

Mt. Juliet, Tennessee

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



Agenda - Final

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

Public Hearing Notice - 4-13-2026

[1659](#)

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

1. Call to Order & Declare a Quorum Present

2. Set Agenda

3. Invocation & Pledge of Allegiance

4. Approval of Minutes

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

[1658](#)

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

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. 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](#)

Legislative History

2/19/26 Planning Commission

3/9/26 Board of Commissioners

**Positive Recommendation to the Board of Commissioners Approved for Second Reading to the Board of Commissioners

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](#)

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
2/9/26	Board of Commissioners	no action taken

- 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](#)

Legislative History

3/23/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
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- 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](#)

Legislative History

3/23/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
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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](#)

Legislative History

3/19/26 Planning Commission **Positive Recommendation to the Board of Commissioners

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](#)

Legislative History

12/18/25 Planning Commission negative recommendation

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](#)

Legislative History

2/19/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 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](#)

Legislative History

2/19/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 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](#)

Legislative History

3/19/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 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](#)

Legislative History

3/19/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 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](#)

Legislative History

3/19/26 Planning Commission **Positive Recommendation to the Board of Commissioners

- 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](#)

11. Appointments

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

Sponsors: James Maness, Mayor

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

12. Adjournment



Mt. Juliet, Tennessee

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

Staff Report

File #: 1659

Agenda Date: 4/13/2026

Agenda #:

Title:

Public Hearing Notice - 4-13-2026

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on April 13, 2026, at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- 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
- 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
- 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
- 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.
- 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.
- 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

The public is invited to attend and comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1658

Agenda Date: 4/13/2026

Agenda #: 4.A.

Title:

Meeting Minutes to be Approved - 3-23-2026

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, March 23, 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

The Public Hearing was opened by Vice Mayor/Commissioner Trivett. There being no public comment, the Public Hearing was closed.

Public Hearing Notice - 3-23-2026

[1632](#)

Attachments: [Public Hearing Notice - 3-23-2026](#)

1. Call to Order & Declare a Quorum Present

Rollcall

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

2. Set Agenda

Vice Mayor/Commissioner Trivett set the agenda, noting an amended copy of Item 8E at the table and proposing that Items 10A, 10B, 10C, 10D, and 10E be moved to the consent agenda. There being no objection, the agenda was adopted as amended.

3. Invocation & Pledge of Allegiance

Deputy City Manager Michael Mullins led the invocation and the Pledge of Allegiance.

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 3-09-2026

[1633](#)

Attachments: [Meeting Minutes to be Approved - 3-09-2026](#)

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

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

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

Absent: Mayor Maness

5. Citizens Comments

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

Vice Mayor/Commissioner Trivett opened the floor for Citizen Comments. There being no comments, the Citizen Comments portion was closed.

6. Commissioner Reports & Comments

Commissioner Giles asked that Mr. Martin and Mayor Maness be kept in prayer, noting the recent passing of Mayor Maness's aunt and Mr. Martin's dad as he has been sick. He also mentioned Walk Across Wilson and encouraged community participation.

Commissioner Hefner welcomed everyone in attendance and wished all a Happy Easter. He extended well wishes for a speedy recovery to Mr. Martin. He also stated his intent to bring forward discussion regarding term limits through a non-binding referendum, as well as the potential expansion of the Board from five to seven members through a non-binding referendum.

Commissioner Milele encouraged residents to participate in the Walk Across Wilson initiative and highlighted several important upcoming election dates, encouraging everyone to stay engaged in the democratic process. She noted that the County Primary Election will take place on May 5, 2026, with the last day to register to vote being April 6, 2026. She also shared that the Federal and State Primary Election and County General Election will be held on August 6, 2026, followed by the November General and City Elections on November 3, 2026. Commissioner Milele encouraged residents to register, stay informed, and exercise their right to vote.

Vice Mayor/Commissioner Trivett thanked those in attendance and those watching live. He encouraged residents to remain weather aware as storm season approaches and expressed appreciation to Public Works for their efforts in storm cleanup. He also thanked PIO Justin Beasley for effectively communicating with residents, reminded the community to shop local, wished his daughter, Brianna, a happy 21st birthday, and expressed gratitude to the men and women who serve our country. He concluded by asking that prayers continue for Mr. Martin and Mayor Maness.

7. City Manager's Report

Deputy City Manager Michael Mullins echoed the Vice Mayor's comments. He thanked Public Works for their debris pickup efforts and recognized first responders for their service. He also expressed appreciation to the Parks Department for their work in preparing for the upcoming 250th celebrations of our country. He asked that prayers be lifted for Mr. Martin and Pops Martin and reminded everyone to shop local.

8. Unfinished Business Consent Agenda Items:

- 8.A.** AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE MT. JULIET PARKS AND RECREATION DEPARTMENT AND TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 24 REGARDING PARK FEES [1573](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline City Code](#)

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-29

- 8.B.** AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE MT. JULIET FIRE DEPARTMENT AND TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 12, ARTICLE I REGARDING FIRE RELATED FEES [1583](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline City Code](#)

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-30

8.C. AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE PLANNING & ZONING DEPARTMENT AND AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES CHAPTER 26, ARTICLE VI, SECTION 26-147 REGARDING FEES [1599](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline Fees/City Code](#)

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-31

8.D. AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE BUILDING & CODES DEPARTMENT AND AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES CHAPTER 8, ARTICLE III, SECTION 8-59 REGARDING FEES [1587](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline City Code](#)

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-32

8.E. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2, ARTICLE VI TO ESTABLISH REASONABLE COURT COSTS, LITIGATION TAXES, AND AN E-CITATION FEE [1624](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code](#)

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-33

8.F. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28 TO ADOPT STATE TRAFFIC OFFENSES & RULES OF THE ROAD AND TO REPEAL SECTION 28-66 REGARDING RECKLESS / CARELESS DRIVING [1625](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code](#)

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-34

8.G. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR A COST-OF-LIVING ADJUSTMENT FOR CITY EMPLOYEES [1613](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

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

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-35

8.H. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO TRANSFER FUNDS FROM POLICE DEPARTMENT PERSONNEL BUDGET TO OPERATING BUDGET [1626](#)

Sponsors: Kenneth Martin, City Manager,

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

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 2026-36

- 10.A.** 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, to approve this Ordinance 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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness

- 10.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 Milele, to approve this Ordinance 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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness

10.C. A RESOLUTION APPROVING A GRANT CONTRACT FROM THE TN OPIOID ABATEMENT COUNCIL FOR THE CITY OF MT JULIET POLICE DEPARTMENT [1628](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Grant Contract](#)

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

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

Absent: Mayor Maness
Enactment No: 29-2026

10.D. A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE WILLOUGHBY STATION STORMWATER PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1622](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[Bid](#)
[Willoughby Station Contract](#)

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, Commissioner Milele, and Commissioner Hefner

Absent: Mayor Maness
Enactment No: 30-2026

10.E. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE SOLD[1651](#)**Sponsors:** Kenneth Martin, City Manager,**Attachments:** [Resolution](#)
[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 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, Commissioner Milele, and Commissioner Hefner**Absent:** Mayor Maness
Enactment No: 31-2026**9. Unfinished Business****9.A. AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR RM-8 AND RM-16 ZONED DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE**[1553](#)**Sponsors:** Scott Hefner, Commissioner, Planning Commission Negative Recommendation**Attachments:** [Ordinance](#)

Following discussion, Commissioner Hefner made a motion to amend the original motion to add CMU and CTC zoning classifications back into the moratorium; however, the motion failed for lack of a second.

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, and Commissioner Hefner**Nay:** Commissioner Milele**Absent:** Mayor Maness
Enactment No: 2026-37

11. Discussion Items**11.A. Downtown RFP Discussion**[1630](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Mission Sellars Revised Offer](#)
[Imagine1 Revised Offer](#)

Deputy City Manager Mullins stated that he was seeking direction from the Board regarding how to proceed. Vice Mayor/Commissioner Trivett invited representatives from Mission Sellars to come forward. John Wageman stated that they had revised their offer to \$6,701,481.00, based on the appraisal, and that the offer excludes the 1.3-acre public amenity. He further noted their interest in establishing a CBID and expressed that they look forward to working with the City. He also stated that they are working with a marketing firm to incorporate public input.

Matt Gardner, representing Imagine One, stated that they had also received the appraisal and revised their bid to \$7,941,500.00, which includes a \$7,500 voluntary contribution. He noted their desire for strong community involvement and stated they plan to utilize charrettes to gather public input. He further stated that they are not currently proposing a CBID unless the City would like to explore that option.

Vice Mayor/Commissioner Trivett indicated that further direction would be provided once the City Manager and Mayor return.

11.B. Aquatic Center Bond Process Discussion[1631](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution 54-2025](#)

The City Attorney responded to questions from the Board and advised that, to move forward with the referendum, a Commissioner or the City Manager would need to sponsor the item for placement on a future agenda.

12. Adjournment

Vice Mayor/Commissioner Trivett adjourned the meeting at 7:09 p.m.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1588

Agenda Date: 4/13/2026

Agenda #: 8.A.

