

Mt. Juliet, Tennessee

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



Agenda - Final

Monday, April 27, 2026

6:30 PM

Commission Chambers

Board of Commissioners

1. Call to Order & Declare a Quorum Present

2. Set Agenda

3. Invocation & Pledge of Allegiance

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 4-13-2026

[1686](#)

Attachments: [Meeting Minutes to be Approved - 4-13-2026](#)

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. New Business

8.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

8.B. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE. RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

[1644](#)

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

-
- 4/13/26 Board of Commissioners deferred to the Board of Commissioners
- 8.C.** A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT MINI-PUMPER TRUCK AS SURPLUS TO BE SOLD [1683](#)
- Sponsors:** City Manager Kenny Martin,
- Attachments:** [Resolution](#)
[Executive Summary](#)
- 8.D.** A RESOLUTION DECLARING MAY AS BIKE MONTH IN THE CITY OF MT. JULIET [1684](#)
- Sponsors:** Art Giles, Commissioner
- Attachments:** [Resolution](#)
- 8.E.** 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](#)
- 8.F.** A RESOLUTION TO APPROVE A CONTRACT WITH IMPACT PYRO TO PROVIDE A FIREWORKS DISPLAY FOR THE CITY'S CELEBRATE MT. JULIET JULY FOURTH EVENT [1688](#)
- Sponsors:** City Manager Kenny Martin,
- Attachments:** [Resolution](#)
[Contract](#)
- 8.G.** A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, AUTHORIZING THE DISPLAY OF THE NATIONAL MOTTO "IN GOD WE TRUST" ON CITY-OWNED VEHICLES [1690](#)
- Sponsors:** James Maness, Mayor
- Attachments:** [Resolution](#)
- 8.H.** A RESOLUTION SUPPORTING TENNESSEE HOUSE JOINT RESOLUTION 0051 [1692](#)
- Sponsors:** James Maness, Mayor
- Attachments:** [Resolution](#)
-

- 8.I. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING A PROCEDURE FOR AGENDA ITEMS THAT FAIL TO RECEIVE A MOTION OR SECOND AND RESTRICTING REINTRODUCTION BY THE SAME AGENDA SPONSOR [1693](#)

Sponsors: James Maness, Mayor

Attachments: [Resolution](#)

9. Adjournment



Mt. Juliet, Tennessee

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

Staff Report

File #: 1686

Agenda Date: 4/27/2026

Agenda #: 4.A.

Title:

Meeting Minutes to be Approved - 4-13-2026

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, April 13, 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

Mayor Maness opened the floor for Public Comment.

Jennifer Marter, 533 Hunting Hills Drive, spoke in opposition to the proposed E Division Business Park. She stated that E Division Road should be improved prior to consideration of the development.

James Hopper, 886 Benders Ferry Road, came forward and asked questions regarding the Benders Cove development.

Amanda Kern, 534 Hunting Hills Drive, expressed concerns regarding the proposed E Division Business Park, particularly related to safety. She stated that she would like to see a barrier or berm installed along the property line.

Connie Mitchell, 511 Hunting Hills Drive, also expressed concerns regarding the proposed E Division Business Park, including potential criminal activity. She likewise stated that she would like to see a barrier along the perimeter of the development.

Ray Baker, 531 Hunting Hills Drive, spoke in opposition to the proposed E Division Business Park. He expressed concerns related to safety and light pollution and stated that he would like to see protection measures in place for existing residents.

There being no additional comments, Mayor Maness closed the Public Hearing.

Public Hearing Notice - 4-13-2026

[1659](#)

Attachments: [Public Hearing Notice - 4-13-2026](#)

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting to order and declared a quorum.

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

2. Set Agenda

Items 9B and 9C were moved to the Consent Agenda without objection. Items 10E and 10H were also moved to the Consent Agenda without objection. Commissioner Milele requested that Item 10G be deferred to the next meeting; there was no objection.

3. Invocation & Pledge of Allegiance

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

5. Citizens Comments

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

Mayor Maness opened the floor for Citizen Comments.

Albert Soto, 311 Benders Ferry Road, expressed concerns regarding the Benders Cove development. He requested clarification on the required buffer and the timeline for its installation.

Tom White, 500 11th Avenue North, Nashville, Tennessee, stated that he would like to speak during Item 10D, as he is representing the project.

Paul Garrison, 100 Catalpa Drive, thanked City staff, as well as City and County officials, for their responsiveness. He expressed concerns regarding potential sidewalks within the right-of-way along his property frontage and was complimentary of Public Works Director Matt White's responsiveness.

Leslie Penny, 705 Penny Lane, spoke in reference to Item 10G. She requested that the Board review the history of the proposed connection and asked that the Providence HOA be notified of any plans moving forward.

Robin Eakes, 56 West Caldwell Street, stated that a demolition permit was not issued for the former Mt. Juliet Funeral Home in 2016. She expressed concerns regarding correspondence from RJ Corman and development activity along Caldwell Street. She requested additional oversight of the development and emphasized the importance of ensuring all requirements are met prior to final approvals.

Steven Heckendorf, 300 Page Drive, thanked the Board of Commissioners for approving the recent moratorium.

There being no additional comments, Mayor Maness closed the Citizen Comments portion of the meeting.

