



Presentations 6:00 PM

Pickles for Pups Donation from Cedar Stone Bank to Mt. Juliet Animal Shelter

Public Hearing 6:15 PM

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

A. Public Notice

[0424](#)

Sponsors: City Manager Kenny Martin

Attachments: [11-27-23 2nd Reading Items](#)

- Amend Chapter 12 Fire Prevention and Protection of the Mt. Juliet City Code and to amend the time to sell and discharge fireworks
- Amend the Zoning Ordinance to minimize danger to life and property due to flooding, and to maintain eligibility for participation in the National Flood Insurance Program
- Rezone approximately 37.84 acres of land on Lebanon Road, Map 054, Parcel 005.00 from RS-40, CRC, CG t RM-8 PUD and to Adopt the Preliminary Master Development Plan (PMDP) for the Bluffs at Cedar Creek (previously advertised)
- Rezone land known as Golden Bear Place Subdivision, located at Golden Bear Place and Beckwith Road, Map 078, Parcel 10.09 from OPS to CI (previously advertised)
- Approve the request for Out of City sewer service made by owner/developer of 105 Cedar Grove Church Road, Map 50, Parcel 70.00
- Approve and establish an updated Occupational Safety & Health Program Plan, Devise Rules and Regulation, Provide for a Safety Director and the implementation of such program plan
- Amend the FY 23/24 Budget
 - o appropriate funds for the Mt. Juliet Police Department Firearms Training Center
 - o appropriate funds for a Communications Director in the Executive Department

Rollcall

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

1. Call to Order & Declare a Quorum Present

Mayor Maness called the Board of Commissioners to order and declared a quorum present.

2. Set Agenda

Mayor Maness stated that under "Unfinished Consent" to include agenda items 8A: National Flood Plain Insurance, 9A: Rezone Golden Bear Place, 9B: OOCS 105 Cedar Grove Church Road, 9D: Occupational Safety and Health Program Plan, 9E: Budget Amendment for Firearms Training Center, and 9F: Budget Amendment for Communications Director. Items 8B: Amend Chapter 12 of the City Code - Fire Prevention and Protection, 8C: Amend Chapter 12 of the City Code - Fire Prevention and Protection, and 9C: Rezone the Bluffs at Cedar Creek, would be considered individually. Changes were approved with no objections.

3. Invocation & Pledge of Allegiance

Retired Pastor Darryl Blankenship

4. Approval of Minutes**4.A.** 11/13/23 Board of Commissioner Minutes[0432](#)

Attachments: [MeetingMinutes21-Nov-2023-04-55-45](#)

The minutes were approved as published.

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, and Justice

Abstain: Hefner

5. Citizens Comments

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

Art Giles, Next Monday is the BPAC walk beginning at 6 PM, refreshments and music will be provided, everyone invited meet at the Willoughby Station amenity center.

6. Commissioner Reports & Comments

Vice Mayor Bill Trivett : Happy belated Thanksgiving to everyone. City Beautiful Crew works continuously to keep the city looking good, appreciates it. On 12/8 is the Tree Lighting and 12/9 is the Christmas Parade Thanks to the first responders, praying for those involved in an accident tonight. Thanked the first responders.

Commissioner Hefner: Thanked everyone for attending tonight and those watching online. Hope everyone had a wonderful thanksgiving. His youngest daughter, Miley is visiting. Looking forward to the Christmas Parade honoring Chief Hambrick. Appreciates the support for the residents and the truth is coming out.

Commissioner Milele: Thanked everyone for the prayers and well wishes, cards, gifts during her recent accident while playing Pickle Ball. Thanked Art Giles, BPAC Chairperson for attending. Tree lighting 12/8. Winners of the City wide Christmas Lights contest will be announced at the tree lightning.

Commissioner Justice: Wished everyone a Belated Happy Thanksgiving. 12/4 is the BPAC walk, deadline to be considered for the Christmas light contest is 12/5, 12/8 Tree lighting 5:30 starts with Food Trucks, 12/9 11 am Christmas Parade, the Grand Marshal is Chief Hambrick.