Title:

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

ORDINANCE NO. 2026-

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

WHEREAS, the Regional Planning Commission considered this request during their meeting of February 19, 2026, and forwarded a positive recommendation to the Board of Commissioners by a vote of 6-1-1 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on March 18, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Golden Bear Place PUD, Ordinance 2024-04, located at map 078, parcel 17.01.

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

Section 1. The Preliminary Master Development Plan for the Golden Bear Place PUD, ordinance 2024-04, shall be amended as shown below and in Exhibit A. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

- 1. 6-103.7: Gas canopy to utilize alternate materials in lieu of masonry. The bottom 25% of the canopy columns shall include masonry materials.
- 2. 3-104.7: Increase the number of pumps from a maximum permitted in CRC zoning of 4 (8 handles) to 8 (16 handles).
- 3. 3-104.7: Increase the gross floor area of the store from the maximum permitted of 5,000sf to 6,500sf.

BE IT FURTHER ORDAINED

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

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

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

PASSED:

ORDINANCE NO. 2026-

FIRST READING: March 9, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

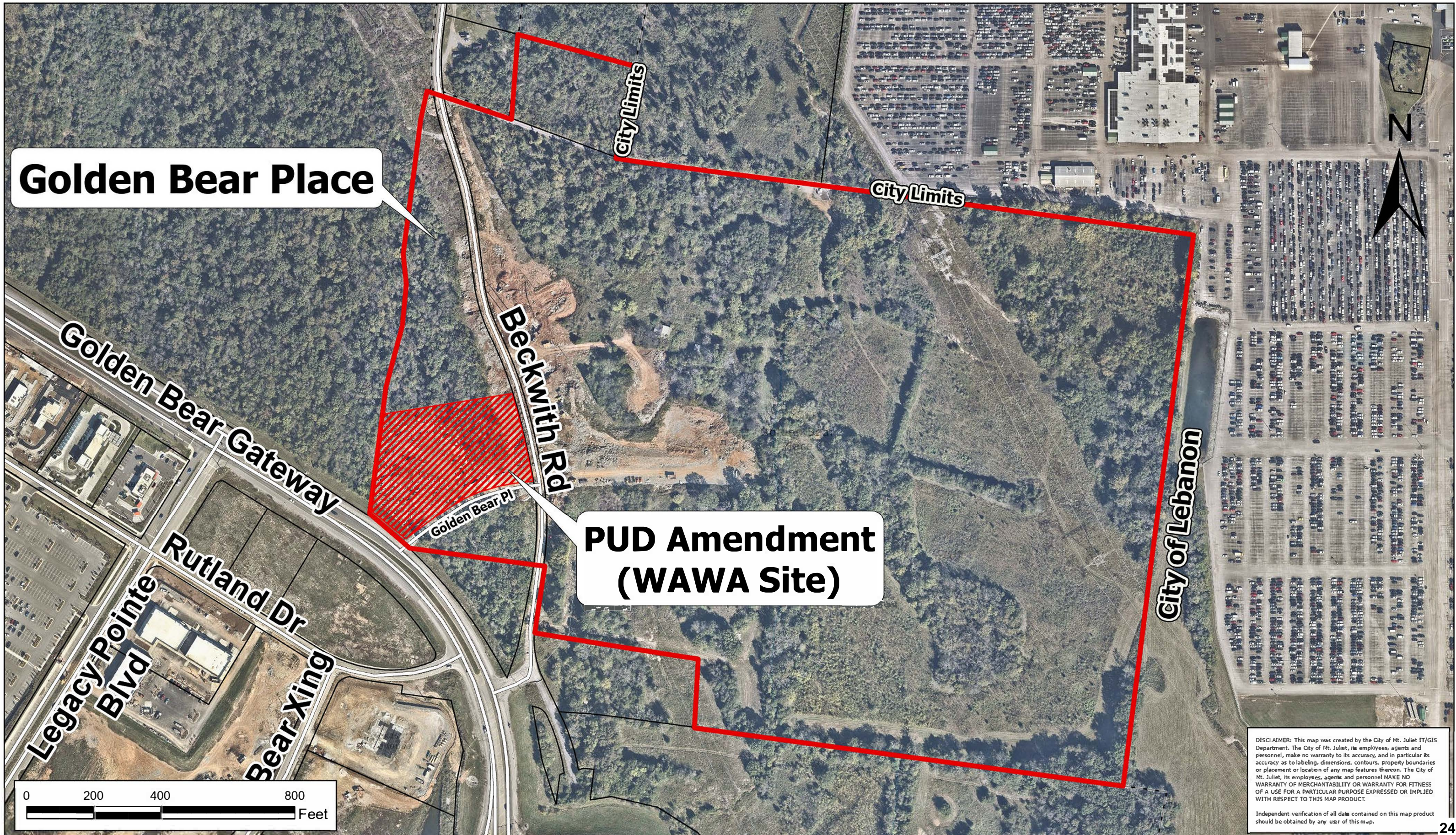
APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Exhibit A - PUD Amendment

4515 Beckwith Road
Map 078, p/o Parcel 017.01





MEMORANDUM

Date: February 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Wawa Gas Station – Golden Bear Place
Major PUD Amendment
Map - 095
Parcel(s) – 078 01701

Request: Old Acre McDonald, on behalf of their client, requests a major PUD amendment for the Golden Bear Place PUD, for the construction of a Wawa branded 6,500sf convenience store and eight pump gas station in District 3.

History: The Golden Bear Place PUD was established in 2024 via ordinance 24-04. The PUD was subsequently amended in 2024 via ordinance 24-52. This PUD amendment will apply to parcel 078 01701 and the convenience/gas station use only. The base zoning on this parcel is CRC and the approximate area is 2.67 acres. The PUD amendment consists of three waiver requests outlined below:

Analysis: The amendment consists of the three following waiver requests:

1. 6-103.7: Gas canopy to utilize alternate materials in lieu of masonry. STAFF SUPPORTS IF THE SUPPORT COLUMNS INCLUDE MASONRY ON THE BOTTOM 25% OF THE COLUMN. ALTERNATE MATERIALS SHALL BE REVIEWED AT SITE PLAN SUBMITTAL. REQUESTS OF THIS NATURE ARE COMMONLY APPROVED FOR GAS CANOPIES IN THE CITY DUE TO PRACTICAL HARDSHIPS WITH A FULL MASONRY CANOPY.
2. 3-104.7: Increase the number of pumps from a maximum permitted in CRC zoning of 4 (8 handles) to 8 (16 handles). STAFF SUPPORTS
3. 3-104.7: Increase the gross floor area of the store from the maximum permitted of 5,000sf to 6,500sf. STAFF SUPPORTS

Summary: Should this PUD amendment be approved, the applicant will follow up with a final master development plan and site plan for the convenience store, to be reviewed by the Planning Commission. Staff supports approval of the PUD amendment.

Recommendation: Staff recommends the Planning Commission forward the amendment to the Board of Commissioners with a positive recommendation, subject to any conditions listed below:

Planning & Zoning:

1. All conditions of ordinances 24-04 and 24-52 shall be adhered to.

Engineering:

1. No Comments

West Wilson Utility District:

1. No Comments Received

Wilson County Schools:

1. No Comments Received



Mt. Juliet, Tennessee

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

Staff Report

File #: 1516

Agenda Date: 4/13/2026

Agenda #: 9.A.

Title:

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

ORDINANCE 2026 -

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

WHEREAS, the City desires to amend the condition of PUD approval found in ordinance 2022-47 to require Benders Ferry Road improvements be completed by the issuance of the 50th certificate of occupancy and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of December 18, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 6-2-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on January 21, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, located at 771 Benders Ferry Road, map 049, parcels 069.00, 069.02 and 069.09.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Benders Cove Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, shall be amended as shown below. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

1. The Benders Ferry Road improvements shall be completed by the issuance of the 50th certificate of occupancy.
2. All PMDP/PUD conditions contained in Ord. 2022-47, not explicitly mentioned above, shall still apply.

BE IT FURTHER ORDAINED

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

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

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

ORDINANCE 2026 -

PASSED:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

**City of Mt. Juliet
Department of Engineering
Report of Submittal Review**

Date Received: December 05, 2025 (November 20, 2025)

Project Name: Benders Cove PUD Amendment

Project Phase: CO Trigger

Submitted By: Kimley-Horn

Nature of Submittal:

- Preliminary Plat Final Plat Site Plan
 PMDP – PUD Amendment FMDP Construction Plans

Engineering Comments:

1. The PC/BOC initially set the CO Trigger, and the PC/BOC shall debate this request.

WWUD Comments:

1. WWUD has no comments.

Recommendation: *Defer to the Planning Commission for recommendation and Board of Commissioners for approval*

Review Date: December 11, 2025 (November 26, 2025)

Reviewed By: Shane Shamanur, P.E.

Director - Engineering

City of Mt. Juliet

(615) 773-7957

Note: Review of this submittal does not relieve the Developer and Consultant from full compliance with the requirements of the Subdivision Regulations for the Mt. Juliet Regional Planning Commission and/or from full compliance with the requirements of the Zoning Ordinance for the City of Mt. Juliet



Mt. Juliet, Tennessee

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

Staff Report

File #: 1652

Agenda Date: 4/13/2026

Agenda #: 9.B.