6. Commissioner Reports & Comments

Commissioner Giles thanked everyone for attending the meeting. He announced that "Ride Mt. Juliet" will be held on May 3 and thanked the Police and Fire Departments for their continued support of the event. He noted that a bicycle will be given away and encouraged the community to attend. He also reminded everyone that Clemmons Road will be closed on the 18th for railroad improvements and thanked the Police Department for their hard work to keep Mt. Juliet safe.

Vice Mayor Trivett thanked the Police Department for their efforts in keeping the community safe and expressed appreciation to those who attended and participated in the meeting. He acknowledged the concerns of the Hunting Hills residents, particularly regarding berms and buffers, and noted that improvements to E Division Street would be a positive outcome. He encouraged residents to continue reaching out and reminded them that he is available. He also urged everyone to remain attentive, be mindful of children playing, and yield to crosswalks.

Commissioner Hefner thanked everyone for attending and encouraged residents to visit the City's website if they are unsure who their elected official is. He congratulated Stephen on the birth of his new baby. He expressed enthusiasm regarding the resolution to proceed with the widening of Old Lebanon Dirt Road, noting that a contractor has been selected and that he looks forward to the project being completed. He also spoke regarding the E Division Business Park, explaining that it was placed on the agenda through his sponsorship and outlining that process. He highlighted that nearby industrial projects currently under construction are outside the city limits and will not provide road improvements, and noted that annexation of this development would allow the City greater control over the project.

Commissioner Milele thanked everyone for attending and sharing their perspectives. She provided additional information regarding "Ride Mt. Juliet," noting that the event will take place on the May 3rd and this is one of BPAC's largest events. She stated that the rain out date is scheduled for May 17 should the May 3 date be rained out and encouraged participants to arrive before 2:00 PM to take part in the rodeo. She noted that the trail is approximately 3.3 miles and relatively flat, utilizing the Cedar Creek Greenway Trail. She also reiterated Commissioner Hefner's comments regarding the E Division Business Park.

Mayor Maness reminded everyone that early voting begins Wednesday and encouraged community members to participate. He also expressed appreciation for the calls and prayers received during a recent family event.

7. City Manager's Report

City Manager Kenny Martin gave a shout-out to the Public Works Department, thanking them for their efforts on road improvements and their proactive approach to securing grant funding. He also thanked the community for their patience during ongoing construction projects. He reminded everyone to shop local and support Mt. Juliet businesses, noting the growing diversity of economic development and the abundance of food options now available. He encouraged both businesses and residents to display American flags in celebration of the nation's 250th birthday.

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 3-23-2026

1658

Attachments: [Meeting Minutes to be Approved - 3-23-2026](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that the Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Abstain: Mayor Maness

8. Unfinished Business Consent Agenda Items:

8.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT, ORDINANCE 2024-04, LOCATED AT MAP 078, PARCEL 17.01 IN THE CITY OF MT. JULIET

1588

Sponsors: Planning Commission Positive Recommendation

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

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-38

- 9.B.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT A GRANT FROM THE TN OPIOID ABATEMENT COUNCIL FOR THE PURCHASE OF A MX908 MASS SPECTROMETER FOR THE CITY OF MT JULIET POLICE DEPARTMENT [1652](#)

Sponsors: Kenneth Martin, City Manager,

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

This item was added to the Consent Agenda during Item 2. Set Agenda.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

- 9.C.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE AND AUCTION PROCEEDS AND APPROPRIATE FUNDS FOR VEHICLES FOR THE CITY OF MT JULIET POLICE DEPARTMENT [1653](#)

Sponsors: Kenneth Martin, City Manager,

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

This item was added to the Consent Agenda during Item 2. Set Agenda.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-41

10.E. 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](#)

This item was added to the Consent Agenda during Item 2. Set Agenda.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

10.H. A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE OLD LEBANON DIRT ROAD WIDENING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1635](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[Bid Totals](#)
[Bid Tabulation Summary](#)
[Contract Signature Pages](#)

This item was added to the Consent Agenda during Item 2. Set Agenda.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
 Enactment No: 32-2026

9. Unfinished Business

- 9.A.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET [1516](#)

Sponsors: Planning Commission Positive Recommendation, Scott Hefner, Commissioner

Attachments: [Ordinance](#)
[Staff Report](#)

Kris Kowen, 2555 Meridian Boulevard, represented the project and stated that Piedmont Gas is approximately 30 to 45 days out and expressed his belief that the widening project could be completed by June or early July.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Nay: Commissioner Milele
Enactment No: 2026-39

10. New Business

- 10.A.** 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](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Scott Hefner

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

10.B. AN ORDINANCE TO AMEND THE LAND USE 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 MEDIUM DENSITY RESIDENTIAL TO BUSINESS DEVELOPMENT IMPACT ZONE [1524](#)

Sponsors: Planning Commission Negative Recommendation, Scott Hefner, Commissioner

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

Tom Noble, 600 Highway 169 North, Minnesota, represented the project and responded to questions from the Board of Commissioners.

Commissioner Milele made a motion stating that, the land use shall automatically revert back to Medium Density Residential if the associated Preliminary Master Development Plan Planned Unit Development fails to obtain approval. This was the first amendment to the original motion.

A motion was made by Commissioner Hefner, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

10.C. 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](#)

Mayor Maness asked that Items 10C and 10D be heard together, which was approved without objection.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

10.D. 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](#)

Mayor Maness asked that Items 10C and 10D be heard together, which was approved without objection.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

- 10.F.** 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](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Scott Hefner

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

- 10.G.** AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LN. RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC. [1644](#)

Sponsors: Planning Commission Positive Recommendation

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

This item was removed from the agenda and placed on the April 27, 2026 agenda during Item 2 Set Agenda at the request of Commissioner Milele, without objection.

