVICES	13,052	5,000	8,505		5,000	5,000	5,000
110	44700	251	MEDICAL, DENTAL, VETERINARY, A	750	250	564		250	250	250
110	44700	258	DRUG TESTING	-	300	-		300	300	300
110	44700	261	REPAIR AND MAINTENANCE MOTOR V	218	3,000	318		3,000	3,000	3,000
110	44700	262	REPAIR AND MAINTENANCE OTHER M			-				
110	44700	265	REPAIR AND MAINTENANCE GROUNDS	2,723	4,000	784		4,000	4,000	4,000
110	44700	266	REPAIR AND MAINTENANCE BUILDING	11,899	10,000	6,764		10,000	10,000	10,000
110	44700	269	PLAYGROUND REPAIR & MAINTENANCE	7,887	15,000	5,716		15,000	15,000	15,000
110	44700	283	OUT-OF-TOWN EXPENSE	42	500	-		500	500	500
110	44700	287	MEALS AND ENTERTAINMENT	635	750	549		750	750	750
110	44700	308	ATHLETIC SUPPLIES	434	2,000	1,221		5,000	5,000	5,000
110	44700	310	OFFICE SUPPLIES AND MATERIALS	772	2,000	476		2,000	2,000	2,000
110	44700	312	SMALL ITEMS OF EQUIPMENT	3,493	7,000	1,430	Reduce	7,000	5,000	5,000
110	44700	316	2017 ECLIPSE PROMOTION			-				
110	44700	320	OPERATING SUPPLIES	4,246	12,000	1,468	Reduce	12,000	10,000	10,000

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 CHARLIE DANIELS PARK										
Personnel 21										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
110	44700	321	FERTILIZER	-	1,500	-	Reduce	1,500	1,500	1,500
110	44700	322	OSHA/CHEMICALS	-	2,000	-		2,000	2,000	2,000
110	44700	324	HOUSEHOLD AND JANITORIAL SUPPL	7,914	12,000	4,833		12,000	9,000	9,000
110	44700	325	EVENT / RECREATION SUPPLIES	82,418	95,000	56,530		100,000	100,000	100,000
110	44700	326	CLOTHING AND UNIFORMS	5,392	10,000	7,142		10,000	10,000	10,000
110	44700	331	GAS, OIL, DIESEL FUEL, GREASE,	2,437		315				
110	44700	334	TIRES, TUBES AND ETC.			-				
110	44700	348	PARK FLAGS	-	1,000	937		1,000	1,000	1,000
110	44700	381	SHORT & OVER REIMBURSEMENT			-				
110	44700	390	SIGNS / BANNERS	2,421	3,000	39		3,000	3,000	3,000
110	44700	395	FARMERS MARKET OPERATIONS	324	500	-		500	500	500
110	44700	510	INSURANCE	21,357	20,000	20,000		21,500	21,500	21,500
110	44700	533	MACHINERY AND EQUIPMENT RENTAL			-				
Total Operating				255,832	399,800	250,268			372,300	365,300
110	44700	910	LAND AND EASEMENTS							
110	44700	930	IMPROVEMENTS OTHER THAN BUILDI					100,000	100,000	100,000
110	44700	937	PARKS AND RECREATION FACILITIE		30,000	-	100,000	270,000	270,000	270,000
110	44700	939	OTHER IMPROVEMENTS		10,000	9,916	50,000			
110	44700	944	TRANSPORTATION EQUIPMENT		15,000	15,000	220,000			
Total Capital				-	55,000	24,916		370,000	370,000	370,000
Grand Total				1,750,284	2,017,203	1,561,045		2,345,617	2,241,401	2,241,401

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
110 Satellite Parks										
Personnel 0										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
				2024-2025	2025-2026	2025-2026		2026-2027	2026-2027	2026-2027
110	44721		WILL SELLERS PARK S.E. SPRINGDALE PARK							
110	44721	242	WATER	707	500	500		500	500	500
110	44721	320	OPERATING SUPPLIES	242	2,000	233		2,000	2,000	2,000
110	44722		ROBINSON PARK MJRD PARK LAND							
110	44722	240	STORMWATER	661	700	567		700	700	700
110	44722	320	OPERATING SUPPLIES		2,000	-	Reduce	2,000	1,000	1,000
110	44725		JONES PARK CITYSIGNATURE PARK							
110	44725	320	OPERATING SUPPLIES	144	2,000	-	Reduce	2,000	1,000	1,000
110	44726		ETHAN PAGE PARK							
110	44726	320	OPERATING SUPPLIES	964	2,000	2,000	Reduce	2,000	1,000	1,000
110	44727		EAGLE PARK							
110	44727	240	STORMWATER	590	600	505		600	600	600
110	44727	242	WATER	755	500	500		500	500	500
110	44727	320	OPERATING SUPPLIES	378	2,000	-		2,000	2,000	2,000
110	44729		TOWN CENTER TRAIL							
110	44729	241	ELECTRIC	449		279				
110	44729	245	TELEPHONE	1,650		2,051				
110	44729	320	OPERATING SUPPLIES	2,158	2,000	701		2,000	2,000	2,000
110	44732		HAMILTON-DENSON PARK							
110	44732	200	CONTRACTUAL SERVICES			-				
110	44732	240	STORMWATER	590	600	600		600	600	600
110	44732	241	ELECTRIC	3,739	4,500	2,799		4,500	4,500	4,500
110	44732	242	WATER	9,600	10,000	4,263		10,000	10,000	10,000
110	44732	243	SEWER	277	500	258		500	500	500
110	44732	244	GAS	2,182	2,000	2,000		2,000	2,000	2,000
110	44732	320	OPERATING SUPPLIES	8,180	10,000	728		10,000	10,000	10,000

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
		110	Satellite Parks							
		Personnel	0							
					Actual	Amended	Projected		Department	
					2024-2025	Budget	Current Year	DETAILS	Requests	
Fund	Function	Object	Description		-1-	2025-2026	2025-2026		2026-2027	
						-3-	-4a-		-5-	
									-6-	
									City	
									Commission	
									2026-2027	
110	44733	CITY GREENWAYS								
110	44733	265	REPAIR AND MAINTENANCE GROUNDS AND G		7,712	10,000	62		10,000	10,000
110	44734	SOUTH BARK PARK								
110	44734	240	STORMWATER		259	300	222		300	300
110	44735	AMAZON RESTROOM @ GB								
110	44735	240	STORMWATER			600	-	Remove	600	
110	44735	241	ELECTRIC			1,500	-	Remove	1,500	
110	44735	242	WATER			4,500	-	Remove	4,500	
110	44735	243	SEWER			500	-	Remove	500	
110	44735	320	OPERATING SUPPLIES		465	5,000	3,346	Remove	5,000	
110	44737	MJCC ANNEX (Old Daycare Bldg)								
110	44737	240	STORMWATER		-	400	-		400	400
110	44737	244	GAS		-	-	-			
110	44737	265	REPAIR AND MAINTENANCE GROUNDS AND G		-	1,000	355		1,000	1,000
110	44737	266	REPAIR AND MAINTENANCE BUILDIN		29,715	3,000	242		3,000	3,000
110	44737	310	OFFICE SUPPLIES AND MATERIALS		-	300	65		300	300
110	44737	320	OPERATING SUPPLIES		20,085	5,000	1,167		5,000	5,000
110	44737	324	HOUSEHOLD AND JANITORIAL SUPPL		389	1,000	-		1,000	1,000
110	44737	917	TODDLER YARD RENOVATION		28,329	-	-			
110	44737	939	OTHER IMPROVEMENTS		221,554	-	-			
110	44737	949	ACCESS CONTROL/CAMERAS/IT EQUIPMENT		89,810	-	-			
Total Operating					431,584	75,000	23,443		75,000	59,900
Total Capital					-	-	-		-	-
Grand Total					431,584	75,000	23,443		75,000	59,900