Title:

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

ORDINANCE 2026-

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

WHEREAS, the City of Mt. Juliet has been awarded a grant from the TN Opioid Abatement Council; and

WHEREAS, the grant will assist in the implementation of the First Responders Opioid Harm Reduction Program; and

WHEREAS, the department has been awarded a total of \$79,992; and

WHEREAS, the department will use the funds to purchase a MX908 Mass Spectrometer; and

WHEREAS, the spectrometer will assist the department in detecting and identifying substances that may be hazardous and pose risks to the city's first responders.

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

Section 1. The 2025/2026 Budget Ordinance (Ordinance 2025-35) is hereby amended as follows:

General Fund – Police Department

Increase the Following Expenditures:

110-42100-949	Equipment	\$ 79,992.00
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Increase the Following Revenue:

110-xxxxx	TN Opioid Abatement Council Grant	\$ 79,992.00
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Section 2. The budget ordinance, as amended, is ratified and readopted in all respects and this amendment is incorporated therein.

BE IT FURTHER ORDAINED

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

ORDINANCE 2026-

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

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

PASSED:

FIRST READING: March 23, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MT. JULIET POLICE DEPARTMENT

EXECUTIVE SUMMARY

Accept Grant Proceeds for TN Opioid Abatement Council Community Grant

- 1) Who: Mt. Juliet Police Department
- 2) What: Accept TN Opioid Abatement Council Community Grant
- 3) When: FY 2026
- 4) Where: MJPD
- 5) Why: The TN Opioid Abatement Council awarded the department a grant to implement its First Responder Opioid Harm Reduction Program, which will acquire an advanced MX908 Mass Spectrometer and provide essential training. This device, available through a current Tennessee State-Wide Contract, is specifically designed to detect and identify hazardous substances like fentanyl and heroin. These substances pose significant risks to first responders, including accidental exposure that can lead to severe health impacts or even death.
- 6) Costs: The total Grant is \$79,992
- 7) Line Item: Increase 42100-949 Other Equipment

Staff Recommendation: City Manager Kenny Martin have provided a positive recommendation

Prepared by: Chief Tyler Chandler



Mt. Juliet, Tennessee

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

Staff Report

File #: 1653

Agenda Date: 4/13/2026

Agenda #: 9.C.

Title:

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

ORDINANCE 2026-

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

WHEREAS, the City of Mt. Juliet has insurance coverage on the Police Department vehicles; and

WHEREAS, the department received insurance proceeds of \$41,202 for two totaled police vehicles; and

WHEREAS, the department auctioned 6 retired police vehicles receiving \$13,598; and

WHEREAS, the department has a need to replace the two vehicles at a cost of \$94,800; and

WHEREAS, the City desires to maintain the level of service and police department coverage for the protection of its citizens.

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

Section 1. The 2025/2026 Budget Ordinance (Ordinance 2025-35) is hereby amended as follows:

General Fund – Police Department

Increase the Following Expenditures:

110-42100-944	Vehicles	\$ 94,800
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Increase the Following Revenue:

110-36350	Insurance Recoveries	\$ 41,202
110-36512	Sale of City Vehicles	\$ 13,598

Decrease the Following:

110-27100	Fund Balance	\$ 40,000
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Section 2. The budget ordinance, as amended, is ratified and readopted in all respects and this amendment is incorporated therein.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any

ORDINANCE 2026-

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: March 23, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MT. JULIET POLICE DEPARTMENT

EXECUTIVE SUMMARY

Request for Approval to Accept Insurance and Auction Proceeds to Allocate Funds for Vehicle Replacements

- 1) Who: Mt. Juliet Police Department
- 2) What: Request approval to accept insurance proceeds from two police vehicles that were deemed total loss due to crashes, along with proceeds from the recent auction of six retired police vehicles. Additionally, request authorization to allocate these combined proceeds, along with minimal general funds, toward the purchase of replacement police vehicles.

This has some impact on the current budget, as it is offset by incoming insurance/auction funds and repurposing salvaged equipment from crashed and retired units.

- 3) When: Soon
- 4) Where: MJPD
- 5) Why: During the current fiscal year, two police vehicles were involved in crashes and were deemed total losses by insurance. The department requests two replacement vehicles to maintain operational readiness.

To reduce expenses, the department repurposes equipment from crashed and retired units.

- 6) Costs: FY 25/26 Insurance Payments for 2 totaled police vehicles: \$41,201.74
FY 25/26 Auction Payments for 6 retired police vehicles: \$13,598.00
Total New Revenue: \$54,799.74
Total need from General Fund: \$40,000

- 7) Line Item: Increase 42100-944 Vehicle Purchases: \$94,800.

Staff Recommendation: The City Manager's Office has provided a positive recommendation.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1637
10.A.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

ORDINANCE 2026 –

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

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

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

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

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

; and

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

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

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

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

ORDINANCE 2026 –

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

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

ORDINANCE 2026 –

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

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

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

BE IT FURTHER ORDAINED

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

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

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

PASSED:

FIRST READING:

SECOND READING:

ORDINANCE 2026 –

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ARTICLE VI. COMMERCIAL DISTRICT REGULATIONS

6-103.7 Design standards for commercial structures.

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

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

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

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

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

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

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

b. Design.

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

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

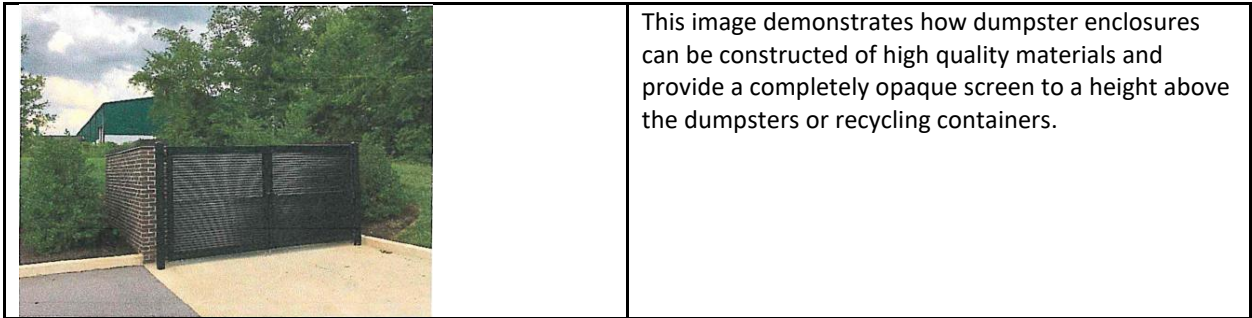
Illustration 6.1



7. *Dumpster enclosures:*

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

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



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

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

ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

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

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

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

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



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

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

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

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

6-103.7 Design standards for commercial structures.

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

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

7-103.9 Building design.

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

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

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

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



Mt. Juliet, Tennessee

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

Staff Report

File #: 1524
10.B.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

ORDINANCE 2026-

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

WHEREAS, the City of Mt. Juliet Regional Planning Commission considered this request during their meeting of December 18, 2025, and forwarded a negative recommendation with a vote of 8-0-0 to the Board of Commissioners; and

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

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the land use plan for the 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; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____ as follows:

Section 1. LAND USE PLAN AMENDMENT. The land use plan for the property, further described in Exhibit A, and shown on Exhibit B attached hereto, 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 are amended from medium density residential to business development impact zone.

Section 2. PLANNING COMMISSION RECOMMENDATION. This matter was considered by the Planning Commission and received a negative recommendation (8-0-0 in a regular meeting held on December 18, 2025.

Section 3. PUBLIC HEARING. The land use plan changes were the subject of a public hearing held on _____ 2026 at 6:15 p.m.

BE IT FURTHER ORDAINED

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

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

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

ORDINANCE 2026-

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Exhibit A – Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