Mayor Maness: Please complete the Special Census, which helps with funding from the state for police, roads and fire department. Thanked all the first responders who had to work through the holiday. It is a blessing when family is together. Encouraged everyone to shop in Mt. Juliet.

7. City Manager's Report

Thanked everyone for attending and watching. Shop Local to help your City. Thanked the Police Department. Unfortunately this time of year there is an increase in burglaries and thieves. Please lock your cars and don't display the boxes. Shout Out to BPAC for providing this Christmas Light walk event, it is lots of fun. Invited everyone to attend.

8. Unfinished Business Consent Agenda Items:

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

[0351](#)

Sponsors: City Manager Kenny Martin

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

A motion was made that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Bill Trivett

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 2023-2048

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

Sponsors: Planning Commission Positive Recommendation

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

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

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Bill Trivett

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 2023-2051

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

Sponsors: Planning Commission Positive Recommendation

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

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Ray Justice

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 2023-2052

9.D. ORDINANCE TO ESTABLISH AN UPDATED OCCUPATIONAL SAFETY AND HEALTH PROGRAM PLAN, DEVISE RULES AND REGULATIONS, PROVIDE FOR A SAFETY DIRECTOR AND THE IMPLEMENTATION OF SUCH PROGRAM PLAN [0393](#)

Sponsors: City Manager Kenny Martin

Attachments: [Health & Safety Ordinance TOSHA](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Ray Justice

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

Enactment No: 2023-2054

9.E. AN ORDINANCE AMENDING the FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 to appropriate funds for the mt. juliet police department firearms training center [0396](#)

Sponsors: City Manager Kenny Martin

Attachments: [Firearems Training facility budget amend Ord](#)
[Firearems Training facility budget amend Ex Summary](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Ray Justice

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

Enactment No: 2023-2055

9.F. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET **0414**
ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR A
COMMUNICATIONS DIRECTOR IN THE EXECUTIVE
DEPARTMENT

Sponsors: City Manager Kenny Martin

Attachments: [Communications Director- Amend 23-24 Ord](#)
[Communication Director Executive Summary](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Ray Justice

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 2023-2056

9. Unfinished Business

**8.B. AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE
CITY OF MT. JULIET CITY CODE CHAPTER 12 FIRE PREVENTION
AND PROTECTION**

0379

Sponsors: James Maness

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

Motion made by Commissioner Justice to amend said ordinance, page 73, (d) to change the dates to June 28 - July 4, 2 pm - 10 pm and to make this change in Section 12-105 and 16-31 in the City Code, 2nd by Commissioner Hefner.

Discussion was held on the timeline of when holidays could fall and storage of fireworks in a house or garage.

Fire Chief Foulks stated he would recommend changing the time to the weekend prior to the holiday. The Fire Department could add an additional day if one of the days you are unable to shoot.

Discussion was held.

Commissioner Justice amended his amendment for a start time to shoot of 2 pm to 5 pm, no objections voiced.

Vote on shooting from 6/28 - 7/4:

Yea: Hefner, Justice

Nay: Maness, Milele, Trivett (Failed)

Motion made by Mayor Maness to amend Sec. 12-102 (c) to allow shooting on July 3rd, July 4th from 5 pm. to 10 pm, and the preceding Saturday from noon - 10 pm. (3 days total), 2nd by Vice Mayor Trivett.

Vote Yea: Unanimous (1st Amendment)

Motion made by Mayor Maness to amend Sec. 12-102 (e) to delete the following sentence, "Additionally, the city will not issue more than 2 tent permits per owner/vendor.", 2nd Vice Mayor Trivett.

Vote Yea: Unanimous (2nd Amendment)

Motion made by Mayor Maness to amend Sec. 12-102 (e) amend the following to state: "Application for a permit to sell fireworks in the city shall be submitted to the Fire Marshal within the following timeframe: Fourth of July: April 1st - May 31st. New Years Eve: October 1st to November 30th", 2nd by Vice Mayor Trivett.