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
121 State Stree Aid Fund										
Fund	Function	Object	Description	Actual	Amended	Projected	45,172 DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
				-1-	-3-	-4a-		-5-	-6-	-7-
121	33551		STATE GASOLINE AND MOTOR FUEL	1,415,045	1,597,833	1,494,584	\$35.15	1,587,796	1,587,796	1,587,796
121	36100		INTEREST EARNINGS	14,240	10,000	11,510		14,000	14,000	14,000
121	36350		INSURANCE RECOVERIES	16,033	9,319	18,232		10,000	10,000	10,000
121	36515		SALE OF AUCTION ITEMS							
121	37810		OPERATING TRAN FROM GEN FUND	750,000	670,000	670,000		500,000	500,000	500,000
Total Fund Revenue				2,195,317	2,287,152	2,194,326		2,111,796	2,111,796	2,111,796
OK				2,195,317	2,287,152					
Total Personnel										
121	43100	247	STREET LIGHTING (ELECTRIC AND MAINTENANCE)	103,602	100,000	100,000		120,000	120,000	120,000
121	43100	264	REPAIR AND MAINT TRAFFIC LIGHT	210,789	229,319	229,319		250,000	250,000	250,000
121	43100	268	ROAD RESURFACING	1,501,749	1,700,000	1,700,000		1,500,000	1,500,000	1,500,000
121	43100	320	OPERATING SUPPLIES	-						
121	43100	335	PAINTING OR PLUMBING SUPPLIES	108,552	70,000	71,135		100,000	100,000	100,000
121	43100	339	SUNDRY REPAIR AND MAINTENANCE	40,211	60,000	58,101		60,000	60,000	60,000
121	43100	340	OTHER REPAIR AND MAINTENANCE S	586						
121	43100	342	SIGN PARTS AND SUPPLIES	51,416	55,000	55,000		75,000	75,000	75,000
121	43100	356	SPEED PREVENTION	-	5,000			5,000	5,000	5,000
Total Operating				2,016,905	2,219,319	2,213,555		2,110,000	2,110,000	2,110,000
Total Capital										
Grand Total				2,016,905	2,219,319	2,213,555		2,110,000	2,110,000	2,110,000

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
124 Debt Service Fund										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
124	31931		IMPACT FEES	568,957	350,000	800,743		750,000	750,000	750,000
124	36100		INTEREST EARNINGS	10,963	8,000	16,230		15,000	15,000	15,000
124	37810		OPERATING TRAN FROM GEN FUND	3,640,000	3,635,723	3,635,723		2,697,747	2,697,747	2,697,747
Total Fund Revenue				4,219,920	3,993,723	4,452,696		3,462,747	3,462,747	3,462,747
				OK	OK					
				4,219,920	3,993,723					
Total Personnel				-	-	-		-	-	-
124 DEBTSERVICE FUND										
124	49115	2019 GO REFUNDING & FH BORROWING								
124	49115	630	INTEREST	97,000	49,500	49,500		-	-	-
124	49115	900	PRINCIPAL	950,000	990,000	990,000		-	-	-
124	49116	2020 GO REFUNDING 2016 BONDS								
124	49116	630	INTEREST	163,405	156,805	156,805		149,805	149,805	149,805
124	49116	900	PRINCIPAL	165,000	175,000	175,000		780,000	780,000	780,000
124	49117	2024 GO BONDS PD & FH								
124	49117	630	INTEREST	1,506,083	1,535,000	1,535,000		1,477,500	1,477,500	1,477,500
124	49117	900	PRINCIPAL	1,100,000	1,150,000	1,150,000		1,670,000	1,670,000	1,670,000
Total Operating				3,981,488	4,056,305	4,056,305		4,077,305	4,077,305	4,077,305
Total Capital				-	-	-		-	-	-
Grand Total				3,981,488	4,056,305	4,056,305		4,077,305	4,077,305	4,077,305

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
300 Capital Projects Fund										
Fund	Function	Object	Description	Actual 2024-2025 -1-	Amended Budget 2025-2026 -3-	Projected Current Year 2025-2026 -4a-	DETAILS	Department Requests 2026-2027 -5-	City Manager 2026-2027 -6-	City Commission 2026-2027 -7-
300	33120		DONATION-GOLDEN BEAR/BECKWITH LIGHTING	2,420						
300	33123		CONTRIBUTION - EAST DIVISION (BECKWITH)		-	930,000		-	-	-
300	33431		TDOT SIA UNDER ARMOUR GRANT	230,641	-	2,919		-	-	-
300	33439		SS4A - SAFETY ACTION PLAN	79,176	-			200,000	200,000	200,000
300	33444		S. GREENHILL RR CROSSING SIGNAL	627,649	-			-	-	-
300	33474		LEBANON RD SIDEWALKS PH 3	4,437	1,625,624			1,625,624	1,625,624	1,625,624
300	33479		MT. JULIET ROAD ADA UPGRADES, PHASE II	24,180	584,926			1,066,112	1,066,112	1,066,112
300	33483		TOWN CENTER TRAIL, PH III	73,774	2,110,336	62,267		2,000,000	2,000,000	2,000,000
300	33484		LEBANON ROAD SIDEWALKS PHASE II					-	-	-
300	33485		ITS INTELLIGENT SIGNAL GRANT	566,540	3,200,000	1,207,307		900,000	900,000	900,000
300	33486		ITS INTELLIGENT SIGNAL GRANT PH III	73,058	2,115,900	16,797		2,064,261	2,064,261	2,064,261
300	33487		SAFE STREETS FOR ALL (SS4A)	186,938		94,178				
300	33491		SIDEWALK CONSTRUCTION GRANT (BELINDA PKY)			15,000				
300	33492		CEDARCREEK GREENWAY GRANT PH I	6,995						
300	33493		CEDARCREEK GREENWAY GRANT PH II		1,015,720			1,015,720	1,015,720	1,015,720
300			SE SPRINGDALE SIDEWALK CONNECTION					15,000	15,000	15,000
300			SS4A IMPLEMENTATION PROJECT					5,128,320	5,128,320	5,128,320
300	34709		HIGH MAST LIGHTING PROJECT	10,360						
300	34710		INTERSTATE LIGHTING			8,140				
300	35716		DEVELOPER DONATIONS	100,000	525,000	1,430,000		200,000	200,000	200,000
300	36100		INTEREST EARNINGS	1,407,912	500,000	360,887				
300	36910		PREMIUM ON SALE OF BONDS							
300	36920		SALE OF BONDS		14,000,000			8,150,000	8,150,000	8,150,000
300	36930		SALE OF NOTES		5,000,000					
300	37810		OPERATING TRAN FROM GEN FUND	9,850,000	14,713,016	12,000,000		4,083,974	4,083,974	4,083,974
300	37815		TRANSFER FM GF - SPORTS BETTING REVENUE	15,087						
Total Fund Revenue				13,259,166	45,390,522	16,127,495		26,449,011	26,449,011	26,449,011
				OK	OK					
Total Est Revenue & Other Sources				13,259,166	45,390,522					