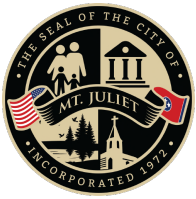
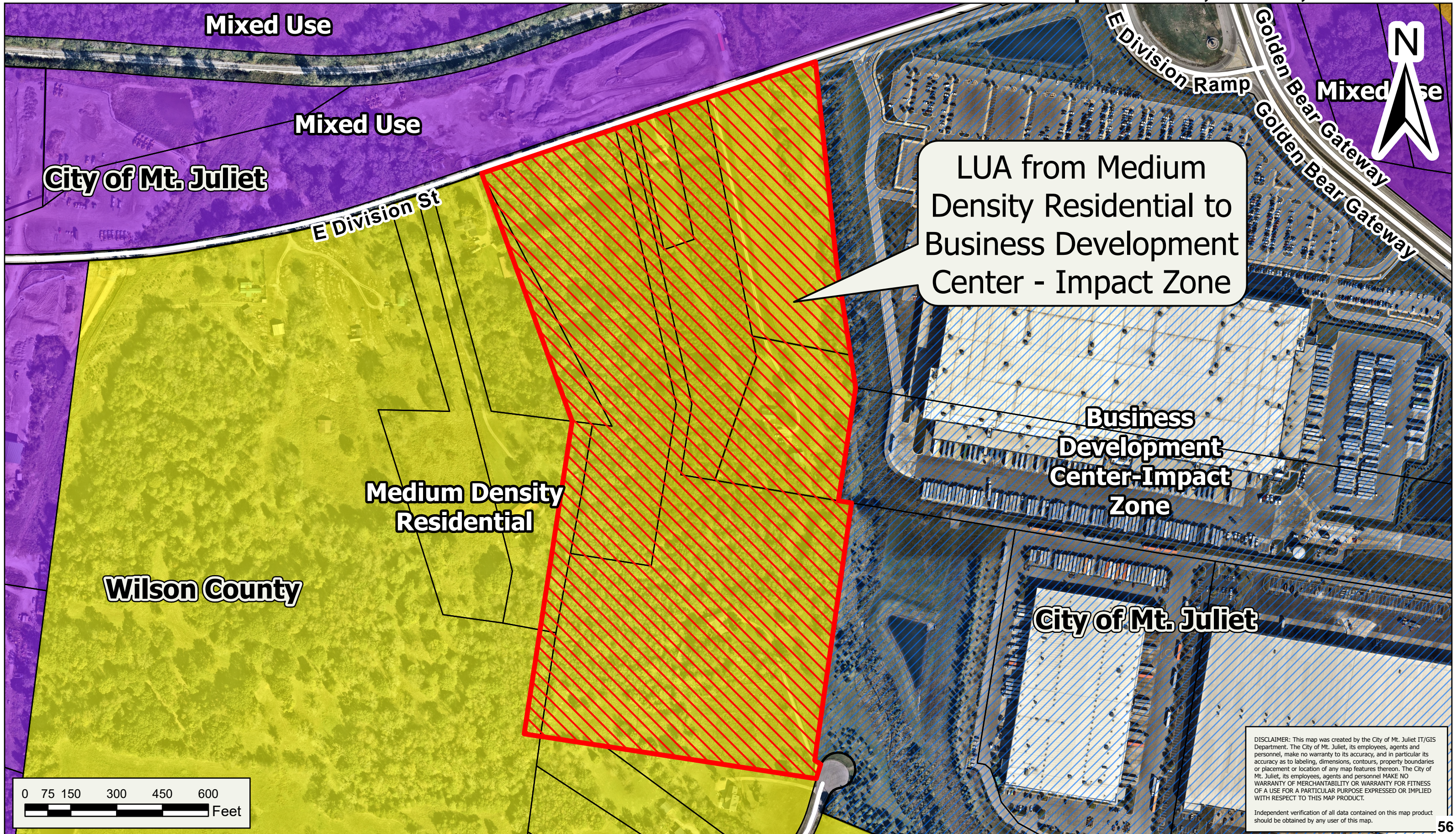


Exhibit B- LUA

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



LUA from Medium Density Residential to Business Development Center - Impact Zone

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



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: East Division Street Business Park- 1940 E. Division St.
Land Use Amendment, Annexation, PMDP-PUD,
Rezone,
Map - 077
Parcel(s) – 13.01, 13.02, 15.00, 16.02, 16.03 and part of
parcels 16.01, 17.00 and 17.01

Request: Submitted by Heritage Civil, on behalf of their client, are requesting annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for an industrial business park development on E. Division, potentially located in district 3.

History/Overview: The property is 47.17 acres on the south side of East Division, just to the west of the Amazon Warehouse, and Golden Bear Gateway. Most of this property is in Wilson County, and zoned R-1, but a portion is in the city and zoned OPS, office professional services. The Wilson County portion of this property is located within the City’s urban growth boundary, and the applicant is seeking annexation.

The applicant has requested a land use amendment from Medium Density Residential to Business Development Center impact zone, along with a rezone from OPS, office professional (City limits) and Wilson County R-1 to I-R PUD, industrial restrictive planned unit development. The proposed use is four warehouse buildings. A summary of this request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
<i>East Division Street Industrial Business Park</i>	<i>Medium Density Residential</i>	<i>Business Development Center Impact Zone</i>	<i>OPS, Office Professional & Wilson County R-1, low density residential</i>	<i>I-R PUD, Industrial Restrictive Planned Unit Development</i>

Future Land Use: The City’s future land use map identifies the entire property as medium density residential. The future land use map shows the adjacent properties as mixed use to the north and west, along with medium density residential to the south and business development impact zone to the east. The land use plan does not support a request for a business development impact zone on these parcels.

Zoning: The zoning on these parcels that are within the county are Wilson County R-1, low density residential. The additional parcel that is within the city limits is shown as OPS, office professional services. The applicant is seeking I-R, industrial restrictive, with a PUD overlay for the entire development area, should the land use plan be amended.

Annexation/Urban Growth Boundary: The subject property is within the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

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

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

Preliminary Master Development Plan:

Location/History: This development site is located on the south side of East Division, to the west of Golden Bear Gateway and the Amazon campus. The property is in the city's urban growth boundary. Zoning is Wilson County R-1 low density residential, along with a portion in the City zoned OPS, office professional services. As noted above, should the property be annexed, a land use amendment and rezone are sought for Business Development Impact Zone land use and I-R, industrial restrictive, base zoning with a PUD overlay for the construction of warehouses.

7-103 Bulk Standards: The total acreage of the proposed development is 47.17 acres, that will incorporate four separate industrial warehouses. Building one, 151,840 sf, building two, 123,280 sf, building three, 143,700 sf and building four, 143,700 sf. The building coverage proposed at 29% (597,520sf) meets within the maximum allowance of 50%. The impervious surface ratio maximum is 70% and is proposed at 62% (1, 276,843 sf). The maximum and proposed height are both 50'.

Streets/Sidewalks/Access: Six-foot-wide sidewalk is proposed along E. Division. The internal sidewalks are shown as five foot wide. Vehicular access is proposed via E. Division Street with three means of ingress/egress shown. An internal sidewalk is shown at various locations throughout the site.

Parking: Parking data indicates the required parking for the warehouse/office use at 357 spaces of which include 14 ADA required spaces. The applicant is proposing 685 parking spaces, which overparks the site by almost double (additional 328 spaces) the required amount of parking. This includes a multitude of tractor trailer spaces per building. Parking will need to comply with all zoning regulations at fmdp/site plan submittal, if approved.

Landscaping: The applicant is requesting a landscape regulation waiver to omit a portion of the required 100' landscape buffer where the property abuts residential. Staff does not support this request. While a landscape plan has been submitted for review, due to the waiver request, a full landscape plan will be required and reviewed upon FMDP/Site Plan submittal. A photometric will be required at FMDP as well to ensure there is no light bleed at the property line that will negatively affect the adjacent residential areas.

Other: Simple elevations have been provided, however, they only indicate through the notes the requirements of the industrial design standards, 7.104, which shall be adhered to upon submittal of the FMDP/SP.

Variances/Waivers -The following waivers are requested:

1. Request to omit the one hundred (100') foot landscape buffer along the western property line. Landscape buffer of varying width to be provided. **STAFF DOES NOT SUPPORT.**
2. Request to deviate from the material standards to allow –
 - a. Concrete tilt-panel construction as shown on the conceptual building elevations for each façade. **STAFF DOES NOT SUPPORT A 100% DEVIATION FROM THE INDUSTRIAL DESIGN GUIDELINES.**
 - b. Enhanced architectural features (painting, panel scoring, and entry features) to be provided at each building.

Summary: The City's future land use plan identifies the subject property as medium density residential, and the applicant's request for business development impact zone is not supported by the land use plan. The proposed users and functions of this site have not been released. Should the property be annexed and rezoned, a final master development and site plan shall comply with all applicable regulations other than any waivers provided.

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

Planning and Zoning:

1. 7-104, Industrial design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 7.103, Bulk regulations and Building design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.

3. Provide additional information, including all elevations with percentages on the façade materials proposed for all structures.
4. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.
5. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall.
6. All exterior lighting fixtures shall be decorative.
7. Parking lot lighting shall be decorative fixtures on black posts.
8. Bollards shall be the color black.
9. Parking lot lighting shall be placed in yards or beds and not on the pavement.
10. Wall mounted lighting shall be decorative in nature. Wal-paks are prohibited.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
14. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
15. "Preliminary" is spelled incorrectly on the cover sheet. Revise.
16. Only uses permitted by right under IR zoning shall be permitted in the PUD.
17. Two-way drive aisles between perpendicular parking stalls shall be at least 26' wide.
18. Provide a sidewalk connection to building #4.
19. Screen the perimeter of detention/retention ponds with vegetation.
20. The side facades of the buildings, facing E. Division St. shall be treated as front facades.
21. Provide a trash can and bike rack at each building.
22. Reduce the parking to adhere to the required parking in accordance with the proposed use calculations.
23. No outside storage is allowed within areas other than required yard, in accordance with 7.103.4.5.
24. 7.103.4.7 required yards, shall be adhered to in regard to the required yards and building setbacks in relation to residential districts, excepting any waivers approved by the Planning Commission and Board of Commissioners.
25. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.
26. All structures shall be shielded from view from all public streets with a landscaped berm.
27. Provide dumpsters/enclosures in accordance with 7-103.11 at the time of FMDP/SP submittal.
28. Sidewalks shall be a minimum of six feet in width.
29. Revise general notes on page C0.03 to remove references to residential developments and HOA's.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.