This Ordinance was deferred by the Board of Commissioners to the April 27, 2026 meeting.

RESULT: DEFERRED

11. Appointments

- 11.A.** Mt. Juliet Alcoholic Beverage Board Appointment [1654](#)

Sponsors: James Maness, Mayor

Attachments: [City Code re Alcoholic Beverage Board Appointment](#)

Mayor Maness appointed Carolyn Christoffersen to the Alcoholic Beverage Board without objection.

This Action Item was approved.

RESULT: APPROVED

12. Adjournment

Mayor Maness adjourned the meeting at 7:25pm.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1636

Agenda Date: 4/27/2026

Agenda #: 8.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 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, 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:

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

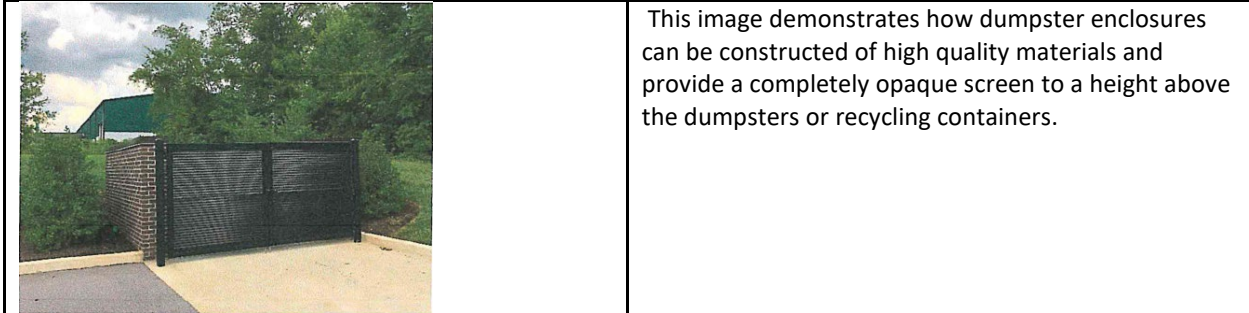
Part B - ZONING REGULATIONS
ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

- 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 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 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 #: 1644

Agenda Date: 4/27/2026

Agenda #: 8.B.

Title:

AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE. RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

ORDINANCE 2026-

AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE. RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

WHEREAS, The City of Mt. Juliet Board of Commissioners desire to abandon a portion of the 40-foot-wide existing Right-of-Way (ROW) of Aiden Lane to the Wynfield HOA, Inc.

WHEREAS, The City of Mt. Juliet Regional Planning Commission considered this Abandonment on March 19, 2026, and gave a positive recommendation to the Board of Commissioners with a vote of 7-0-0.

WHEREAS, the abandonment of a portion of said right-of-way will facilitate the construction, maintenance, and long-term functionality of such walking path connection; and

WHEREAS, upon abandonment, the right-of-way will be conveyed by instrument to the Wynfield Homeowners Association, which will assume responsibility for maintenance of the walking path connection; and

WHEREAS, the abandonment is subject to coordination with utility providers, including West Wilson Utility District, and compliance with all applicable rules and regulations; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF MT. JULIET, TENNESSEE BOARD OF COMMISSIONERS:

Section 1. The Board of Commissioners of the City of Mt. Juliet hereby approves the abandonment of a portion of the existing forty-foot (40') right-of-way known as Aiden Lane, depicted in Exhibit A attached hereto and incorporated herein by reference.

Section 2. Upon abandonment, the subject right-of-way shall be conveyed by instrument to the Wynfield Homeowners Association (HOA), which shall assume all responsibility for the maintenance and upkeep of the walking path connection associated with this area.

Section 3. This abandonment is subject to the following conditions: The instrument cannot be recorded until the right-of-way (ROW) abandonment has been acted upon by the Board of Commissioners; proof of the recorded instrument shall be provided to the City's Engineering Department prior to the release of any associated letter of credit (LOC) for the walking path connection; and the developer and/or HOA shall coordinate with and comply with all applicable rules and regulations of West Wilson Utility District.

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

CONTAINING 1,640.42 SQUARE FEET, OR 0.038 ACRES, MORE OR LESS

MAP 96J, GROUP F, PARCEL 30.00
MICHAEL VAUGHAN
R.B. 2418, PG 1318, R.O.W.C.T.

AIDAN LANE
(40' PUBLIC ROW)

S81° 38' 05"E
40.98'

N08° 21' 55"E
40.00'

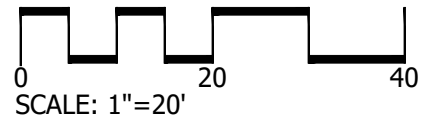
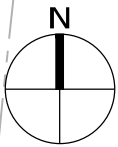
S08° 16' 02"W
40.00'

N81° 38' 05"W
41.04'

POINT OF BEGINNING

MAP 96J, GROUP F, PARCEL 29.00
AMERICAN HOMES 4 RENT
R.B. 1619, PG 1615, R.O.W.C.T.

MAP 96J, GROUP G, PARCEL 45.00
WYNFIELD HOA INC
R.B. 2041, PG 822, R.O.W.C.T.