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Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
300 Capital Projects Fund										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
Total Personnel					-	-				
300	42100		NEW POLICE HEADQUARTERS							
300	42100	268	ENGINEERING	275,039	50,000	58,264				
300	42100	612	BOND SALE EXPENSES			-				
300	42100	966	CONSTRUCTION	22,713,238	7,000,000	6,867,651				
300	42200		FIRE STATION 3			-				
300	42200	268	ENGINEERING	338,273	50,000	100,000				
300	42200	966	CONSTRUCTION	3,807,601	8,500,000	7,800,000				
300	43120		MAJOR ROAD PROJECTS			-				
300	43120	989	0 LEGAL EXPENSE	4,144	15,000	257		15,000	15,000	15,000
300	43125		SOUTH GREENHILL ROUNDABOUT			-				
300	43125	966	0 CONSTRUCTION	5,033		-				
300	43127		UNDER ARMOUR SIA			-				
300	43127	967	CONSTRUCTION FUNDED BY GRANTS	469,803		-				
300	43128		SMJR WIDENING GRAVES TO CENTRAL PK			-				
300	43128	268	0 ENGINEERING	72,285	500,000	12,836		250,000	250,000	250,000
300	43128	910	0 EASEMENTS & LAND			-				
300	43128	966	0 CONSTRUCTION			-				
300	43130		CENTRAL PK INTERCHANGE			-				
300	43130	910	0 EASEMENTS & LAND	813,907	5,000,000	75,000		2,000,000	2,000,000	2,000,000
300	43130	966	0 CONSTRUCTION			225,000				
300	43132		GOLDEN BEAR/BECKWITH INTERCHANGE HIGH MAST LIGHTING			-				
300	43132	268	ENGINEERING			-				
300	43132	966	CONSTRUCTION		1,500,000	36,616		200,000	200,000	200,000
300	43133		PARK GLEN TRAILHEAD AT CEDAR CREEK GREENWAY			-				
300	43133	966	CONSTRUCTION	168,090		-				

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
300 Capital Projects Fund										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
						-				
300	43134		PLEASANT GROVE RD.			-				
300	43134	268	ENGINEERING	261,634	500,000	202,806		300,000	300,000	300,000
300	43134	910	EASEMENTS & LAND					200,000	200,000	200,000
						-				
300	43137		SS4A - SAFETY ACTION PLAN			-				
300	43137	269	ENGINEERING FUNDED BY GRANTS	332,643		21,611				
						-				
300	43142		TOWN CENTER TRAIL, PHASE III			-				
300	43142	268	ENGINEERING	1,524	10,000	1,301				
300	43142	269	ENGINEERING FUNDED BY GRANTS	101,161	20,000	20,000				
300	43142	910	EASEMENTS & LAND	673	0	-				
300	43142	911	LAND FUNDED BY GRANTS	-		-				
300	43142	966	CONSTRUCTION	-	522,584	-		525,000	525,000	525,000
300	43142	967	CONSTRUCTION FUNDED BY GRANTS		2,090,336	42,267		2,000,000	2,000,000	2,000,000
						-				
300	43143		TOWN CENTER TRAIL, PHASE 4 (TRAIN STATION TO CLEMMONS ROAD)			-				
300	43143	910	EASEMENTS & LAND	21,765	50,000	-				
300	43143	966	CONSTRUCTION		525,000	46,789		200,000	200,000	200,000
						-				
300	43152		MT. JULIET ROAD ADA UPGRADES, PHASE II			-				
300	43152	268	ENGINEERING	203	10,200	195		10,000	10,000	10,000
300	43152	269	ENGINEERING FUNDED BY GRANTS	30,225	16,000	10,800		-	-	-
300	43152	911	LAND FUNDED BY GRANTS	-		-		-	-	-
300	43152	966	CONSTRUCTION	-	142,232	-		316,528	316,528	316,528
300	43152	967	CONSTRUCTION FUNDED BY GRANTS	-	568,926	-		1,066,112	1,066,112	1,066,112
						-				
300	43166		ITS & SIGNAL IMPROVEMENTS, PHASE III			-				
300	43166	268	ENGINEERING	-	25,729	-		-	-	-
300	43166	269	ENGINEERING FUNDED BY GRANTS	78,086	30,000	16,797		-	-	-
300	43166	911	LAND FUNDED BY GRANTS	-		-		-	-	-
300	43166	966	CONSTRUCTION	-	78,000	-		100,000	100,000	100,000
300	43166	967	CONSTRUCTION FUNDED BY GRANTS		2,085,900	-		2,064,261	2,064,261	2,064,261
						-				
300	43171		GBG WIDENING CC TO LEBANON RD			-				
300	43171	268	ENGINEERING	169,913	300,000	28,626		150,000	150,000	150,000
300	43171	910	EASEMENTS & LAND	538,132	2,000,000	-		500,000	500,000	500,000
300	43171	966	CONSTRUCTION			-				
						-				

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2027										
300 Capital Projects Fund										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
300	43173	OLDR IMPROVEMENTS PHASE I				-				
300	43173	268	ENGINEERING	400,749	600,000	50,000		150,000	150,000	150,000
300	43173	910	EASEMENTS & LAND	694,184	100,000	200,364		-	-	-
300	43173	966	CONSTRUCTION		5,000,000	14,323		8,000,000	8,000,000	8,000,000
300	43174	MJRD RAILROAD XING IMPROVEMENTS				-				
300	43174	966	CONSTRUCTION		200,000	195,973		-	-	-
300	43175	OLDR IMPROVEMENTS, PHASE II				-				
300	43175	268	ENGINEERING		200,000	-				
300	43179	TRAFFIC SIGNAL E. DIVISION STREET AT GBG RAMP				-				
300	43179	966	CONSTRUCTION	82,735		-		-	-	-
300	43182	S. GREENHILL RR CROSSING SIGNAL				-				
300	43182	967	CONSTRUCTION FUNDED BY GRANTS	628,754		-				
300	43183	LEBANON RD SIDEWALKS PH 3				-				
300	43183	268	ENGINEERING	1,250		-		-	-	-
300	43183	269	ENGINEERING FUNDED BYGRANTS	6,085		-		-	-	-
300	43183	966	CONSTRUCTION	21	85,559	-		85,559	85,559	85,559
300	43183	967	CONST FUNDED BY GRANTS		1,625,624	-		1,625,624	1,625,624	1,625,624
300	43185	ITS (INTELLIGENT SIGNAL SYSTEM) PH 2				-				
300	43185	269	ENGINEERING FUNDED BYGRANTS	34,222	200,000	22,055		100,000	100,000	100,000
300	43185	966	CONSTRUCTION	112,372	400,000	23,725		100,000	100,000	100,000
300	43185	967	CONST FUNDED BY GRANTS	526,863	3,000,000	1,185,252		800,000	800,000	800,000
300	43186	E. DIVISION STREET IMPROVMENTS (AMAZON)				-				
300	43186	268	ENGINEERING	75,970	500,000	67,309		250,000	250,000	250,000
300	43186	910	EASEMENTS & LAND	-	600,000	500,000				
300	43189	CURD ROAD SIGNAL AT MT. JULIET ROAD				-				
300	43189	910	EASEMENTS & LAND	1,288		-				
300	43189	966	CONSTRUCTION	56,031	1,000,000	50,000		600,000	600,000	600,000