5. All sewer main shall be public (minus service laterals) and shall be within a 20' easement.
6. The proposed pump station shall be public and built to City specifications.
7. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
8. All grading shall be 3:1 or flatter.
9. If wet ponds are proposed, aeration shall be provided.
10. Due to the proximity of the creek, the developer/engineer can determine if detention areas shown can be a detriment to the site. A request to waive detention and provide supporting analysis can be addressed at FMDP.
11. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
12. The following improvements shall be made to E. Division Street:
 - a. The culvert between this site and Amazon shall be extended or replaced to accommodate the future E. Division Street widening project. Public Works shall provide the required right-of-way width at FMDP.
 - b. E. Division Street shall be widened to a three-lane section along the frontage. Curb and gutter shall be installed on the south side and a 2' shoulder shall be installed on the north side. The curb line on the south side shall align with the City's E. Division Street widening project.
 - c. A 10' wide shared-use path shall be constructed along the frontage and shall connect with the existing path on the Amazon frontage.
 - d. A westbound left-turn lane shall be constructed at the intersection with Old Lebanon Dirt Road.
 - e. For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process in order to facilitate the attainment of said easements or right-of-way including, if necessary, the eminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.
13. The site frontage shall be graded 4:1 or flatter within 15' of E. Division Street. Fixed objects shall be removed from the clear zone. Objects that cannot be removed shall be protected.
14. An updated sight distance exhibit shall be provided at FMDP to AASHTO standards. The design speed shall be 45mph, matching the 85th percentile speed on E. Division.
15. The driveway spacing is insufficient for a minor arterial. However, the spacing exceeds major collector spacing. Staff supports the lesser classification.
16. A minimum of 14 ADA spaces are required. The spaces shall be distributed throughout the site with at least 1 space at each office location.
17. A minimum edge clearance of 15' shall be provided between the property line and the nearest driveway.

WWUD:

1. Water lines shown are not WWUD's design. Discussions are being held about how to best serve the development.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1589
10.C.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

ORDINANCE 2026 -

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____ as follows:

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

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

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

BE IT FURTHER ORDAINED

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

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

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

ORDINANCE 2026 -

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT A

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

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

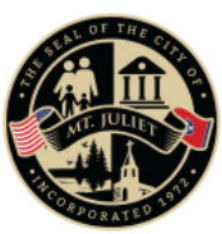
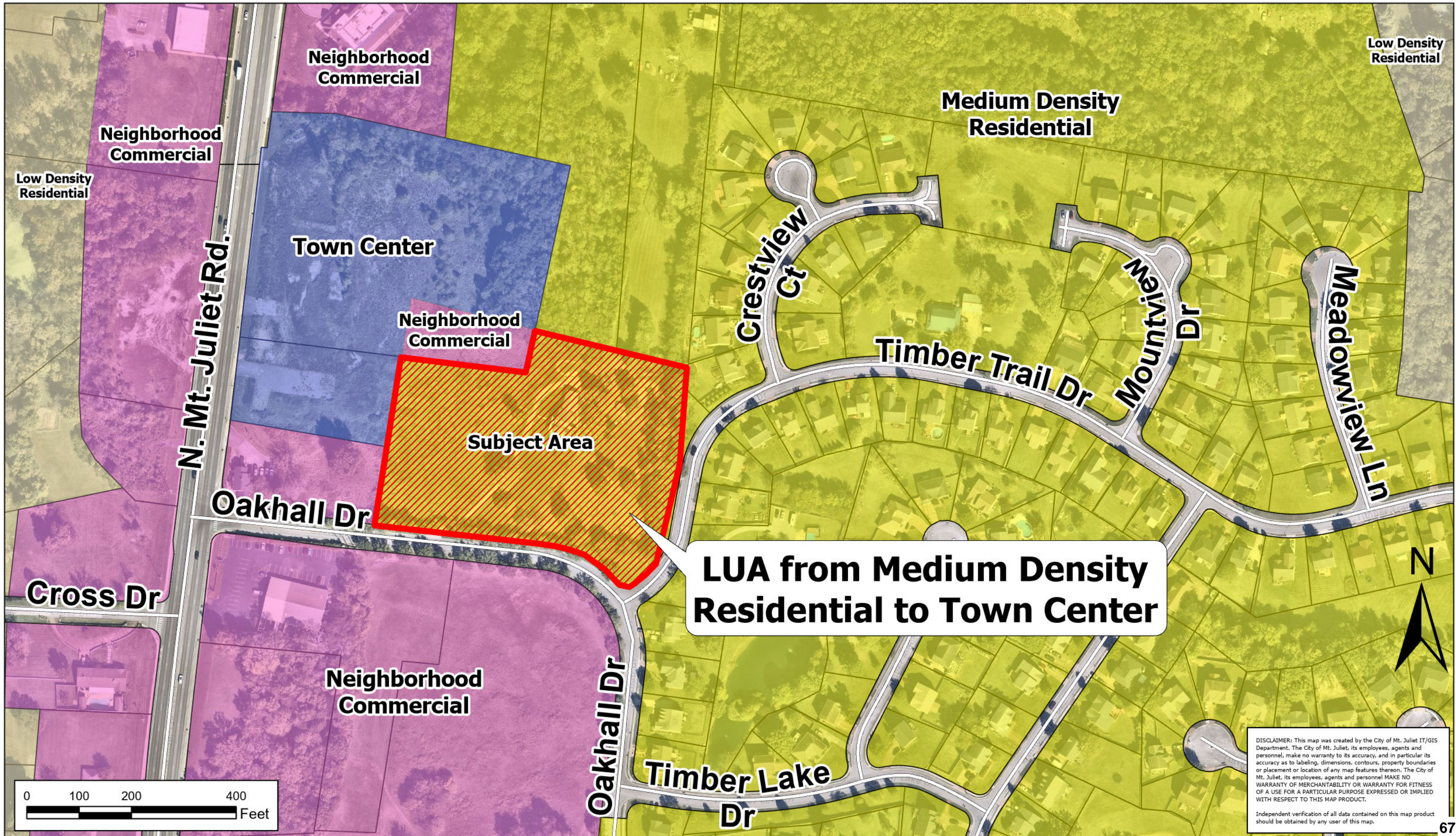


Exhibit B - LUA

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





MEMORANDUM

Date: February 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

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

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

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

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

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

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

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

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

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

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

Planning and Zoning:

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

Engineering:

1. No Comments

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. No Comments Received



Mt. Juliet, Tennessee

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

Staff Report

File #: 1590
10.D.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

ORDINANCE 2026-

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

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, WHILE IN REGULAR SESSION ON _____, 2026 as follows:

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

LEGAL DESCRIPTION – See Exhibit A (attached)

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

BE IT FURTHER ORDAINED

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

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

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

PASSED:

FIRST READING:

SECOND READING:

ORDINANCE 2026-

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

EXHIBIT A

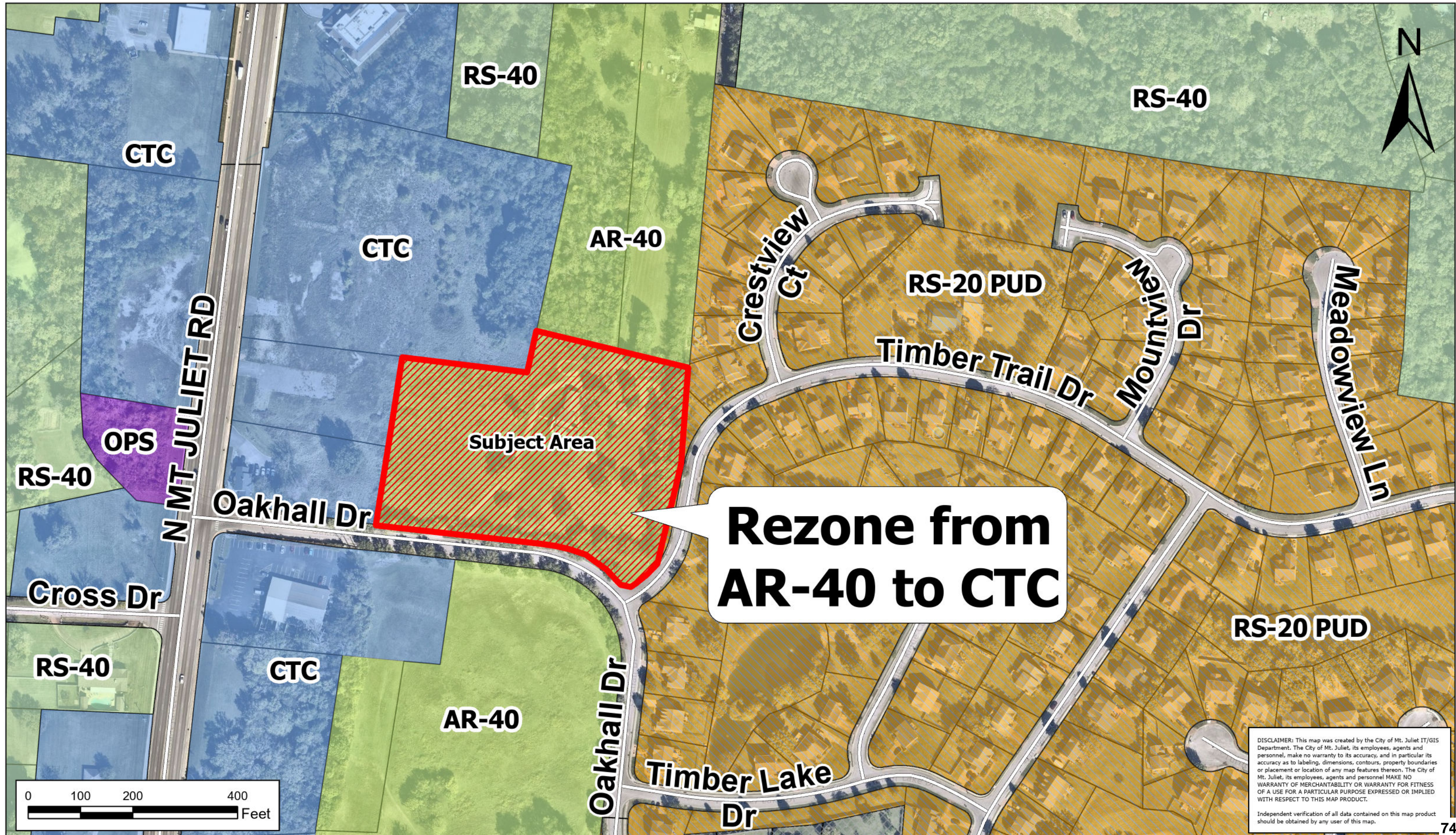
Beginning at a point on the northerly margin of Timber Trail; being approximately 300' easterly from the easterly margin of Mt. Juliet Road, said point being the southwesterly corner of the property herein described; thence N 7°41', a distance of 420.18' to a point; thence S 81° 00' E, a distance of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