MAP / PARCEL: _____ PROJECT #: _____
DATE: 03/04/26 CSDG PROJECT #: 16-501-01

AIDAN LANE RIGHT-of-WAY ABANDONMENT EXHIBIT

GRANTEE
WYNFIELD HOA INC

GRANTOR
CITY OF MT. JULIET, TENNESSEE

LAND IN MT. JULIET, WILSON COUNTY, TENNESSEE





MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
Planning Commission

From: Shane Shamanur, P.E. – Director of Engineering

Re: Wynfield HOA, Inc
R.O.W. Abandonment
Map – 96J, Group “C”
Parcel – 45.00

Request: To abandon a portion of the Aiden Ln. ROW, via instrument, to the Wynfield subdivision HOA.

Analysis: The City is requesting that a portion of existing 40’ ROW be abandoned due to the potential future maintenance of a Board of Commissioners (BOC) mandated walking path connection to the Bradford Park subdivision. The existing ROW will be abandoned to the Wynfield HOA, who will assume maintenance responsibilities of the walking path connection. Metes and bounds and an exhibit are attached with this report.

Recommendation: Staff recommends approval, subject to the following conditions:

Planning and Zoning:

1. No comments

Public Works:

1. The instrument cannot be recorded until the right-of-way (ROW) abandonment has been acted upon by the Board of Commissioners.
2. Proof of recorded instrument shall be provided to Engineering prior to walking path connection LOC release.

West Wilson Utility District:

1. Developer shall coordinate and comply with WWUD rules and regulations.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1683

Agenda Date: 4/27/2026

Agenda #: 8.C.

Title:

A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT MINI-PUMPER TRUCK AS SURPLUS TO BE SOLD

RESOLUTION -2026

A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT MINI-PUMPER TRUCK AS SURPLUS TO BE SOLD

WHEREAS, the City of Mt. Juliet Fire Department has certain property that exceeds the needs of the department; and

WHEREAS, the property is identified as a 2020 Ford Fouts Bros. Mini-Pumper truck with VIN #1FD0W5HT5LEE10855 having mileage of approximately 13,500 miles; and

WHEREAS, the department desires to purchase a vehicle more suitable to the current needs of the department; and

WHEREAS, the department had the vehicle appraised at an estimated value of \$350,000.

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

Section 1. The property listed is hereby declared to be surplus property.

Section 2. The property shall be listed using a third-party vendor utilizing a market value asking price to ensure that maximum value is attained for the apparatus.

Section 3. The City Finance Director is empowered to execute the documents required to affect the resolution.

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

Mark Foulks
Fire Chief

FIRE DEPARTMENT

Eric Newman
Assistant Chief of EMS

Joseph Edwards
Deputy Fire Chief

Brent Blamires
Assistant Chief/Fire Marshal

Sharon Bachelier
Administrative Assistant



Scott Lively
Assistant Chief of Training

City of Mt. Juliet

Approval to Surplus and Competitively Sell a 2020 Ford/Fouts Bros. Mini-Pumper

- 1) Who: Mt. Juliet Fire Department
 - 2) What: Approval is needed to surplus and sell a 2020 Ford/Fouts Bros. Mini-Pumper
 - 3) When: Advertising will begin in early May, and the mini pumper will be available for delivery upon receiving best competitive price.
 - 4) Where: Mini pumper currently in a very limited usage status here in Mt. Juliet.
 - 5) Why: The mini pumper has been a very limited usage truck for Mt. Juliet, being that it is not a full-size Type 1 pumper it does not have the storage or water capabilities needed for a front-line apparatus. Additionally, the mini pumper is not a 4x4 vehicle which limits its capabilities on brush/wildland fires. Due to the escalating costs of fire apparatus, the 2020 Ford/Fouts Bros. mini pumper is worth a substantial amount on the used fire apparatus market. We will offer the mini pumper for sale utilizing a third-party apparatus vendor utilizing a market value asking price to ensure that maximum value is attained for the apparatus. The department plans to use part of funds derived from the sale to purchase a new custom brush truck to replace a current brush truck that is old and has limited capabilities.
 - 6) Costs: Upon appraisal the valuation of the mini pumper is estimated to be \$350,000.00.
 - 7) Timeline: The anticipated time to sale the apparatus is between one and three months.
- Staff Recommendation: Fire Administration recommends to surplus and sell the apparatus through a third-party apparatus dealer to ensure that the maximum value is attained.
- Prepared by: Chief Mark Foulks



Mt. Juliet, Tennessee

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

Staff Report

File #: 1684

Agenda Date: 4/27/2026

Agenda #: 8.D.

Title:

A RESOLUTION DECLARING MAY AS BIKE MONTH IN THE CITY OF MT. JULIET

RESOLUTION - 2026

A RESOLUTION DECLARING MAY AS BIKE MONTH IN THE CITY OF MT. JULIET

WHEREAS, the City of Mt. Juliet Board of Commissioners would like to declare the month of May as Bike Month in the City of Mt. Juliet; and

WHEREAS, the City of Mt. Juliet and the League of American Bicyclists encourages everyone to celebrate the many reasons to ride: Bike to Work or School, Save Money, Preserve your Health or Environment; and

WHEREAS, the City of Mt. Juliet Board of Commissioners encourages everyone to explore our community on a bike, to observe all biking laws and to practice safe biking while on a bike or in a vehicle; and

WHEREAS, the City of Mt. Juliet has bike lanes on Mt. Juliet Road, Lebanon Road and Golden Bear Gateway to make it easier and safer for all modes of transportation; and

WHEREAS, the League of American Bicyclists recognizes that bicycling is fun, healthy and reduces your carbon footprint, reduces traffic congestion, and saves money.