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Statement Of Proposed Operations
For the Fiscal Year Ending JUNE 30, 2027

300 Capital Projects Fund

Fund	Function	Object	Description	Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
				-1-	-3-	-4a-		-5-	-6-	-7-
300	43192		BECKWITH ROAD WIDENING			-				
300	43192	268	ENGINEERING	190,329	300,000	60,072		250,000	250,000	250,000
300	43192	910	EASEMENTS & LAND	47,403	800,000	-		1,000,000	1,000,000	1,000,000
300	43192	966	CONSTRUCTION	-	1,500,000	-		1,000,000	1,000,000	1,000,000
300	43911		CENTRAL PK IMPORVEMENTS			-				
300	43911	268	ENGINEERING	128,262	500,000	129,798		250,000	250,000	250,000
300	43911	910	EASEMENTS & LAND					500,000	500,000	500,000
300	43924		CEDAR CREEK GREENWAY PHASE II			-				
300	43924	268	ENGINEERING	44,550	210,000	81,605		110,000	110,000	110,000
300	43924	910	EASEMENTS & LAND		300,000	-		400,000	400,000	400,000
300	43924	966	CONSTRUCTION		254,000	-		254,000	254,000	254,000
300	43924	967	CONST FUNDED BY GRANTS		1,015,720	-		1,015,720	1,015,720	1,015,720
300	44421		RECREATION / AQUATIC CENTER			-				
300	44421	268	ENGINEERING		100,000	-				
300	44421	966	CONSTRUCTION		13,900,000	-				
300			SPRING VALLEY DRIVE EXTENSION				New Project			
300		268	ENGINEERING					150,000	150,000	150,000
300		966	CONSTRUCTION					500,000	500,000	500,000
300			SE SPRINGDALE SIDEWALK CONNECTION				New Project			
300		966	CONSTRUCTION					10,000	10,000	10,000
300		967	CONSTRUCTION FUNDED BY GRANTS					15,000	15,000	15,000
300			SS4A IMPLEMENTATION PROJECT				New Project			
300		268	ENGINEERING					491,320	491,320	491,320
300		269	ENGINEERING FUNDED BY GRANTS					1,965,280	1,965,280	1,965,280
300		966	CONSTRUCTION					790,760	790,760	790,760
300		967	CONSTRUCTION FUNDED BY GRANTS					3,163,040	3,163,040	3,163,040
300			BELINDA PKWY PEDESTRIAN SIGNAL CROSSING				New Project			
300		268	ENGINEERING					30,000	30,000	30,000
300		966	CONSTRUCTION					150,000	150,000	150,000
Total Operating				33,234,315	63,980,810	18,147,291		33,653,204	33,653,204	33,653,204
Total Capital				-	-	-		-	-	-
Grand Total				33,234,315	63,980,810	18,147,291		33,653,204	33,653,204	33,653,204

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Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
150 Employee Benefits Fund										
Personnel										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		-5-	-6-	-7-
150	MEDICAL CLAIMS FUND									
150	36100		INTEREST EARNINGS	34,762	-	31,707		35,000	35,000	35,000
150	36355		PROVIDER REBATES	172,180	-	220,243				
150	36375		STOP LOSS / AGGREGATE REBATES			347,006				
150	38101		INSURANCE ACCT - CITYMANAGER	87,491	49,666	42,571		66,705	76,767	76,767
150	38102		INSURANCE ACCT - FINANCE	56,326	71,511	61,295		63,036	63,036	63,036
150	38103		INSURANCE ACCT - CITY ATTORNEY	8,741	21,660	18,566		19,820	19,820	19,820
150	38104		INSURANCE ACCT - PLANNING	67,714	78,134	66,972		56,644	56,644	56,644
150	38105		INSURANCE ACCT - ANIMAL CONTRO	38,484	56,473	48,405		46,885	46,885	46,885
150	38106		INSURANCE ACCT - GIS	29,364	38,843	33,294		33,129	33,129	33,129
150	38107		INSURANCE ACCT - I.T.	55,799	70,879	60,753		62,405	62,405	62,405
150	38108		INSURANCE ACCT - POLICE	1,330,872	1,747,915	1,498,213		1,557,870	1,557,870	1,557,870
150	38109		INSURANCE ACCT - BUILDING CODES	193,386	179,853	154,160		149,981	149,981	149,981
150	38110		INSURANCE ACCT - HWYS& STREET	311,365	370,098	317,227		296,196	296,196	296,196
150	38111		INSURANCE ACCT - GARAGE	40,872	56,329	48,282		46,741	46,741	46,741
150	38112		INSURANCE ACCT - MJCC	237,967	289,247	247,926		218,395	218,395	218,395
150	38113		INSURANCE ACCT - PERSONNEL ADMINISTRATION	20,460	95,173	81,577		79,870	79,870	79,870
150	38114		INSURANCE ACCT - ECONOMIC DEVLPMT	159,852	190,504	163,289		160,086	150,024	150,024
150	38115		INSURANCE ACCT - RETIREES	25,758	71,656	61,419		53,423	53,423	53,423
150	38116		INSURANCE ACCT - COBRA	18,114		-				
150	38119		INSURANCE ACCT - FIRE	1,076,997	1,547,644	1,326,569		1,348,137	1,348,137	1,348,137
150	38201		INSURANCE ACCT - SEWERCOLLECT	302,742	416,908	357,350		354,972	354,972	354,972
150	38202		INSURANCE ACCT - SEWERACCOUNT	17,835	21,357	18,306		19,517	19,517	19,517
150	38301		INSURANCE ACCT - STORMWATER	139,157	295,305	253,119		235,168	235,168	235,168
150	38900		PARTICIPANT CONTRIBUTIONS	999,468	1,144,729	1,115,957		1,031,741	1,031,741	1,031,741
Total Fund Revenue				5,425,708	6,813,884	6,574,205		5,935,721	5,935,721	5,935,721
				OK	OK					
Total	Est		Revenue & Other Sources	5,425,708	6,813,884					
Total Personnel				-	-	-		0	-	-

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
150 Employee Benefits Fund										
Personnel										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
	44900	EDUCATION								
150	44900	600	MEDICAL BENEFITS							
	49900	MEDICAL CLAIMS								
150	49900	600	MEDICAL BENEFITS	-	6,629,788	-		6,343,459	6,343,459	6,343,459
150	49900	650	COBRA	15,190						
150	49900	651	CITY MANAGER	95,616		73,019				
150	49900	652	FINANCE	107,021		216,772				
150	49900	653	CITY ATTORNEY	4,282		4,741				
150	49900	654	PLANNING	29,081		20,812				
150	49900	655	ANIMAL CONTROL	31,137		58,908				
150	49900	656	GIS	34,261		49,662				
150	49900	657	IT	85,883		78,174				
150	49900	658	POLICE	2,052,735		2,284,617				
150	49900	659	CODES	241,089		499,034				
150	49900	660	HIGHWAY & STREETS	212,728		236,941				
150	49900	661	GARAGE	64,515		29,609				
150	49900	662	MJCC	253,132		288,500				
150	49900	663	PERSONNEL ADMINISTRATION	8,004		173,838				
150	49900	664	CITY BEAUTIFUL	207,758		106,869				
150	49900	665	RETIRES	35,094		30,134				
150	49900	667	SEWER	294,933		249,811				
150	49900	668	SEWER OFFICE	37,025		18,507				
150	49900	669	STORMWATER	234,853		184,602				
150	49900	671	FIRE DEPARTMENT	1,526,541		1,594,726				
150	49900	672	LEGISLATION			-				
Total Operating				5,570,879	6,629,788	6,199,275		6,343,459	6,343,459	6,343,459
Total Capital				-	-	-		-	-	-
Grand Total				5,570,879	6,629,788	6,199,275		6,343,459	6,343,459	6,343,459
				OK	OK					
MEDICAL CLAIMS				5,570,879	6,629,788					

