



MINUTES

September 25, 2023

MT. JULIET

BOARD OF COMMISSIONERS

6:30 PM Commission Chambers 2425 North Mt. Juliet Road Mt. Juliet, TN 37122

1. Work Shop 5:15 PM

Present: Mayor Maness, Vice Mayor Trivett, Commissioners Justice and Milele.

Mayor Maness called the Work Shop to order at 5:16 PM with an adjournment at 6:00 PM

Commissioner Milele stated this is a discussion about City Hall and not the Downtown Project. As the community grows, City Government grows. Commissioner Milele stated her reasons for co-sponsoring this work shop. Her constituents are more concerned over roads vs. a new City Hall. We now have property on Clemmons Road and purchased property that will hold 3 different departments.

Mayor Maness stated is not throwing shade on the Downtown project.

Commissioner Justice stated he likes the Imagine 1 project. City Hall is taking up revenue producing space. We do need to get out of this building. This building has served it's purpose and it needs to be gone.

Mayor Maness stated the roadway improvement is still under design. There will always be road projects that need to be completed. This building has run it's course.

3 options: Clemmons Road, move City Hall somewhere and put the whole area up for sale for or do we want to try to renovate this place or have Imagine 1 assist.

Vice Mayor Bill Trivett stated he has been looking at something like Proposal B. An aquatics center is wanted. This would help support our school swim teams. He would like some updated numbers from Imagine 1, which has always been his concern.

Commissioner Justice stated one option was to build a City Hall in the downtown area at cost plus. We have spoke on an aquatics center on Clemmons Road, which would come from Hotel/Motel Tax.

Mayor Maness the construction of a City Hall at cost plus. We have to coordinate the construction and tear down.

Discussion was held on the proposals presented.

Vice Mayor Trivett asked Imagine 1 if it is cost plus could it be on the Clemmons Road property.

Matt Gardner, they are happy to consider all options, but the off-site would be a higher price.

Vice Mayor Trivett questioned if we have number of the staff that will be in either building. And the pros and cons of having staff at different locations.

City Manager Kenny Martin stated he could provide that information prior to 2nd reading. Once E. Hill opens up to Clemmons Road the location will not be an issue.

Mark Lineberry stated we are talking lots of property from the City Hall. and we are building 250K of office space. You are getting an almost free City Hall for this property. We haven't seen the final price and the construction cost is unknown. Without City Hall we are building phase 2 of Vintage Station.

Commissioner Ray Justice wants a purchase price from Imagine 1.

Brian Hauser, the previous price mentioned was an estimate. The city insures City Hall for \$2 million. Discussion was held on the estimated property values.

Brian and Matt will get us an offer for the land and buildings.

Commissioner Ray Justice requested offer for land and buildings, construction costs on this land and at another location.

City Manager Kenny Martin stated the city spent \$5,500.00 for appraisals on all of the City properties. Our appraisal includes land and value of building, we are not just considering the land and tearing down a building.

Discussion was held on what would occur at 2nd Reading, Letter of Intent and Contract.

Brian Hauser, Imagine 1 feels this is an important conversation. You have to have honest and great debates. The City of Franklin decided in May to an historic rebuild of their City Hall. They decided they wanted to keep the current walkable downtown area with a robust city hall. Feels the walkable center of Mt. Juliet is the premise we have spent 18 months discussion.

Mayor Maness stated we have to consider site work on the Clemmons Road property. Probably the quickest path forward is to work with Imagine 1. It is a far question on why do this vs. road improvements.

Commissioner Milele stated her biggest issue is justification of a new City Hall vs. road improvements.

Vice Mayor Bill Trivett thanked Mark Lineberry and Imagine 1 for continuing to work with us.

Adjourned at 5:57 PM.

. **Discussion Item**

WORK SHOP CITY HALL 5:15 PM

Sponsor(s): Commissioner - District 4 Jennifer Milele, Mayor James Maness

Public Hearing 6:15 PM

Mayor Maness called the Public Hearing to order.

Citizens Comments: No pros or cons voiced.