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

Section 1. The City of Mt. Juliet Board of Commissioners declares May as Bike Month and encourages everyone to practice safe biking and to follow all bicycle safety laws while on a bike or in a vehicle.

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 #: 1691

Agenda Date: 4/27/2026

Agenda #: 8.E.

Title:

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

RESOLUTION - 2026

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

WHEREAS, the City of Mt. Juliet issued a Request for Proposals (“RFP”) seeking qualified development partners for the purchase and redevelopment of certain City-owned property located within the downtown area of the City; and

WHEREAS, the intent of the RFP process was to attract proposals that would create a vibrant downtown destination, encourage quality mixed-use development, enhance community character, and support the long-term economic growth of the City; and

WHEREAS, the City has received responses from interested parties pursuant to said RFP; and

WHEREAS, the Board of Commissioners desires to provide direction to the City Manager regarding the review of submitted proposals and to establish a clear path forward concerning the potential sale and redevelopment of said City-owned property; and

WHEREAS, the Board of Commissioners recognizes the importance of selecting a proposal that reflects sound planning principles, fiscal responsibility, and the best interests of the citizens of Mt. Juliet.

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

Section 1. The Board of Commissioners acknowledges review of the responses received pursuant to the Request for Proposals for the sale and redevelopment of City-owned downtown property and shall provide direction to the City Manager, by motion duly made and approved, regarding the desired path forward related to said proposals.

Section 2. The City Manager is authorized to proceed in accordance with the direction provided by the Board of Commissioners.

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.

RESOLUTION - 2026

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 #: 1688

Agenda Date: 4/27/2026

Agenda #: 8.F.

Title:

A RESOLUTION TO APPROVE A CONTRACT WITH IMPACT PYRO TO PROVIDE A FIREWORKS DISPLAY FOR THE CITY'S CELEBRATE MT. JULIET JULY FOURTH EVENT

RESOLUTION - 2026

A RESOLUTION TO APPROVE A CONTRACT WITH IMPACT PYRO TO PROVIDE A FIREWORKS DISPLAY FOR THE CITY'S CELEBRATE MT. JULIET JULY FOURTH EVENT

WHEREAS, The Board of Commissioners desires to celebrate the 250th anniversary of the signing of the Declaration of Independence and the birth of the United States of America along with the Celebrate Mt. Juliet event; and

WHEREAS, the City of Mt. Juliet Parks Department is organizing the event to be held on Saturday July 4, 2026, at Circle P Ranch from 5pm to 9pm; and

WHEREAS, the Parks Department desires to contract with Impact Pyro to provide fireworks for the event; and

WHEREAS, the Parks Department has partnered with the Friends of the Mt. Juliet Parks & Greenways, a 501(c)(3), to share in the cost of the fireworks display; and

WHEREAS, the Parks Department will pay the \$15,000 deposit and the Friends of the Mt. Juliet Parks & Greenways will pay the remaining balance of \$15,000 on the day of the event.

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

Section 1. The attached contract with Impact Pyro is approved.

Section 2. The City Manager is authorized to execute said contract.

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

CONTRACT AGREEMENT

This Agreement, made April 13, 2026, by and between IMPACT PYRO INC., a Tennessee Corporation, whose business address is P.O. BOX 402, Castalian Springs, TN 37031, and hereinafter shall be referred to as IMPACT PYRO and THE CITY OF MT. JULIET, TENNESSEE, whose business address is 2425 N. MT. JULIET ROAD, MT. JULIET, TN 37122, and hereinafter referred to as CUSTOMER.

WITNESSETH

In consideration of the mutual promises and undertakings set forth herein, receipt of said consideration being acknowledged, the parties hereby agree as follows:

- I. **FIREWORKS DISPLAY:** IMPACT PYRO agrees to furnish to CUSTOMER a fireworks display (hereinafter referred to as SHOW) pursuant to proposal number 250704-MTJULIET-1.3 and per specifications and requirements provided by CUSTOMER. The SHOW will take place on July 4, 2026, at Circle P Ranch, 563 E Main Street, Mt. Juliet, TN unless IMPACT PYRO or CUSTOMER shall determine that conditions (or other hazards) prohibit IMPACT PYRO from proceeding with the SHOW; in which case, IMPACT PYRO agrees to present the SHOW on a mutually agreed upon future date. In the event that conditions do not allow the SHOW to proceed on the scheduled date, CUSTOMER shall remit the actual expenses IMPACT PYRO may incur in presenting the SHOW on subsequent occasion. If in anticipation of inclement weather or other foreseen dangerous conditions, the SHOW is postponed prior to delivery of product/equipment and setup of SHOW, additional expenses will be considered zero and there will be no additional charge for presenting SHOW on a future date.
- II. **CANCELLATION:** Should CUSTOMER elect to cancel the SHOW for any reason, CUSTOMER must provide IMPACT PYRO with a written notice by certified mail, return receipt to IMPACT PYRO'S address as set forth above no later than thirty (30) days before the scheduled date of the SHOW. Customer agrees that IMPACT PYRO shall incur substantial expense in preparation for the SHOW and, accordingly, agrees to pay deposit amount in full (as set forth in paragraph XIII herein) to IMPACT PYRO as liquidated damages for cancellation of the SHOW. If CUSTOMER does not provide IMPACT PYRO with notice as set forth herein, CUSTOMER shall pay IMPACT PYRO the entire contract price for the SHOW as liquidated damages.
- III. **MUTUAL CANCELLATION:** In the event of fire, accidents, lightning strikes, flood, acts of God, or causes beyond the control of IMPACT PYRO, which preclude IMPACT PYRO from presenting the SHOW, the parties hereto release each other from any and all performance of the covenants herein and from damages resulting from breach hereof.
- IV. **SECURITY AREA:** CUSTOMER agrees to furnish sufficient space for IMPACT PYRO to properly conduct the SHOW as determined by NFPA 1123 (hereinafter referred to as SECURITY AREA). CUSTOMER agrees to provide adequate security protection to preclude persons unauthorized by IMPACT PYRO from entering SECURITY AREA. For the purposes of the Agreement, "Unauthorized Persons" shall mean anyone other than employees of IMPACT PYRO or persons specifically designated in writing, submitted to IMPACT