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Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
416 Storm Water										
Personnel 13										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
416	32610		SW INSPECTIONS	381,867	420,000	352,203		400,000	400,000	400,000
416	32650		LAND DISTURBANCE	49,820	30,000	22,757		30,000	30,000	30,000
416	32670		COMMERCIAL PLANS REVIEW	16,213	30,000	30,000		20,000	20,000	20,000
416	32730		SW PLAN REVIEW	68,550	75,000	45,150		75,000	75,000	75,000
416	36100		INTEREST EARNINGS	159,843	100,000	99,198		100,000	100,000	100,000
416	36451		STORMWATER VIOLATIONS	1,500	1,000	1,714		1,500	1,500	1,500
416	36500		SALE OF MATERIALS AND SUPPLIES			-				
416	36950		BAD DEBTS COLLECTIONS	20		-				
416	36980		MISC REVENUE			-				
416	37210		STORMWATER SERVICE CHARGES	2,341,605	2,350,000	2,492,548		2,500,000	2,500,000	2,500,000
416	37291		FORFEITED DISCOUNTS AND PENALTIES	26,301	25,000	26,682		25,000	25,000	25,000
Total Fund Revenue				3,045,719	3,031,000	3,070,252		3,151,500	3,151,500	3,151,500
				OK	OK					
				3,045,719	3,031,000					
416	43150	111	SALARIES - PERMANENT EMPLOYEES	596,920.81	899,954	898,045		978,006	978,006	978,006
416	43150	112	SALARIES - OVERTIME ATOVERTIME	1,023	18,782	4,627		4,723	4,723	4,723
416	43150	113	SALARIES - HOLIDAY PAY	241	3,044	-		3,277	3,277	3,277
416	43150	116	EMPLOYEE RECOGNITION	11,629.28	17,999	17,999		19,560	19,560	19,560
416	43150	119	LONGEVITY PAY	2,500.00	3,100	2,743		4,100	4,100	4,100
416	43150	121	LEAVE PAYABLE	5,422.97		-				
416	43150	141	OASI (EMPLOYER'S SHARE)	43,868.60	72,130	67,606		77,239	77,239	77,239
416	43150	142	EMPLOYEE BENEFITS	141,299.47	295,305	256,030		235,168	235,168	235,168
416	43150	143	RETIREMENT - CURRENT	69,331.42	115,314	114,256		132,569	132,569	132,569
416	43150	146	WORKMEN'S COMPENSATION	17,354.00	23,777	24,642		25,836	25,836	25,836
416	43150	147	UNEMPLOYMENT INSURANCE	256.06	832	832		832	832	832
						-				
Personnel Requests						-				
Increase Rates by 6%						Reduced to 3%		69,406	34,703	34,703
Storm Water Coordinator – fund this position at mid budget for the purpose of having a training position							Remove	44,699		
Total Personnel				889,846	1,450,237	1,386,780		1,595,415	1,516,013	1,516,013

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Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
416 Storm Water										
Personnel 13										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
416	43150	200	CONTRACTUAL SERVICES	81,837	25,000	25,043		27,000	27,000	27,000
416	43150	204	EMPLOYEE EDUCATION AND TRAINING	2,014	5,000	1,971		3,000	3,000	3,000
416	43150	211	POSTAGE, BOX RENT, ETC	2,260	2,000	2,000		2,000	2,000	2,000
416	43150	220	PRINTING, DUPLICATING, TYPING,	479	1,000	388		500	500	500
416	43150	231	PUBLICATION OF FORMS AND LEGAL	715	500	86		500	500	500
416	43150	235	MEMBERSHIPS, REGISTRATION FEES	8,465	11,500	7,517		10,000	10,000	10,000
416	43150	241	ELECTRIC		2,000	-				
416	43150	242	WATER		2,000	-				
416	43150	243	SEWER		500	-				
416	43150	244	GAS		4,000	-				
416	43150	250	PROFESSIONAL SERVICES	-	35,000	-				
416	43150	251	MEDICAL, DENTAL, VETERINARY, A	316	500	67		500	500	500
416	43150	255	DATA PROCESSING SERVICES	-	5,000	-				
416	43150	258	DRUG TESTING		100	-		100	100	100
416	43150	261	REPAIR AND MAINTENANCE MOTOR VEHICLES	4,179	15,000	5,091	Reduced	18,000	15,000	15,000
416	43150	266	REPAIR AND MAINTENANCE BUILDING		1,500	-				
416	43150	283	OUT-OF-TOWN EXPENSE	2,069	2,500	1,745		2,600	2,600	2,600
416	43150	287	MEALS AND ENTERTAINMENT	-	800	-		950	950	950
416	43150	288	PUBLIC AWARENESS ADVERTISING	6,524	8,200	1,697		3,000	3,000	3,000
416	43150	302	PW SAFETY PROGRAM	348	1,200	-		2,000	2,000	2,000
416	43150	310	OFFICE SUPPLIES AND MATERIALS	1,290	2,200	1,580		2,000	2,000	2,000
416	43150	312	SMALL ITEMS OF EQUIPMENT	3,216	5,000	-		5,000	5,000	5,000
416	43150	320	OPERATING SUPPLIES	29,061	45,000	42,881		45,000	45,000	45,000
416	43150	326	CLOTHING AND UNIFORMS	1,933	5,000	3,480		5,000	5,000	5,000
416	43150	331	GAS, OIL, DIESEL FUEL, GREASE,	7,092	25,000	7,126		25,000	25,000	25,000
416	43150	334	TIRES, TUBES AND ETC.	636	6,500	571	Reduced	6,500	5,000	5,000
416	43150	346	STORMWATER MAINTENANCE	-	-	-				
416	43150	381	SHORT & OVER REIMBURSEMENT	(1)		43				
416	43150	510	INSURANCE	16,511	25,000	25,000		27,000	27,000	27,000
416	43150	690	BAD DEBT EXPENSE	-						
Total Operating				168,944	237,000	126,288		185,650	181,150	181,150