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



Exhibit B - Rezone

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





M E M O R A N D U M

Date: February 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

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

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

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

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

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

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

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

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

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

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

Planning and Zoning:

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

Engineering:

1. No Comments

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. No Comments Received



Mt. Juliet, Tennessee

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

Staff Report

File #: 1641
10.E.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

ORDINANCE 2026-

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

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

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

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

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

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

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

BE IT FURTHER ORDAINED

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

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

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

PASSED:

FIRST READING:

SECOND READING:

ORDINANCE 2026-

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

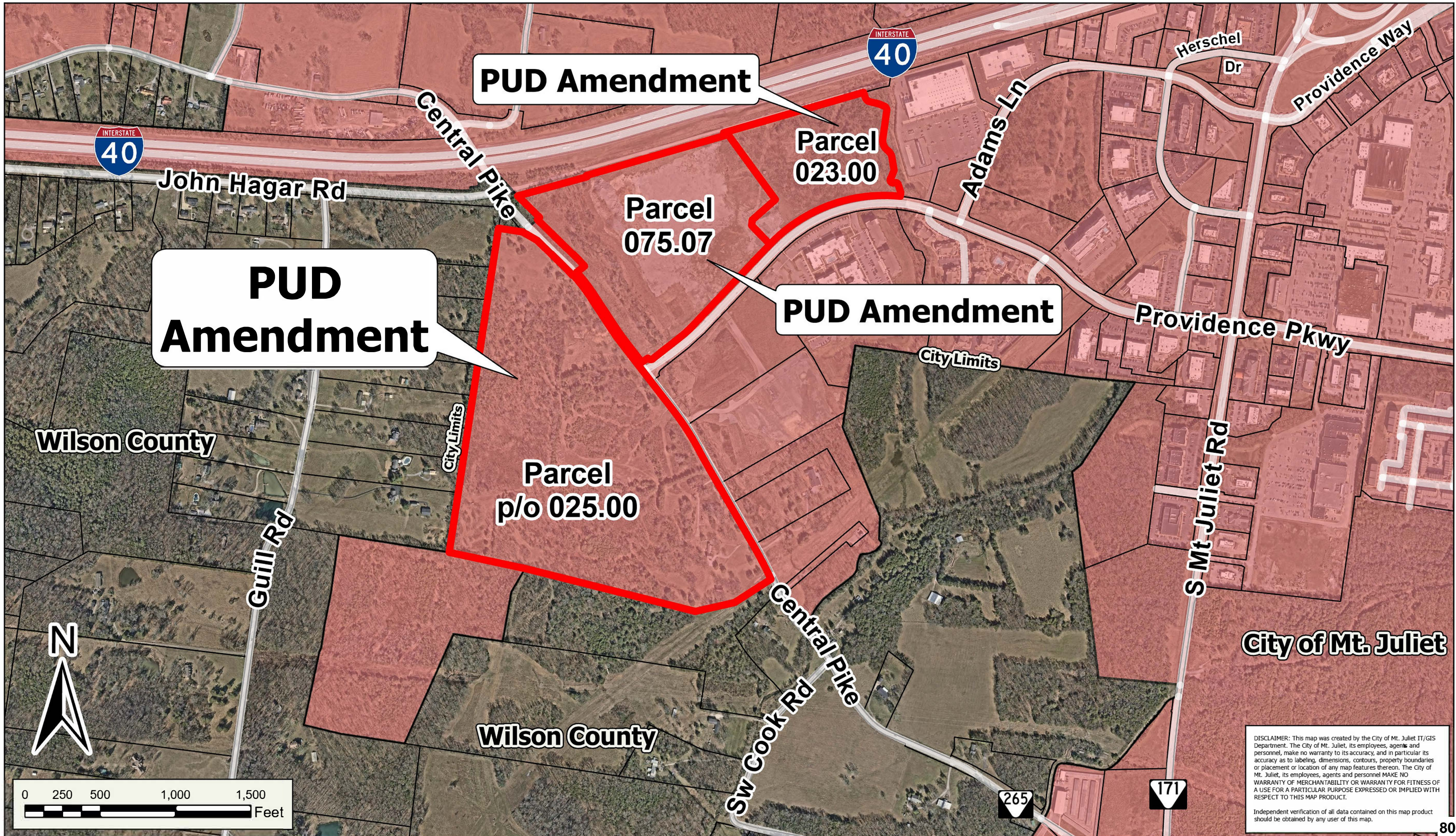
Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Providence Central

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





MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

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

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

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

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

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

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

Planning and Zoning:

1. No comments.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1642
10.F.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

ORDINANCE 2026-

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

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

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

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

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

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

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

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

BE IT FURTHER ORDAINED

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

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

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

ORDINANCE 2026-

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

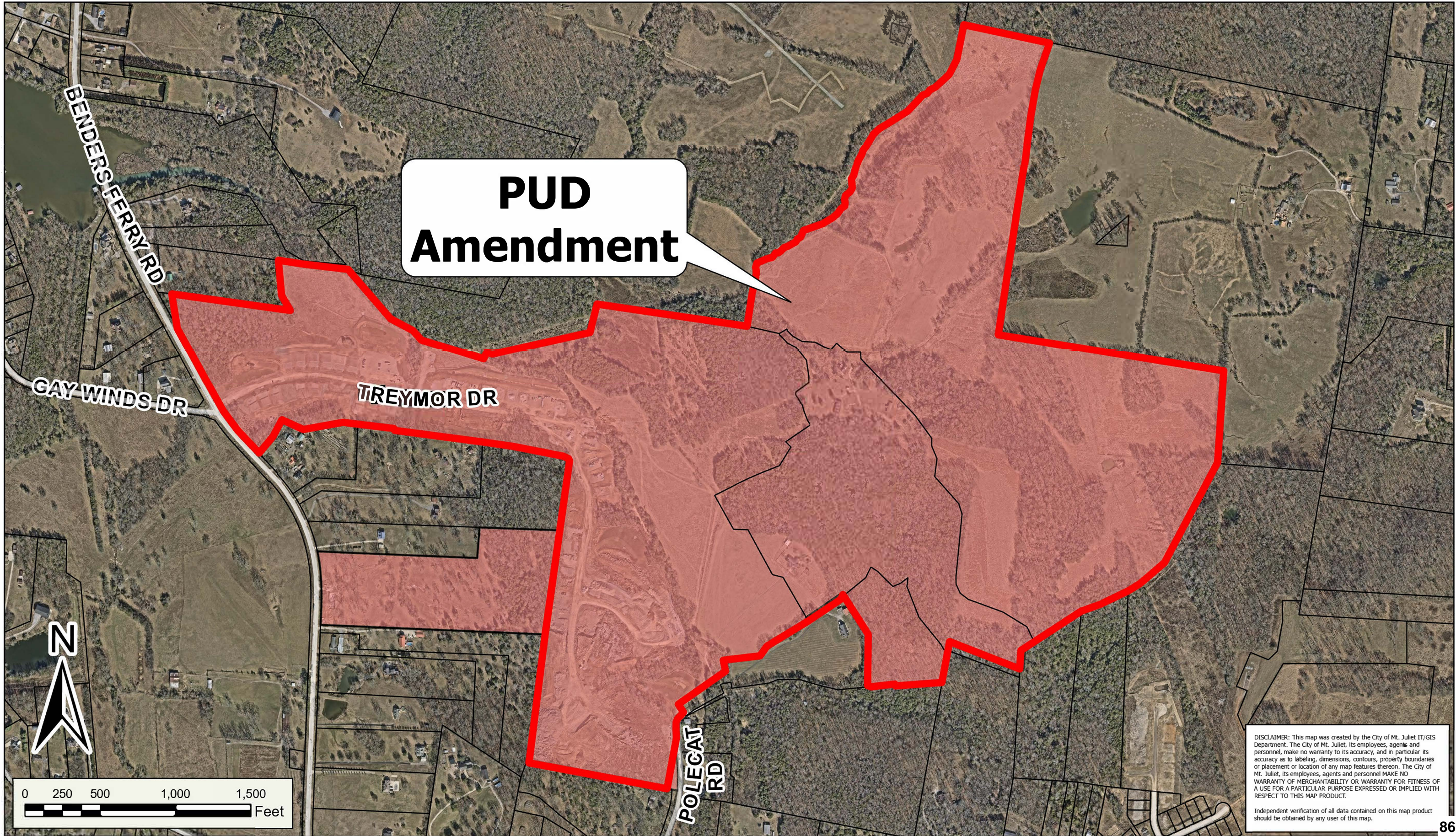
Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Treymor Subdivision