CONTRACT AGREEMENT

PYRO, and approved prior to the event. Policing of SECURITY AREA is the responsibility of the CUSTOMER.

- V. **INDEMNIFICATION AND HOLD HARMLESS:** IMPACT PYRO agrees to indemnify and hold CUSTOMER harmless and any of its subsidiaries, agents or employees from and against all claims, demands, liabilities, suits, damages, or expenses, including reasonable attorney's fees, on account of injuries to or death of any person or persons or damage to any property occurring directly or indirectly from the performance of work hereunder by IMPACT PYRO or its employees, agents, servants, associates or subcontractors however such injuries or death or damage to property may be caused.
- VI. **AMENDMENT AND ASSIGNMENT:** This agreement (including all attachments related to show) is deemed personal and confidential to CUSTOMER and its executors and administrators only, and may not be sold, assigned, transferred, or shared without the prior written consent of IMPACT PYRO.
- VII. **COMPLIANCE WITH THE LAWS AND REGULATIONS:** Promptly upon the execution of this AGREEMENT, CUSTOMER shall apply for the approval hereof to any agency, officer, or authority of any government if such approval is required by any applicable law, ordinance, code, or regulation. This AGREEMENT is made expressly subject to and CUSTOMER expressly agrees to comply with and abide by all applicable laws, ordinances, codes, and regulations insofar as the same may be applicable to the terms and conditions of this AGREEMENT, including all rules and regulations now existing or that may be promulgated under and in according with any such law or laws.
- VIII. **PERMITS AND LICENSES:** IMPACT PYRO shall obtain and maintain all permits and licenses necessary to perform fully hereunder unless otherwise forbidden by any other applicable statute, rule, or otherwise. It is hereby stipulated that this AGREEMENT is to be construed and governed by the laws of the State of Tennessee, and any suit involving this contract shall be brought in the Courts of Wilson County in the State of Tennessee, and each party hereby submits itself to the jurisdiction of said Courts and waives its rights to proceed against the other party in and other actions, in any jurisdiction.
- IX. **LATE PAYMENT:** IMPACT PYRO shall charge, and CUSTOMER agrees to pay one and one half percent (1 1/2%) per month late payment fee for each month until IMPACT PYRO is paid the amount set forth in Paragraph XIII herein, unless this provision is prohibited by law.
- X. **ADVERTISEMENT AND PROMOTIONS:** CUSTOMER agrees to allow IMPACT PYRO to use CUSTOMER'S name in IMPACT PYRO'S list of clients and any IMPACT PYRO advertisements or promotions.
- XI. **COMPLAINTS:** In the event that the CUSTOMER has complaint concerning the SHOW, or any material or product used in or pursuant to the SHOW, or any conduct of the SHOW by IMPACT PYRO, or any act or omission of IMPACT PYRO or its agents, either directly or indirectly, without limitation, CUSTOMER shall make a complaint known to IMPACT PYRO in writing by certified mail to IMPACT PYRO'S address as set

CONTRACT AGREEMENT

forth above, within ten (10) business days after the date of the SHOW. In the event that the CUSTOMER fails to register any complaint in the time and manner specified, CUSTOMER agrees that it shall not claim such complaint as cause for an offset or withhold any payment due to IMPACT PYRO hereunder on account of or because of such complaint or any matter arising from, relating to or a consequence of the complaint.

XII. **WORKER'S COMPENSATION/EMPLOYEES:** IMPACT PYRO shall provide Worker's Compensation Insurance for its employees only.

XIII. **PAYMENT TERMS:** CUSTOMER shall pay IMPACT PYRO \$30,000.00 for presenting the SHOW. Payment shall include a deposit of \$15,000.00, due by May 13, 2026. Remaining balance of \$15,000.00 is due on date of SHOW.

XIV. **TAXES:** CUSTOMER shall be responsible for all sales taxes, if applicable.

XV. **CERTIFICATE OF INSURANCE:** IMPACT PYRO shall procure and maintain in effect during the term of the agreement insurance with a company satisfactory to the CUSTOMER naming the CUSTOMER as an additional insured with limits as specified in the attached Certificate of Insurance.

All terms and conditions set forth on any addendum attached to this AGREEMENT are made part of this AGREEMENT and incorporated by reference herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

IMPACT PYRO, INC.