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
416 Storm Water										
Personnel 13										
Fund	Function	Object	Description	Actual 2024-2025 -1-	Amended Budget 2025-2026 -3-	Projected Current Year 2025-2026 -4a-	DETAILS	Department Requests 2026-2027 -5-	City Manager 2026-2027 -6-	City Commission 2026-2027 -7-
416	43150	939	OTHER IMPROVEMENTS	107,413	200,000	200,000				
416	43150	940	MACHINERY AND EQUIPMENT					179,000	179,000	179,000
			Closed Cab 4x4 side-by-side with attachments for sweeping and ditch attachments for xcavator				119,000			
			KCI Stormwater Gauges for 24/7 stream monitoring X 4				60,000			
416	43150	942	CONSTRUCTION & MAINTENANCE MACHINERY & EQUIP		573,469	455,441				
416	43150	944	TRANSPORTATION EQUIPMENT	497,947		-	Reduced	38,379	30,000	30,000
			4x4 Ford Ranger Truck - Remove				38,379			
			Transfer truck from GF to Stormwater				30,000			
416	43153		WESTON DRIVE CULVERT REPLACEMENT			-				
416	43153	268	ENGINEERING	16,990	25,000	25,000		40,000	40,000	40,000
416	43153	966	CONSTRUCTION	-	250,000	48,703		1,250,000	1,250,000	1,250,000
						-				
416	43154		CLEARVIEW DRIVE CULVERT REPLACEMENT			-				
416	43154	268	ENGINEERING	16,990	25,000	25,000				
416	43154	966	CONSTRUCTUION	-	250,000	2,000				
						-				
416	43156		BELINDA CITY CULVERT REPLACEMENT			-				
416	43156	268	ENGINEERING	24,990	150,000	150,000		40,000	40,000	40,000
416	43156	966	CONSTRUCTION		850,000	7,500		975,000	975,000	975,000
						-				
416	43157		121 SE SPRINGDALE DRAIANGE (MERGED WITH SUNNYMEADE/S RUTLAND)			-				
416	43157	268	ENGINEERING		25,000	25,000				
416	43157	966	CONSTRUCTION		250,000	-				
						-				
416	43158		SUNNYMEADE & S RUTLAND			-				
416	43158	268	ENGINEERING		25,000	25,000		300,000	300,000	300,000
416	43158	966	CONSTRUCTION		250,000	-	Removed	500,000	500,000	0
						-				
416	43159		OLD LEBANON DIRT ROAD WIDENING (STORMWATER)			-				
416	43159	966	CONSTRUCTION		250,000	-		1,200,000	1,200,000	1,200,000
						-				
416			STORMWATER ASSESSMENT AND INVENTORY							
416		268	ENGINEERING					1,200,000	1,200,000	1,200,000
416			WEST DIVISION DRAINAGE							
416		268	ENGINEERING					300,000	300,000	300,000
Total Capital				664,330	3,123,469	963,645		6,022,379	6,014,000	5,514,000
Grand Total				1,723,120	4,810,706	2,476,712		7,803,444	7,711,163	7,211,163

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Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
412 Sewer Fund Revenue				Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description	2024-2025	2025-2026	2025-2026		Requests	Manager	Commission
				-1-	-3-	-4a-		-5-	-6-	-7-
SEWER										
	412	36100	INTEREST EARNINGS	1,193,301	1,150,000	805,220		1,000,000	1,000,000	1,000,000
	412	36210	RENT	3,000	18,000	18,000		18,000	18,000	18,000
	412	36512	SALE OF CITY VEHICLE			-		120,700	120,700	120,700
	412	36950	BAD DEBTS COLLECTIONS	(730)		(600)				
	412	36980	MISC REVENUE	375		14				
	412	37210	SEWER SERVICE CHARGES	9,431,919	10,199,073	10,199,073		11,218,980	11,218,980	11,218,980
	412	37220	SEWER INSPECTION FEES	608,132	550,000	864,260		900,000	900,000	900,000
	412	37230	SEWER USER FEE	39,075	40,000	39,171		45,000	45,000	45,000
	412	37231	INDUSTRIAL USER PERMIT	1,428	1,500	-		1,500	1,500	1,500
	412	37232	GREASE TRAP PROGRAM	78,750	90,000	99,792		120,000	120,000	120,000
	412	37291	FORFEITED DISCOUNTS AND PENALT	117,821	130,000	103,752		130,000	130,000	130,000
	412	37292	SERVICING CUSTOMERS INSTALLATION			1,948		2,000	2,000	2,000
	412	37293	SALE OF MATERIAL	7,860		8,494		5,000	5,000	5,000
	412	37296	SEWER TAP FEES	932,813	900,000	1,300,750		1,000,000	1,000,000	1,000,000
	412	37297	CONTRIBUTED LINES	6,232,880	1,000,000	1,000,000		1,000,000	1,000,000	1,000,000
	412	37298	SEWER DEVELOPMENT FEES	1,535,888	900,000	1,146,756		1,200,000	1,200,000	1,200,000
	412	37299	ADMINISTRATIVE FEES	38,000	40,000	30,857		35,000	35,000	35,000
	412	37794	- - SALE OF SCRAP ITEMS	1,106		630		1,000	1,000	1,000
Total Fund Revenue				20,221,617	15,018,573	15,618,118		16,797,180	16,797,180	16,797,180

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
412 Sewer Billing										
Personnel 2										
				Actual	Amended	Projected	DETAILS	Department	City	City
				2024-2025	2025-2026	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
Sewer Billing										
412	52216	111	SALARIES - PERMANENT EMPLOYEES	127,398	130,790	130,790		140,925	140,925	140,925
412	52216	112	SALARIES -OVERTIME ATOVERTIME	7	676	29		52	52	52
412	52216	113	SALARIES - HOLIDAY PAY	-	47	-		52	52	52
412	52216	116	EMPLOYEE RECOGNITION	2,551	2,616	2,616		2,819	2,819	2,819
412	52216	119	LONGEVITY PAY	100	200	200		300	300	300
412	52216	121	LEAVE PAYABLE	(1,337)		-				
412	52216	141	OASI (EMPLOYER'S SHARE)	9,510	10,276	10,276		11,027	11,027	11,027
412	52216	142	EMPLOYEE BENEFITS	18,378	21,357	18,861		19,517	19,517	19,517
412	52216	143	RETIREMENT - CURRENT	14,865	16,428	16,428		18,927	18,927	18,927
412	52216	146	WORKMEN'S COMPENSATION	1,484	1,603	1,661		1,783	1,783	1,783
412	52216	147	UNEMPLOYMENT INSURANCE	56	128	127		128	128	128
Personnel Request						-				
Increase Rates by 6%							Reduced to 3%	11,782	5,891	5,891
Move Level I clerk to Level II								3,100	3,100	3,100
Total Personnel				173,012	184,121	180,988		210,412	204,521	204,521
412	52216	200	CONTRACTUAL SERVICES	586	1,000	1,921		2,000	2,000	2,000
412	52216	204	EMPLOYEE EDUCATION AND TRAINING			-				
412	52216	211	POSTAGE, BOX RENT, ETC.	72,811	70,000	68,143		70,000	70,000	70,000
412	52216	220	PRINTING, DUPLICATING, TYPING,	13,396	20,000	9,492		20,000	20,000	20,000
412	52216	231	PUBLICATION OF FORMAL AND LEGAL	-	200	-		200	200	200
412	52216	250	PROFESSIONAL SERVICES	135	2,000	361		2,000	2,000	2,000
412	52216	251	MEDICAL, DENTAL, VETERINARY, A	-		-				
412	52216	255	DATA PROCESSING SERVICES	91,130	80,000	70,934		80,000	80,000	80,000
412	52216	263	REPAIR AND MAINTENANCE FURNITURE	-	500	-		500	500	500
412	52216	310	OFFICE SUPPLIES AND MATERIALS	661	2,000	613		2,000	2,000	2,000
412	52216	312	SMALL ITEMS OF EQUIPMENT	389	1,000	-		1,000	1,000	1,000
412	52216	320	OPERATING SUPPLIES	458	2,500	255		2,500	2,500	2,500
412	52216	381	SHORT & OVER REIMBURSEMENT	(5)		(0)				
412	52216	510	INSURANCE	273	500	500		550	550	550
Total Operating				179,834	179,700	152,219		180,750	180,750	180,750
412	52216	951	COMPUTER SOFTWARE		100,000	-		100,000	100,000	100,000
Total Capital				-	100,000	-		100,000	100,000	100,000
Grand Total				352,846	463,821	333,207		491,162	485,271	485,271