. **Discussion Item**

PUBLIC NOTICE - 2ND READING

Sponsor(s): City Manager Kenny Martin

1. **Rezone property located at 3910 N. Mt. Juliet Road, Map 054, Parcel 164.00, RS-40 to CTC**
2. **Amend FY 2023/2024 Budget to appropriate funds for the Mt. Juliet Road ADA Upgrades, Phase II Project and Reimbursement of \$750,000.00 for Project Prosper/Costco**
3. **Amend Part B of the Unified Development Code, Section 2-103, Definitions of Land Use Activities, Section 3-103, Detailed Activities Listing and Section 6-102, Uses and Structures, to permit Breweries and Microbreweries in select commercial districts**

2. **Call to Order & Declare a Quorum Present**

Attendee Name	Title	Status	Arrived
James Maness	Mayor	Present	
Ray Justice	Commissioner	Present	
Jennifer Milele	Commissioner - District 4	Present	
Scott Hefner	Commissioner - District 3	Absent	
Bill Trivett	Vice - Mayor and Commissioner	Present	

3. **Set Agenda**

Mayor Maness stated that without objection he would like to move 10.2 - 10.4 to consent agenda.

No objections voiced.

4. **Invocation & Pledge of Allegiance**

PIO Justin Beasley

5. **Approval of Minutes**

5.1. **Action Item**

APPROVAL OF MINUTES 9/11/23

Sponsor(s): City Manager Kenny Martin

Commissioner Justice concerning the Bluffs at Cedar Creek received a negative vote on 9/11/23. City Attorney Gino Marchetti in our ordinances the project can be brought back up by a member of the Planning Commission or BoC. Commissioner Justice stated he would bring this up on the agenda for 10/23/23.

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Ray Justice, Commissioner
SECONDER:	Bill Trivett, Vice - Mayor and Commissioner
AYES:	Maness, Justice, Milele, Trivett
ABSENT:	Hefner

6. Citizens Comments

Eddie Rockensock, 273 Croft Lane: Representing DrugFree Wilco concerning the Opioid crisis to provide one lock per house to help protect kids. Tammy Grow is working on a grant to provide the lock free to the builder. If we protect one kid it is worth it. Asking for support in this.

7. Commissioner Reports & Comments

Commissioner Milele wished the Fire Department a happy 10 year birthday. We now have our own EMS Division. Pickleball tournament this weekend at Charlie Daniels Park to benefit the MJ Animal Shelter. The City will be conducting a Special Census.

PIO Justin Beasley the kick-off will be in the next few weeks.

Commissioner Justice stated that October is adopt a dog month. He visited the shelter and had a dog adopt me. Her name is MJ and she is part of the family. Mt. Juliet is a no-kill animal shelter. The staff is wonderful. Keep Commissioner Hefner in your prayers whose dog passed away this past Friday. Happy Birthday to MJFD. Thanked the Wilson County Commission for urging Mt. Juliet to have a fire department. We know have EMS and Fire second to none.

Vice Mayor Bill Trivett please remember safety since it becomes dark earlier. Happy Birthday to the MJFD. Excited about the ISO scores. Welcomed Ross Hayes to the Parks Board. Thanks to the Parks Board.

Mayor Maness has three appointments for the next meeting. Happy Birthday to the Fire Department. They work hard on the ISO rating and did a great job with the Glass Creek Apartments. Thanked WWUD for their work on the ISO ratings and planning to make sure we have water available. Pets are a big part of our families. It is real pain when you loose a pet. Ambria McGregor 5 K was a wonderful event this past weekend at Charlie Daniels Park. Everyone counts in the Special Census. This will help us bring in more money to the city for roads, fire fighters, police, etc. Each person allows us to collect more money from the state.

8. City Manager's Report

Thanked everyone in attendance. Pets are family. Thanked Chief Foulks for attending tonight. He has met with each Fire Fighter numerous times to stay in

touch. He has given the injured fire fighter and his family his full support. We hope he will be back in a few weeks. Thanked the BPAC for a nice event. Thanked the volunteers who took their time. Thanked the Department Heads.