Map 032, Parcels 029.00, 029.01, 029.02 & 031.00



February 18, 2026 Revised 3/9/26

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

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

Dear Mr. Baughman,

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

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

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

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

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

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

Sincerely,



Kyle Griffin
Principal/P.E.
CSDG



Mt. Juliet, Tennessee

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

Staff Report

File #: 1644
10.G.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

ORDINANCE 2026-

AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LN. 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)

N08° 21' 55"E
 40.00'

S81° 38' 05"E
 40.98'

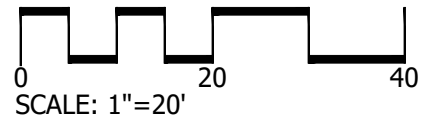
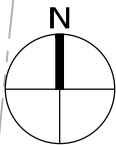
S08° 16' 02"W
 40.00'

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 #: 1635
10.H.

Agenda Date: 4/13/2026

Agenda #:

Title:

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

RESOLUTION -2026

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

WHEREAS, this project consists of the widening of Old Lebanon Dirt Road from 2 lanes to a 3-lane roadway from Moreland Drive to Chandler Road while also improving the safety of the corridor by improving the geometric deficiencies, providing multimodal connectivity, and providing flood mitigation; and

WHEREAS, the City of Mt. Juliet has received and reviewed Six (6) bids for the project and finds MasTec Civil, LLC (“Contractor”) to be the lowest responsive, responsible bidder for the project; and

WHEREAS, the City of Mt. Juliet desires to award the construction contract to the Contractor for construction of the Project.

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

Section 1. The Board of Commissioners approves the contract with the Contractor in the total amount of \$16,527,687.55 for the construction of the Project.

Section 2. Mayor James Maness is hereby authorized to execute the said contract with the Contractor.

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

Executive Summary

- The project:** This project consists of the widening of Old Lebanon Dirt Road from 2 lanes to a 3-lane roadway from Moreland Drive to Chandler Road while also improving the safety of the corridor by improving the geometric deficiencies, providing multimodal connectivity, and providing flood mitigation
- Contract:** The City of Mt. Juliet has received and reviewed Six (6) bids and finds MasTec Civil, LLC to be the lowest responsive, responsible bidder for the project in the amount of \$16,527,687.55.
- Funding:** This project is funded 100% by City funds. This project will span three (3) different Fiscal Year (FY) budget cycles. If the contract is approved, funding will need to be dispersed among the three FYs to complete the project. \$2,052,944 of funding can be allocated from the Stormwater Utility Fund to cover costs related to flood mitigation on the project. This would help offset the impact to the City's general fund.
- Official act:** This resolution is to provide formal support of the contract and to authorize the Mayor to sign the contract.

Bid Tabulation

P-474 OLDR Widening

10:00 AM

Friday, February 13, 2026

Bidder	Bid Amount
Masteo Civil LLC	\$16,527,687.55
Middle TN Infrastructure Inc	\$17,519,241.81
Civil Constructors	\$18,449,866.34
Jones Bros Contractors	\$20,473,991.39
Cleary	\$17,966,153.45
Adams Contracting	\$19,788,892.00

Opened By: Matt White

J Keen

Footnote	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	105-01	CONSTRUCTION STAKES, LINES AND GRADES	LS	1		
		Mastec Civil LLC			\$450,000.00	\$450,000.00
		Middle TN Infrastructure Inc			\$250,000.00	\$250,000.00
		Civil Constructors			\$186,570.00	\$186,570.00
		Jones Brothers Contractors			\$155,000.00	\$155,000.00
		Cleary			\$225,000.00	\$225,000.00
		Adams Contracting			\$125,000.00	\$125,000.00
	201-01	CLEARING AND GRUBBING	LS	1		
		Mastec Civil LLC			\$1,052,000.00	\$1,052,000.00
		Middle TN Infrastructure Inc			\$675,000.00	\$675,000.00
		Civil Constructors			\$100,005.74	\$100,005.74
		Jones Brothers Contractors			\$202,300.00	\$202,300.00
		Cleary			\$90,000.00	\$90,000.00
		Adams Contracting			\$100,000.00	\$100,000.00
2	202-01	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1		
		Mastec Civil LLC			\$500,000.00	\$500,000.00
		Middle TN Infrastructure Inc			\$85,000.00	\$85,000.00
		Civil Constructors			\$158,330.00	\$158,330.00
		Jones Brothers Contractors			\$187,500.00	\$187,500.00
		Cleary			\$247,500.00	\$247,500.00
		Adams Contracting			\$50,000.00	\$50,000.00
3, 4, 5, 6, 7	203-01	ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED)	C.Y.	62199		
		Mastec Civil LLC			\$12.00	\$746,388.00
		Middle TN Infrastructure Inc			\$29.00	\$1,803,771.00
		Civil Constructors			\$39.00	\$2,425,761.00
		Jones Brothers Contractors			\$40.00	\$2,487,960.00
		Cleary			\$27.00	\$1,679,373.00
		Adams Contracting			\$30.00	\$1,865,970.00
8, 49	203-02.01	BORROW EXCAVATION (GRADED SOLID ROCK)	TON	6790		
		Mastec Civil LLC			\$27.50	\$186,725.00
		Middle TN Infrastructure Inc			\$32.00	\$217,280.00
		Civil Constructors			\$33.00	\$224,070.00
		Jones Brothers Contractors			\$28.50	\$193,515.00
		Cleary			\$34.30	\$232,897.00
		Adams Contracting			\$35.00	\$237,650.00
3	203-04	PLACING AND SPREADING TOPSOIL	C.Y.	8051		
		Mastec Civil LLC			\$4.47	\$35,987.97
		Middle TN Infrastructure Inc			\$10.00	\$80,510.00
		Civil Constructors			\$25.20	\$202,885.20
		Jones Brothers Contractors			\$35.00	\$281,785.00
		Cleary			\$14.30	\$115,129.30
		Adams Contracting			\$14.00	\$112,714.00
8, 50	203-05	UNDERCUTTING	C.Y.	2140		
		Mastec Civil LLC			\$8.25	\$17,655.00
		Middle TN Infrastructure Inc			\$35.00	\$74,900.00
		Civil Constructors			\$38.50	\$82,390.00
		Jones Brothers Contractors			\$42.00	\$89,880.00
		Cleary			\$14.60	\$31,244.00
		Adams Contracting			\$40.00	\$85,600.00
	203-06	WATER	M.G.	306		
		Mastec Civil LLC			\$20.00	\$6,120.00
		Middle TN Infrastructure Inc			\$10.00	\$3,060.00
		Civil Constructors			\$12.90	\$3,947.40
		Jones Brothers Contractors			\$5.00	\$1,530.00
		Cleary			\$30.00	\$9,180.00
		Adams Contracting			\$50.00	\$15,300.00
3	203-07	FURNISHING & SPREADING TOPSOIL	C.Y.	145		
		Mastec Civil LLC			\$16.00	\$2,320.00
		Middle TN Infrastructure Inc			\$85.00	\$12,325.00
		Civil Constructors			\$63.00	\$9,135.00
		Jones Brothers Contractors			\$45.00	\$6,525.00
		Cleary			\$128.00	\$18,560.00
		Adams Contracting			\$90.00	\$13,050.00
9	203-08	CHANNEL EXCAVATION (UNCLASSIFIED)	C.Y.	23144		
		Mastec Civil LLC			\$9.01	\$208,527.44
		Middle TN Infrastructure Inc			\$29.00	\$671,176.00
		Civil Constructors			\$38.50	\$891,044.00
		Jones Brothers Contractors			\$40.00	\$925,760.00
		Cleary			\$28.50	\$659,604.00
		Adams Contracting			\$50.00	\$1,157,200.00
51	204-06.01	FLOWABLE FILL (GENERAL)	C.Y.	251		
		Mastec Civil LLC			\$250.00	\$62,750.00
		Middle TN Infrastructure Inc			\$120.00	\$30,120.00
		Civil Constructors			\$298.00	\$74,798.00
		Jones Brothers Contractors			\$275.00	\$69,025.00
		Cleary			\$220.00	\$55,220.00
		Adams Contracting			\$230.00	\$57,730.00
	204-08	FOUNDATION FILL	C.Y.	92		
		Mastec Civil LLC			\$145.00	\$13,340.00
		Middle TN Infrastructure Inc			\$115.00	\$10,580.00
		Civil Constructors			\$121.00	\$11,132.00
		Jones Brothers Contractors			\$140.00	\$12,880.00
		Cleary			\$125.00	\$11,500.00
		Adams Contracting			\$120.00	\$11,040.00
5	209-05	SEDIMENT REMOVAL	C.Y.	525		
		Mastec Civil LLC			\$24.00	\$12,600.00
		Middle TN Infrastructure Inc			\$10.00	\$5,250.00
		Civil Constructors			\$22.70	\$11,917.50
		Jones Brothers Contractors			\$25.00	\$13,125.00
		Cleary			\$23.00	\$12,075.00
		Adams Contracting			\$20.00	\$10,500.00
5, 10	209-08.02	TEMPORARY SILT FENCE (WITH BACKING)	L.F.	346		
		Mastec Civil LLC			\$5.40	\$1,868.40
		Middle TN Infrastructure Inc			\$4.65	\$1,608.90
		Civil Constructors			\$6.00	\$2,076.00