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
412 SEWER LINE MAINTENANCE DEPT				Actual	Amended	Projected	DETAILS	Department	City	City
Personnel 21				2024-2025	Budget	Current Year		Requests	Manager	Commission
Fund	Function	Object	Description	-1-	-3-	-4a-		2026-2027	2026-2027	2026-2027
412	52211		SEWER LINE MAINTENANCE DEPT							
412	52211	111	SALARIES - PERMANENT EMPLOYEES	1,203,183	1,360,299	1,284,405		1,495,762	1,495,762	1,495,762
412	52211	112	SALARIES - OVERTIME ATOVERTIME	21,555	73,806	21,497		29,737	29,737	29,737
412	52211	113	SALARIES - HOLIDAY PAY	2,024	10,117	3,097		11,037	11,037	11,037
412	52211	114	SEWER ON-CALL	13,000	15,000	13,714		15,000	15,000	15,000
412	52211	116	EMPLOYEE RECOGNITION	22,119	27,206	27,206		29,915	29,915	29,915
412	52211	119	LONGEVITY PAY	6,600	7,300	7,300		8,100	8,100	8,100
412	52211	121	LEAVE PAYABLE	3,840		-				
412	52211	141	OASI (EMPLOYER'S SHARE)	91,807	114,270	99,704		121,601	121,601	121,601
412	52211	142	EMPLOYEE BENEFITS	307,906	416,908	362,240		354,972	354,972	354,972
412	52211	143	RETIREMENT - CURRENT	139,004	182,683	157,481		208,708	208,708	208,708
412	52211	146	WORKMEN'S COMPENSATION	43,372	44,334	45,949		47,393	47,393	47,393
412	52211	147	UNEMPLOYMENT INSURANCE	588	1,344	1,344		1,344	1,344	1,344
Personnel Changes						-				
Increase Rates by 6%						Reduced to 3% w Op II at 5%		116,318	65,898	65,898
Utility Pump Station Foreman -reclassify to Utility Pump Station Manager								4,805	4,805	4,805
Utility Inspection Manager – reclassify to Utility Inspection Operations Manager								10,716	10,716	10,716
Pretreatment Field Manager – reclassify to Pretreatment Operations Manager							Remove	4,805	4,805	-
1 additional Pretreatment Inspector- fund at mid budget.							Remove	38,468		
Add 4 Utility I Operators-							Reduced	257,887	128,943	128,943
On Call Pay - 2 people per week (\$250 more per week)								15,600	15,600	15,600
Total Personnel				1,854,998	2,253,267	2,023,938		2,772,167	2,554,336	2,549,531

Statement Of Proposed Operations											
For the Fiscal Year Ending JUNE 30, 2027											
412 SEWER LINE MAINTENANCE DEPT											
Personnel			21			DETAILS		Department	City	City	
			Actual	Amended	Projected			Requests	Manager	Commission	
			2024-2025	2025-2026	2025-2026			2026-2027	2026-2027	2026-2027	
Fund	Function	Object	Description	-1-	-3-	-4a-			-5-	-6-	-7-
412	52211	200	CONTRACTUAL SERVICES	71,204	25,000	16,297					
412	52211	204	EMPLOYEE EDUCATION AND TRAINING	7,669	20,000	5,949			22,044	22,044	22,044
			Crane Truck Training and Operator Training			7,044					
412	52211	220	PRINTING, DUPLICATING, TYPING,	79	500	-					
412	52211	221	PRINTING, STATIONERY, ENVELOPE	30	100	43			100	100	100
412	52211	231	PUBLICATION OF FORMAL AND LEGAL	1,103	500	485			800	800	800
412	52211	235	MEMBERSHIPS, REGISTRATION FEES	25,104	38,500	30,950			40,000	40,000	40,000
412	52211	249	OTHER UTILITY SERVICES								
412	52211	251	MEDICAL, DENTAL, VETERINARY, A	473		459					
412	52211	261	REPAIR AND MAINTENANCE MOTOR VEHICLES	10,687	40,000	8,133			45,000	45,000	45,000
412	52211	262	REPAIR AND MAINTENANCE OTHER MACHINERY	16,522	70,000	15,406			75,000	75,000	75,000
412	52211	266	REPAIR AND MAINTENANCE BUILDING								
412	52211	283	OUT-OF-TOWN EXPENSE	2,063	1,500	1,235			2,000	2,000	2,000
412	52211	287	MEALS AND ENTERTAINMENT	441	1,000	-			1,200	1,200	1,200
412	52211	302	PW SAFETY PROGRAM	1,484	10,000	94			10,000	10,000	10,000
412	52211	310	OFFICE SUPPLIES AND MATERIALS	196	1,800	1,410			20,000	20,000	20,000
412	52211	312	SMALL ITEMS OF EQUIPMENT	8,401	25,000	25,000			28,500	28,500	28,500
412	52211	320	OPERATING SUPPLIES	131,688	160,000	126,517			185,000	185,000	185,000
412	52211	326	CLOTHING AND UNIFORMS	8,085	23,000	23,000			25,000	25,000	25,000
412	52211	331	GAS, OIL, DIESEL FUEL, GREASE,	48,682	75,000	44,638			80,000	80,000	80,000
412	52211	334	TIRES, TUBES AND ETC.	8,042	11,000	5,260			15,000	15,000	15,000
412	52211	510	INSURANCE	97,991	100,000	100,000			107,500	107,500	107,500
412	52211	533	MACHINERY AND EQUIPMENT RENTAL	10,345	10,000				10,000	10,000	10,000
			Total Operating	450,287	612,900	404,875			667,144	667,144	667,144
412	52211	910	LAND		750,000						
412	52211	934	PUMPS/REHAB	211,239	195,000	297,051			300,000	300,000	300,000
412	52211	940	MACHINERY AND EQUIPMENT		460,000	195,747			581,304	581,304	581,304
					CCTV CUES F550 Cargo Truck	581,304					
412	52211	942	CONSTRUCTION AND MAINTENANCE M	960,707	1,000,000	14,473			1,000,000	1,000,000	1,000,000
412	52211	944	TRANSPORTATION EQUIPMENT	251,305	178,000	-			334,176	295,797	295,797
					4x4 Ford Ranger Truck X3 - Remove 1 vehicle	76,758					
					4x4 F150 Truck	45,277					
					Diesel 4x4 F350 service trucks	173,762					
412	52211	948	COMPUTER EQUIPMENT	-	5,000	-			35,000	35,000	35,000
			Total Capital	1,423,251	2,588,000	507,270			2,250,480	2,212,101	2,212,101
			Grand Total	3,728,536	5,454,167	2,936,083			5,689,791	5,433,581	5,428,776