9. Unfinished Business Consent Agenda Items:

10. Unfinished Business

Ordinances 2nd Reading

10.1. Ordinance

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING SECTION 2-103, DEFINITIONS OF LAND USE ACTIVITIES, SECTION 3-103, DETAILED ACTIVITY LISTING AND SECTION 6-102, USES AND STRUCTURES, TO PERMIT BREWERIES AND MICROBREWERIES IN SELECT COMMERCIAL DISTRICTS.

07/20/23	Planning Commission	RECOMMENDATION
08/14/23	Board of Commissioners	RECOMMENDATION
09/11/23	Board of Commissioners	DEFER

Sponsor(s): Positive Recommendation

Motion made by Commissioner Milele to amend said ordinance to have a cap the annual output at 50,000 barrels annually, 2nd by Mayor Maness.

Discussion was held.

City Planner Jennifer Hamblen explained the difference in brewery's. If we have a business that anticipates a larger production of barrels could be addressed at the PUD process.

Commissioner Justice will never support coming back to address something. Get it right the first time. Can we contact other micro breweries.

Motion made by Commissioner Justice to defer to 10/23/23, Commissioner Milele.

Vote on Deferral: Yea: Unanimous

RESULT: DEFER [UNANIMOUS] Next: 10/23/2023 6:30 PM
TO: Board of Commissioners
MOVER: Jennifer Milele, Commissioner - District 4
SECONDER: Ray Justice, Commissioner
AYES: Maness, Justice, Milele, Trivett
ABSENT: Hefner

10.2. Ordinance 2023-42

AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS HOUSTON'S MEAT AND PRODUCE, LOCATED AT 3910 N. MT. JULIET ROAD, MAP 054, PARCEL 164.00, RS-40 TO CTC

08/17/23	Planning Commission	RECOMMENDATION
08/28/23	Board of Commissioners	RECOMMENDATION

Sponsor(s): Positive Recommendation
All three items passed on Consent

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Trivett, Vice - Mayor and Commissioner
SECONDER: Ray Justice, Commissioner
AYES: Maness, Justice, Milele, Trivett
ABSENT: Hefner

10.3. Ordinance 2023-43

AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE II PROJECT

09/11/23	Board of Commissioners	RECOMMENDATION
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Sponsor(s): City Manager Kenny Martin

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Trivett, Vice - Mayor and Commissioner
SECONDER: Ray Justice, Commissioner
AYES: Maness, Justice, Milele, Trivett
ABSENT: Hefner

10.4. Ordinance 2023-44

AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR THE CITY'S PORTION OF THE NORTHERN ROADWAY IMPROVEMENTS PER THE COSTCO DEVELOPMENT AGREEMENT

09/11/23	Board of Commissioners	RECOMMENDATION
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Sponsor(s): City Manager Kenny Martin

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Trivett, Vice - Mayor and Commissioner
SECONDER: Ray Justice, Commissioner
AYES: Maness, Justice, Milele, Trivett
ABSENT: Hefner

11. New Business Consent Agenda Items:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Trivett, Vice - Mayor and Commissioner
SECONDER: Ray Justice, Commissioner
AYES: Maness, Justice, Milele, Trivett
ABSENT: Hefner

11.1. Resolution 56-2023

**A RESOLUTION TO DECLARE UNCLAIMED PROPERTY IN THE POLICE
DEPARTMENT AS SURPLUS**

Sponsor(s): City Manager Kenny Martin

11.2. Resolution 57-2023

**RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF MT. JULIET,
TENNESSEE, AND RAGAN-SMITH FOR DESIGN SERVICES ON THE CENTRAL
PIKE WIDENING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE
AGREEMENT**

Sponsor(s): City Manager Kenny Martin

11.3. Resolution 58-2023

**RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT
FOR THE GOLDEN BEAR GATEWAY AT VOLUNTEER BLVD TRAFFIC SIGNAL
INSTALLATION AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT**

Sponsor(s): City Manager Kenny Martin

12. New Business

13. Adjournment

Without objection adjourned.

**14. Due to the Columbus Day Holiday the next Regular Meeting of the Board of
Commissioners will be Monday, 10/23/23 at 6:30 PM**

Mayor James Maness

City Recorder Sheila S. Lockett, MMC