Signature: _____ Date: _____

Joey Bassham, CEO

CUSTOMER

Signature: _____ Date: _____

Printed Name and Title of CUSTOMER Representative:

****Signatory acknowledges full authority to execute contract on behalf of CUSTOMER****

WARRANTY EXCLUSIONS

EXCEPT AS SPECIFICALLY PROVIDED HEREIN, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

No representation of affirmation of fact including but not limited to statement regarding capacity, suitability for use, or performance of equipment or product shall be, or be deemed to be, a warranty by IMPACT PYRO for any purpose, nor give rise to any liability or obligation of IMPACT PYRO whatsoever.

IN NO EVENT SHALL IMPACT PYRO BE LIABLE FOR ANY LOSS OF PROFITS OR OTHER ECONOMIC LOSS, INDIRECT, SPECIAL, CONSEQUENTIAL, OR OTHER SIMILAR DAMAGES ARISING OUT OF ANY CLAIMED BREACH OF OBLIGATIONS HEREUNDER.

ADDENDUM

(If applicable)



Mt. Juliet, Tennessee

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

Staff Report

File #: 1690

Agenda Date: 4/27/2026

Agenda #: 8.G.

Title:

A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, AUTHORIZING THE DISPLAY OF THE NATIONAL MOTTO "IN GOD WE TRUST" ON CITY-OWNED VEHICLES

RESOLUTION -2026

A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, AUTHORIZING THE DISPLAY OF THE NATIONAL MOTTO “IN GOD WE TRUST” ON CITY-OWNED VEHICLES

WHEREAS, the United States adopted “In God We Trust” as the official national motto in 1956; and

WHEREAS, the national motto appears on United States currency and has long been recognized as a historical and patriotic expression; and

WHEREAS, courts have recognized the national motto as a ceremonial and patriotic reference that does not establish religion; and

WHEREAS, the year 2026 marks the 250th anniversary of the founding of the United States of America, a historic milestone commemorating the signing of the United States Declaration of Independence; and

WHEREAS, the City of Mt. Juliet desires to recognize and celebrate this significant anniversary by honoring the history, heritage, and enduring values of our Nation; and

WHEREAS, the City of Mt. Juliet further desires to acknowledge the historical and patriotic significance of the national motto;

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

Section 1. The phrase “In God We Trust,” the official motto of the United States, is hereby authorized for display on City-owned vehicles, including but not limited to public safety vehicles.

Section 2. The display of the national motto is intended as a passive, ceremonial, and patriotic expression, and is not intended to endorse, promote, or coerce any religious belief.

Section 3. The City may utilize donated funds or budgeted funds for the procurement and installation of such decals.

Section 4. The City Manager (or designee) is authorized to implement this resolution.

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.

RESOLUTION -2026

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 #: 1692

Agenda Date: 4/27/2026

Agenda #: 8.H.

Title:

A RESOLUTION SUPPORTING TENNESSEE HOUSE JOINT RESOLUTION 0051

RESOLUTION - 2026

A RESOLUTION SUPPORTING TENNESSEE HOUSE JOINT RESOLUTION 0051

WHEREAS, the Tennessee House Joint Resolution 0051 is titled “*A Resolution to seek Almighty God’s hand of ever-present mercy and healing on Tennessee*”; and

WHEREAS, Tennessee House Joint Resolution 0051 provides in part that, “*the period of July 1 through July 31 of each year be recognized as a time of prayer and fasting in Tennessee*”; and

WHEREAS, House Joint Resolution reads,

WHEREAS, we acknowledge that our national and State founders trusted in the omnipotent hand of Providence to bless our land and to guide their actions; and

WHEREAS, we recognize that these founders established our nation and our State on the Judeo-Christian values outlined in the Bible, including the concept that governments are established by God to protect the rights of the individual and the teachings to "do unto others as we would have them do unto us" and to love our neighbors as ourselves, and that from these ideas, the Tennessee Volunteer spirit flows; and

WHEREAS, we understand that only a continued commitment and adherence to these values and the laws of Nature and Nature's God, coupled with a dedication to our Constitution, can thwart the forthcoming attacks against our Tennessee way of life; and

WHEREAS, we are thankful that Tennessee has been blessed by Providence with abundant resources and a prosperity resultant from liberty; and

WHEREAS, we are grateful for the periods of economic stability Tennessee has enjoyed; and

WHEREAS, despite these blessings, our citizens and neighbors will continue to face challenges, many of which may not have been seen before in this State or nation; and

WHEREAS, our citizens and neighbors continue to have concerns about the security of our national borders and attacks on our institutions and way of life; and

WHEREAS, exposing, resisting, and removing corruption from all levels of government is vital to maintaining liberty for all citizens; and

WHEREAS, human trafficking (slavery) was, is, and forever will be an unacceptable evil in our State and nation that destroys the lives of

RESOLUTION - 2026

thousands, depriving them of their Creator-endowed rights to Life, Liberty, and the Pursuit of Happiness; and

WHEREAS, acts of criminal violence in our communities are and will remain unacceptable; and

WHEREAS, the dependence on and the addiction to drugs and alcohol will continue to overwhelm our government finances, our healthcare and mental health systems, and our law enforcement resources, adversely affecting workforce productivity and damaging families; and

WHEREAS, a high divorce rate and an expansive need for foster care indicates a brokenness in Tennessee families; and

WHEREAS, building strong and committed families where the father and mother are committed to one another, their children, and their community is foundational to a healthy Tennessee; and

WHEREAS, the suicidal and infanticidal tendencies bombarding our culture from all directions belie the truth that everyone's life has value because we are created in the image of God; and