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
412				0						
Sewer Fund Budget Only				Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description	2024-2025	Budget	Current Year		Requests	Manager	Commission
				-1-	-3-	-4a-		-5-	-6-	-7-
Total Personnel				-	-	-		-	-	-
412	52123	DEPRECIATION								
412	52123	540	DEPRECIATION	2,800,000	3,108,000	3,108,000		3,000,000	3,000,000	3,000,000
						-				
412	52217	LEGAL & ENGINEERING								
412	52217	231	PUBLICATION OF FORMALAND LEGA	450	1,000	771		1,000	1,000	1,000
412	52217	252	LEGAL SERVICES	4,844	20,000	-		10,000	10,000	10,000
412	52217	268	ENGINEERING			-				
412	52217	273	INDUSTRIAL PRETREATMENT	1,442	2,800	876		1,600	1,600	1,600
412	52217	274	GREASE TRAP	-	2,600			2,800	2,800	2,800
412	41820	FINANCE BUILDING								
412	41820	266	REPAIR AND MAINTENANCEBUILDIN	472	5,000	255		3,000	3,000	3,000
412	41820	320	OPERATING SUPPLIES			131				
412	41820	510	INSURANCE	3,399	4,000	4,000		4,300	4,300	4,300
412	52313	PURIFICATION & DISPOSAL								
412	52313	100	PERSONAL SERVICES	115,000	120,000	120,000	Mgmt fee to GF	150,000	150,000	150,000
412	52313	934	PUMPS/REHAB	4,089,637	3,800,000	4,642,125		4,874,231	4,874,231	4,874,231
						-				
412	52316	690	BAD DEBT EXPENSE	(17,388)	30,000	-		30,000	30,000	30,001
412	52316	940	MACHINERY AND EQUIPMENT			-				
Total Operating				6,997,855	7,093,400	7,876,159		8,076,931	8,076,931	8,076,932
Total Capital				-	-	-		-	-	-
Grand Total				6,997,855	7,093,400	7,876,159		8,076,931	8,076,931	8,076,932

Statement Of Proposed Operations												
For the Fiscal Year Ending JUNE 30, 2027												
412 Sewer Lift Stations				Actual	Amended	Projected	DETAILS	Department	City	City		
Fund	Function	Object	Description	2024-2025	Budget	Current Year		Requests	Manager	Commission		
				-1-	-3-	-4a-				-5-	-6-	-7-
Total Personnel												
412	52212	240	STORMWATER	603	700	517		700	700	700		
412	52212	241	ELECTRIC	123,185	145,000	121,303		130,000	130,000	130,000		
412	52212	242	WATER	5,126	8,500	4,337		6,500	6,500	6,500		
412	52212	262	REPAIR AND MAINTENANCE OTHER MACHINERY	79,043	165,000	165,000		165,000	165,000	165,000		
412	52212	322	OSHA/CHEMICALS	119,670	160,000	160,000		150,000	150,000	150,000		
Total Operating				327,627	479,200	451,156		452,200	452,200	452,200		
412	52212	939	PUMP STATION REHAB	488,016	400,000			400,000	400,000	400,000		
412	52212	941	GENERAL PURPOSE MACHINERY AND EQUIPMENT	213,266	339,000	339,000		179,000	179,000	179,000		
				Arc Flash Evaluation and Training			179,000					
412	52212	944	TRANSPORATION EQUIPMENT	236,306	-			86,881	-	-		
				Diesel 4x4 F350 service truck - Remove			86,881					
412	52212	945	COMMUNICATION EQUIPMENT	369,646				188,000	188,000	188,000		
412	52212	951	COMPUTER SOFTWARE									
				Xylem Vue EQ Basin Operational software			188,000					
Total Capital				1,307,235	739,000	339,000		853,881	767,000	767,000		
Grand Total				1,634,861	1,218,200	790,156		1,306,081	1,219,200	1,219,200		

Statement Of Proposed Operations										
For the Fiscal Year Ending JUNE 30, 2027										
412 Sewer Line Construction										
Fund	Function	Object	Description	Actual 2024-2025	Amended Budget 2025-2026	Projected Current Year 2025-2026	DETAILS	Department Requests 2026-2027	City Manager 2026-2027	City Commission 2026-2027
				-1-	-3-	-4a-		-5-	-6-	-7-
Total Personnel										
412	43251		SANITARY SEWER CONSTRUCTION							
412	43251	268	ENGINEERING	70,794	200,000	68,027		200,000	200,000	200,000
412	43262		STONER CREEK INTERCEPTOR UPGRADE, PHASE III							
412	43262	268	ENGINEERING	6,450						
412	43262	933	CONSTRUCTION	2,102,025						
412	43262	934	CONST FUNDED BY GRANTS							
412	43280		EQUALIZATION BASIN							
412	43280	268	ENGINEERING	75,359	150,000	29,777		150,000	150,000	150,000
412	43280	910	EASEMENTS			-				
412	43280	933	CONSTRUCTION	1,135,235	18,600,000	15,195,919		4,000,000	4,000,000	4,000,000
412	43290		OLDR WEST POCKET PLAN							
412	43290	268	ENGINEERING	41,796	20,000	22,220				
412	43290	910	EASEMENTS	34,173	15,000	-				
412	43290	933	CONSTRUCTION	60	1,450,000	517,772				
412	43281		MT VERNON GRAVITY CONNECTION REPLACEMENT							
412	43281	933	CONSTRUCTION	444,353		-				
412	43282		CREEKSIDE DRIVE INTERCEPTOR							
412	43282	268	ENGINEERING	3,558	5,000	-		10,000	10,000	10,000
412	43282	910	EASEMENTS	11,415	35,000	8,055				
412	43282	933	CONSTRUCTION		4500000	-	Reduced	2,750,000	2,750,000	2,600,000
412	43283		GOLDEN BEAR SEWER RELOCATION							
412	43283	268	ENGINEERING		5,000	549		5,000	5,000	5,000
412	43283	933	CONSTRUCTION	15,019	200,000	7,839		200,000	200,000	200,000
412	43284		LEBANON ROAD SEWER RELOCATION							
412	43284	268	ENGINEERING	11,568		12,305	Removed	10,000	10,000	-
412	43284	933	CONSTRUCTION	51,665		-				
412	43285		SOUTH MT JULIET ROAD WIDENING SEWER RELOCATION							
412	43285	268	ENGINEERING		5,000	-		5,000	5,000	5,000

Statement Of Proposed Operations For the Fiscal Year Ending JUNE 30, 2027										
412 Sewer Line Construction				Actual	Amended	Projected	DETAILS	Department	City	City
Fund	Function	Object	Description	2024-2025	Budget	Current Year		Requests	Manager	Commission
				-1-	-3-	-4a-		-5-	-6-	-7-
412	43286		GOLDEN BEAR GATEWAY REGIONAL PUMP STATION			-	Reduced			
412	43286	268	ENGINEERING		768,000	99,606		670,000	670,000	670,000
412	43286	910	EASEMENTS/PROPERTY		250,000	-		250,000	250,000	250,000
412	43286	933	CONSTRUCTION					7,000,000	7,000,000	5,000,000
412			STONER CREEK INTERCEPTOR UPGRADE, PHASE V							
		268	ENGINEERING					425,000	425,000	425,000
		910	EASEMENTS					100,000	100,000	100,000
412			PLEASANT GROVE INTERCEPTOR SIZING							
		268	ENGINEERING					265,000	265,000	265,000
		910	EASEMENTS					100,000	100,000	100,000
412			NORTH MT JULIET ROAD SEWER EXTENSION							
		268	ENGINEERING				132,000	132,000	132,000	
		910	EASEMENTS				50,000	50,000	50,000	
Total Operating				4,003,469	26,203,000	15,962,069		16,322,000	16,322,000	14,162,000
Total Capital					-	-		-	-	-
Grand Total				4,003,469	26,203,000	15,962,069		16,322,000	16,322,000	14,162,000