Vote Yea: Unanimous (3rd Amendment)

Motion made by Commissioner Justice to amend Sec. 12-102 - 10. (k). from 20 feet to 10 feet from the extreme outer edge of the tent, 2nd by Commissioner Hefner.

Vote Yea: Unanimous (4th Amendment)

Motion made by Commissioner Justice to remove under Sec. 12-105 and Sec 12-106 (e) the sentences "It shall be unlawful for fireworks to be used at times, places, or in

any manner, which adversely affects other person"." 2nd by Commissioner Hefner.
Vote Yea: Unanimous (5th Amendment)

Motion made by Mayor Maness to include language to designate a make up day for shooting for whatever reason (Ex: burn ban, rain-out, etc.). This date is to be determined and advertised by the Fire Department, 2nd Vice Mayor Trivett.
Vote Yea: Unanimous (6th Amendment)

Motion made by Commissioner Justice to remove the last sentence in Sec. 12-109 "The site for a permanent fireworks retail sales facility shall conform to the Mt. Juliet Zoning Ordinance pertaining to all parking regulations"., 2nd by Commissioner Hefner.
Vote Yea: Unanimous (7th Amendment)
Back on Ordinance as amended 7 times.

A motion was made by Justice, seconded by Trivett, that this Ordinance be accepted.
The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Bill Trivett

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 2023-2049

**8.C. AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE
CITY OF MT. JULIET CITY CODE CHAPTER 12 FIRE PREVENTION
AND PROTECTION**

0380

Sponsors: Ray Justice

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

11. New Business

Ordinances - 1st Reading

A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GOLDEN BEAR PLACE LOCATED AT 4403 AND 4515 BECKWITH ROAD MAP 78, PARCELS P/O 12, 17.01, 17.02, FROM INTERSTATE COMMERCIAL TO INTERSTATE COMMERCIAL, MIXED USE, BUSINESS DEVELOPMENT CENTER AND HIGH DENSITY RESIDENTIAL. **0418**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Golden Bear Place KP- LUA Ord](#)
[Golden Bear Place KP Legal Description](#)
[Golden Bear PLace KP Map LU](#)
[Golden Bear Place KP Deferral from BOC to 11-27-2023](#)

Motion made by Vice Mayor Trivett to place items 11A and 11B on the table (Golden Bear Place 4403 & 4515 Beckwith Road), seconded by Commissioner Justice.

Kenneth Powers, 977 Chandler Road: Displayed slides and explained the development.

Joe Haddix, CSDG explained the roads and development.

Mark McDonald, 115 Jackson Blvd, Nashville explained the commercial portion of the development.

Discussion was held.

The development is committed to \$9 million on and off site improvements, which includes improvements to Golden Bear and Beckwith. They have agreed to a voluntary contribution per lot. The applicant is willing to donate a total of 2.1 acres to the city for a fire station or a pickle ball courts or what the city feels will best serve the community. This is the area shown as green space directly above 2B on the map. Applicant will come back on 2nd reading with this described.

Motion made by Mayor Maness to strike # 15 under Planning and Zoning, 2nd by Commissioner Hefner.

Vote yea: Unanimous

Discussion was held.

A motion was made by Trivett, seconded by Justice, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 1/8/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Ray Justice

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No:

- B. AN ORDINANCE TO REZONE APPROXIMATELY 81.61 ACRES OF PROPERTY ON BECKWITH ROAD, MAP 078, P/O PARCEL 12, 17.01 AND 17.02 FROM CI, CI-PUD AND CRC-PUD TO COMMERCIAL MIXED USE, PLANNED UNIT DEVELOPMENT (CMU-PUD) AND TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GOLDEN BEAR PLACE** **0419**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Golden Bear Place KP PMDP Ord](#)
[Golden Bear Place KP Map Rezone PUD](#)
[Golden Bear Place KP PMDP Legal Description](#)
[Golden Bear Place KP ORd 2017-04](#)
[Golden Bear Place KP Revised SR](#)
[Golden Bear Place KP map dated 8-15-23](#)

This Ordinance was approved.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ray Justice

SECONDER: Bill Trivett
Enactment No:

- C. AN ORDINANCE AMENDING the FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 to appropriate funds for the PURCHASE OF the Property located at 4370 Old Lebanon Dirt Road, MAP 077, PARCEL 027.00 BEING APPROXIMATELY 1.3 ACRES FROM cynthia d law FOR THE fire deparTMENT** **0425**

Sponsors: City Manager Kenny Martin

Attachments: [Purchase 4370 OLDR Ex Summary](#)
[Budget Amend to Purchase 4370 OLDR with PC approval](#)
[Epcn Revised Layout with Fire Station](#)
[4370 OLDR Appraisal](#)

A motion was made by Trivett, seconded by Justice, that this Ordinance be accepted. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Ray Justice

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

- D. 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 III, USE REGULATIONS ADDING SECTION 3-108, TEMPORARY EVENTS, USES AND PORTABLE BUILDINGS, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS** [0431](#)

Sponsors: City Manager Kenny Martin

Attachments: [Mobile Food Vendor Amend Ord](#)

Discussion was held.

City Attorney Gino Marchetti stated this changes the fee to \$100 per year for in the city or out of the city vendors.

Motion made by Commissioner Milele to extend the sunset to 6/30/24, 2nd by Commissioner Justice.

Discussion was held.

Vote on extending sunset to 6/30/24

Yea: Milele, Hefner, Justice

Nay: Maness Trivett

A motion was made that this Ordinance be accepted. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: James Maness

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No:

12 New Business Consent Agenda Items Resolutions:

- 12A.** A RESOLUTION AUTHORIZING THE CITY OF MT. JULIET TO PARTICIPATE IN THE JAMES L. RICHARDSON GRANT PROGRAM - PUBLIC ENTITY PARTNERS (PEP) FOR A DRIVER TRAINING SIMULATOR **0423**

Sponsors: City Manager Kenny Martin

Attachments: [PEP Matching Grant - Training Simulator](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 68-2023

- 12B.** RESOLUTION APPROVING ATTACHMENT TO THE MASTER AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND WATER MANAGEMENT SERVICES, LLC FOR THE SEWER SYSTEM GIS MAPPING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **0427**

Sponsors: City Manager Kenny Martin

Attachments: [2023-11-27 Sewer Mapping Resolution](#)
[2023-11-27 Sewer Mapping - Exec Summary](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 69-2023

12C. A RESOLUTION AUTHORIZING THE CITY OF MT. JULIET, TENNESSEE TO ADOPT CERTAIN PROVISIONS GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT 62 (GASB 62) CODIFICATION OF ACCOUNTING AND FINANCIAL REPORTING GUIDANCE CONTAINED IN PRE-NOVEMBER 30, 1989 FASB AND AICPA PRONOUNCEMENTS **0428**

Sponsors: Board of Commissioners, City Manager Kenny Martin

Attachments: [2023 Res - GASB 62 Accounting - Sewer funds Mt. Juliet](#)
[2023 Exec Sum - Application of GASB 62 to Sewer Fund](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, Milele, Justice, and Hefner
Enactment No: 70-2023

A. A RESOLUTION TO APPROVE THE PURCHASE AND SALE AGREEMENT TO PURCHASE PROPERTY LOCATED AT 4370 OLD LEBANON DIRT ROAD FOR A PURCHASE PRICE OF \$950,000.00 TO BE USED FOR A FUTURE FIRE HALL AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT **0430**

Sponsors: Board of Commissioners, City Manager Kenny Martin

Attachments: [Approve the purchase of 4370 OLDR - Fire Resolution](#)
[Contract - City of Mt. Juliet 4370 Old Lebanon Dirt Road](#)

Discussion was held and concern over the remianing horse.
City Attorney Gino Marchetti stated we are just reserving the 1.3 acres for the horse and we do not maintain the horse.
Discussion was held.