WHEREAS, we know that societies that fail to honor all life cannot survive; and

WHEREAS, throughout our history, our leaders have called people to seek the Creator's favor and mercy by issuing proclamations like the one issued by John Adams on March 23, 1798: "As the safety and prosperity of nations ultimately and essentially depend on the protection and the blessing of Almighty God; and the national acknowledgment of this truth is not only an indispensable duty which the People owe to Him, but a duty whose natural influence is favorable to the promotion of that Morality and Piety, without which social Happiness cannot exist nor the Blessings of a Free Government be enjoyed; and as this Duty, at all times incumbent, is so especially in seasons of Difficulty or of Danger, when existing or threatening Calamities, the just Judgments of God against prevalent Iniquity, are a loud call to Repentance and Reformation...Under these considerations it has appeared to me that the Duty of imploring the Mercy and Benediction of Heaven on our Country demands, at this time, a special attention from its Inhabitants"; and

WHEREAS, we recognize our duty to legislate responsibly but also understand that solving these problems will require the blessing and protection of Almighty God and a unity of purpose within our communities; and

RESOLUTION - 2026

WHEREAS, we hold that "...except the Lord keep the city, the watchman waketh but in vain" (Ps. 127:1(b)).

WHEREAS, the City of Mt. Juliet recognizes the importance of unity, reflection, and the well-being of its citizens and supports efforts that encourage individuals and communities to seek guidance, healing, and restoration;

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

Section 1. Support of HJR 0051: The City Commission of Mt. Juliet hereby expresses its support for Tennessee House Joint Resolution 0051.

Section 2. Encouragement to Citizens: The City Commission encourages the citizens of Mt. Juliet to follow the guidance set forth in HJR 0051, to the best of their ability and willingness to do so, including participation in a time of prayer and fasting.

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 #: 1693

Agenda Date: 4/27/2026

Agenda #: 8.I.

Title:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING A PROCEDURE FOR AGENDA ITEMS THAT FAIL TO RECEIVE A MOTION OR SECOND AND RESTRICTING REINTRODUCTION BY THE SAME AGENDA SPONSOR

RESOLUTION - 2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING A PROCEDURE FOR AGENDA ITEMS THAT FAIL TO RECEIVE A MOTION OR SECOND AND RESTRICTING REINTRODUCTION BY THE SAME AGENDA SPONSOR

WHEREAS, the Board of Commissioners of the City of Mt. Juliet conducts public meetings in accordance with adopted procedural rules and Robert's Rules of Order; and

WHEREAS, the Board desires to promote efficient meetings, discourage repetitive agenda submissions that lack support of the governing body, save taxpayers the cost of repetitive items, and ensure that the agenda process reflects items with sufficient interest to warrant consideration; and

WHEREAS, the Board finds it appropriate to establish a clear and enforceable policy governing the reintroduction of agenda items that fail to obtain the procedural support necessary to be considered by the body.

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

Section 1. Definition of Agenda Sponsor

For purposes of this resolution, "Agenda Sponsor" shall mean the member of the Board of Commissioners who requests, initiates, or causes an item to be placed on the agenda for consideration, whether submitted directly by the member or indirectly through city staff.

Section 2. Failure to Receive Motion or Second

If an agenda item presented before the Board of Commissioners:

1. Fails to receive a motion, or
2. Receives a motion but fails to receive a second,

the item shall be deemed not properly brought before the Board for consideration, as no question was formally placed before the body in accordance with the Board's adopted rules of procedure, and shall be considered inactive for purposes of further action by the same agenda sponsor.

Placement of an item on the agenda alone shall not constitute formal consideration by the Board.

Section 3. Restriction on Reintroduction

An agenda item described in Section 2 shall not be reintroduced, resubmitted, or placed on the agenda again by the same Agenda Sponsor for a period of:

RESOLUTION - 2026

- one (1) year from the date of the meeting at which the item failed to receive a motion or second, or
 - until after the next municipal election for the City of Mt. Juliet,
- whichever period is longer.

Section 4. Substantially Similar Items Prohibited

During the restriction period established in Section 3, the Agenda Sponsor shall not submit, sponsor, request, or cause to be placed on the agenda any item that is substantially similar to the previously inactive item.

An item shall be deemed substantially similar if it:

1. Concerns the same or closely related subject matter, policy issue, project, contract, regulation, or governmental action; or
2. Seeks to achieve the same or materially similar purpose, outcome, or effect, regardless of changes in wording, title, format, sequencing, or supporting documentation; or
3. Represents a revision, modification, or partial reintroduction of the original item intended to advance substantially the same objective.

No Agenda Sponsor may circumvent this restriction by altering the title, description, timing, or procedural posture of an item while maintaining substantially the same intent or effect.

The Mayor or presiding officer, with the advice of the City Attorney as needed, shall determine whether a proposed item is substantially similar for purposes of this section, and such determination shall govern agenda placement unless overturned by a majority vote of the Board.

Section 5. Exceptions

The restrictions of this resolution shall not apply in the following circumstances:

1. A different member of the Board of Commissioners serves as the Agenda Sponsor;
2. The Board of Commissioners, by majority vote, votes to suspend the restriction for good cause shown; or
3. The item must be considered due to state law, court order, contractual obligation, or administrative necessity.

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Section 6. Applicability

This resolution shall apply to all regular and special meetings of the Board of Commissioners following its adoption.

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