A motion was made by Trivett, seconded by Milele, that this Resolution be recommended for approval to the Planning Commission, on meeting date of 12/21/2023. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Trivett, Maness, and Milele

Nay: Justice, and Hefner

Enactment No: 71-2023

Appointment

- A. Appointment to Ethics Commission for District 2: Mike Shoemake

[0429](#)

Sponsors: Bill Trivett

Attachments: [Ethics Commission - 2-355](#)

Vice Mayor Trivett stated this is due to the timing.

City Attorney Gino Marchetti stated the current Ethics Commissioner appointed by Commissioner Trivett stated he will serve on the first 4 Ethics Complaints but not on the last 2 due to time restraints.

Vice Mayor Bill Trivett nominated Michael Shoemake.

Vote Yea: Unanimous

A motion was made that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED

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

Unfinished Business Moved to Bottom of the Agenda

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

0386

Sponsors: Ray Justice

Attachments: [The Bluffs at Cedar Creek ORD 11-30-23](#)
[Bluffs Cedar Creek Rezone map](#)
[Bluffs Cedar Creek Revised Staff Report](#)
[Bluffs Cedar Creek Orig Staff Report](#)

Motion made by Mayor Maness defer until the end of agenda, 2nd by Commissioner Justice.

Vote to move to the end of the agenda: Yea: Unanimous

Motion made by Commissioner Justice to bring back to the table, 2nd by Vice Mayor Trivett

Planning Director Jennifer Hamblen read the minutes of 9/11/23 with four approved amendments and stated they have been included in the ordinance presented tonight..

Discussion was held.

Motion made by Commissioner Justice to amend said ordinance to add Planning & Zoning #7, with a cap of 5% rentals in RM8, with no more than one person or entity shall own more than one unit, the 10 commercial units shall be 100% allowable rentals, 2nd by Commissioner Hefner.

Vote Yea: Unanimous (1st Amendment)

Discussion was held on farm fencing vs. ornamental fencing next to Mr. Searcy's farm. City Planner Jennifer Hamblen stated she spoke with Mr. Searcy and he is concerned about children reaching thru the fence and would want a privacy fence, the fence is 20 feet from the property line.

Discussion was held.

City Planner Jennifer Hamblen stated she would support a fence with no landscaping behind it. A 20 foot no touch zone between the new fence and the property line.

Motion made by Commissioner Justice that along the western property line perimeter (but not the creekbank) #29 under Planning and Zoning a 20 foot do not disturb buffer with a low maintenance opaque fence, 2nd by Commissioner Milele.

Vote Yea: Unanimous (2nd Amendment)

Motion made by Mayor Maness to include a waiver or variance for A & B Conditional Use Permit, 2nd by Commissioner Justice.

Vote Yea: Unanimous (3rd Amendment)

City Planner Jennifer Hamblen stated the numbering on the ordinance would change on 2nd reading.

Motion made by Mayor Maness to capture 2,3,4 & 5 and include the staff recommendations, 2nd by Vice Mayor Trivett.

Vote Yea: Unanimous (4th Amendment)

Discussion was held \$9,200.00 per unit

Public Works Director Matt White stated their all of the roadways are captured.

\$9,200.00 per unit road improvements to Mt. Juliet Road and Lebanon Road and future signal improvements if warranted. The Mt. Juliet Road improvement is off site.

Nathan Quinn stated he believes they came up with the cost for 180 units for road improvements. If you remove the traffic signal you are at \$6,700.00 per unit.

Motion made by Vice Mayor Trivett that the voluntary contribution would be an additional \$800.00 per unit, 2nd by Commissioner Milele.

Vote Yea: Unanimous (5th Amendment)

Motion made by Commissioner Justice that Planning and Zoning #12 to state going vertical by the 100th CO, pad graded by the 1st CO and completed by the 180th CO in the RM8, 2nd by Commissioner Hefner.

Discussion was held.

Vote: Yea: Milele, Hefner, Justice

Nay: Maness, Trivett

(6th Amendment)

This Ordinance was adopted.

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Ray Justice

Aye: Milele, Justice, and Hefner

Nay: Trivett, and Maness

Enactment No: 2023-2053

12. Adjournment

Mayor James Maness

City Recorder Sheila S. Luckett, MMC