		Jones Brothers Contractors			\$5.20	\$1,799.20
		Cleary			\$4.00	\$1,384.00
		Adams Contracting			\$7.00	\$2,422.00
5	209-08.03	TEMPORARY SILT FENCE (WITHOUT BACKING)	L.F.	7988		
		Mastec Civil LLC			\$2.00	\$15,976.00
		Middle TN Infrastructure Inc			\$1.65	\$13,180.20
		Civil Constructors			\$2.30	\$18,372.40
		Jones Brothers Contractors			\$2.00	\$15,976.00
		Cleary			\$2.00	\$15,976.00
		Adams Contracting			\$3.00	\$23,964.00
5	209-08.07	ROCK CHECK DAM	EACH	99		
		Mastec Civil LLC			\$700.00	\$69,300.00
		Middle TN Infrastructure Inc			\$710.00	\$70,290.00
		Civil Constructors			\$690.00	\$68,310.00
		Jones Brothers Contractors			\$650.00	\$64,350.00
		Cleary			\$490.00	\$48,510.00
		Adams Contracting			\$700.00	\$69,300.00
5, 11	209-08.08	ENHANCED ROCK CHECK DAM	EACH	12		
		Mastec Civil LLC			\$700.00	\$8,400.00
		Middle TN Infrastructure Inc			\$950.00	\$11,400.00
		Civil Constructors			\$690.00	\$8,280.00
		Jones Brothers Contractors			\$650.00	\$7,800.00
		Cleary			\$820.00	\$9,840.00
		Adams Contracting			\$700.00	\$8,400.00
5	209-09.03	SEDIMENT FILTER BAG (15' X 15')	EACH	1		
		Mastec Civil LLC			\$635.00	\$635.00
		Middle TN Infrastructure Inc			\$1,000.00	\$1,000.00
		Civil Constructors			\$230.00	\$230.00
		Jones Brothers Contractors			\$750.00	\$750.00
		Cleary			\$535.00	\$535.00
		Adams Contracting			\$1,500.00	\$1,500.00
5	209-09.43	CURB INLET PROTECTION (TYPE 4)	EACH	71		
		Mastec Civil LLC			\$140.00	\$9,940.00
		Middle TN Infrastructure Inc			\$110.00	\$7,810.00
		Civil Constructors			\$172.00	\$12,212.00
		Jones Brothers Contractors			\$130.00	\$9,230.00
		Cleary			\$120.00	\$8,520.00
		Adams Contracting			\$125.00	\$8,875.00
5	209-40.33	CATCH BASIN PROTECTION (TYPE D)	EACH	38		
		Mastec Civil LLC			\$175.00	\$6,650.00
		Middle TN Infrastructure Inc			\$635.00	\$24,130.00
		Civil Constructors			\$287.00	\$10,906.00
		Jones Brothers Contractors			\$175.00	\$6,650.00
		Cleary			\$220.00	\$8,360.00
		Adams Contracting			\$175.00	\$6,650.00
5, 52	209-65.01	TEMPORARY STREAM DIVERSION (STRUCTURE AT STA. 115+15.00 OVER LICK CREEK)	LS	1		
		Mastec Civil LLC			\$25,000.00	\$25,000.00
		Middle TN Infrastructure Inc			\$7,100.00	\$7,100.00
		Civil Constructors			\$7,470.00	\$7,470.00
		Jones Brothers Contractors			\$25,000.00	\$25,000.00
		Cleary			\$31,500.00	\$31,500.00
		Adams Contracting			\$20,000.00	\$20,000.00
5, 52	209-65.02	TEMPORARY STREAM DIVERSION (STRUCTURE AT STA. 152+42.20)	LS	1		
		Mastec Civil LLC			\$25,000.00	\$25,000.00
		Middle TN Infrastructure Inc			\$8,800.00	\$8,800.00
		Civil Constructors			\$9,200.00	\$9,200.00
		Jones Brothers Contractors			\$25,000.00	\$25,000.00
		Cleary			\$33,350.00	\$33,350.00
		Adams Contracting			\$15,000.00	\$15,000.00
12	303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	TON	37085		
		Mastec Civil LLC			\$32.06	\$1,188,945.10
		Middle TN Infrastructure Inc			\$35.25	\$1,307,246.25
		Civil Constructors			\$35.00	\$1,297,975.00
		Jones Brothers Contractors			\$39.05	\$1,448,169.25
		Cleary			\$37.00	\$1,372,145.00
		Adams Contracting			\$40.00	\$1,483,400.00
	303-01.01	GRANULAR BACKFILL (ROADWAY)	TON	1601		
		Mastec Civil LLC			\$39.00	\$62,439.00
		Middle TN Infrastructure Inc			\$48.00	\$76,848.00
		Civil Constructors			\$41.00	\$65,641.00
		Jones Brothers Contractors			\$55.00	\$88,055.00
		Cleary			\$53.00	\$84,853.00
		Adams Contracting			\$50.00	\$80,050.00
5, 13	303-10.01	MINERAL AGGREGATE (SIZE 57)	TON	731		
		Mastec Civil LLC			\$56.00	\$40,936.00
		Middle TN Infrastructure Inc			\$47.00	\$34,357.00
		Civil Constructors			\$48.50	\$35,453.50
		Jones Brothers Contractors			\$60.00	\$43,860.00
		Cleary			\$56.00	\$40,936.00
		Adams Contracting			\$58.00	\$42,398.00
14	307-01.01	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING A	TON	13690		
		Mastec Civil LLC			\$101.00	\$1,382,690.00
		Middle TN Infrastructure Inc			\$103.00	\$1,410,070.00
		Civil Constructors			\$108.00	\$1,478,520.00
		Jones Brothers Contractors			\$119.00	\$1,629,110.00
		Cleary			\$115.00	\$1,574,350.00
		Adams Contracting			\$96.00	\$1,314,240.00
15	307-01.08	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2	TON	11548		
		Mastec Civil LLC			\$103.00	\$1,189,444.00
		Middle TN Infrastructure Inc			\$105.00	\$1,212,540.00
		Civil Constructors			\$110.00	\$1,270,280.00
		Jones Brothers Contractors			\$123.00	\$1,420,404.00
		Cleary			\$115.00	\$1,328,020.00
		Adams Contracting			\$98.00	\$1,131,704.00
402-01		BITUMINOUS MATERIAL FOR PRIME COAT (PC)	TON	86		
		Mastec Civil LLC			\$1,026.00	\$88,236.00
		Middle TN Infrastructure Inc			\$950.00	\$81,700.00
		Civil Constructors			\$1,090.00	\$93,740.00

		Jones Brothers Contractors			\$850.00	\$73,100.00
		Cleary			\$1,145.00	\$98,470.00
		Adams Contracting			\$975.00	\$83,850.00
16	402-02	AGGREGATE FOR COVER MATERIAL (PC)	TON	303		
		Mastec Civil LLC			\$56.00	\$16,968.00
		Middle TN Infrastructure Inc			\$52.80	\$15,998.40
		Civil Constructors			\$72.00	\$21,816.00
		Jones Brothers Contractors			\$50.00	\$15,150.00
		Cleary			\$63.00	\$19,089.00
		Adams Contracting			\$55.00	\$16,665.00
17	403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	TON	34		
		Mastec Civil LLC			\$1,026.00	\$34,884.00
		Middle TN Infrastructure Inc			\$950.00	\$32,300.00
		Civil Constructors			\$1,090.00	\$37,060.00
		Jones Brothers Contractors			\$850.00	\$28,900.00
		Cleary			\$1,150.00	\$39,100.00
		Adams Contracting			\$1,000.00	\$34,000.00
18, 19	411-01.10	ACS MIX (PG64-22) GRADING D	TON	3368		
		Mastec Civil LLC			\$135.00	\$454,680.00
		Middle TN Infrastructure Inc			\$137.00	\$461,416.00
		Civil Constructors			\$144.00	\$484,992.00
		Jones Brothers Contractors			\$165.00	\$555,720.00
		Cleary			\$150.00	\$505,200.00
		Adams Contracting			\$128.00	\$431,104.00
20, 21	411-01.11	ACS MIX (PG64-22) GRADING E (RDWY)	TON	1817		
		Mastec Civil LLC			\$135.00	\$245,295.00
		Middle TN Infrastructure Inc			\$137.00	\$248,929.00
		Civil Constructors			\$144.00	\$261,648.00
		Jones Brothers Contractors			\$170.00	\$308,890.00
		Cleary			\$150.00	\$272,550.00
		Adams Contracting			\$128.00	\$232,576.00
22	411-12.11	EDGE LINE MUMBLE STRIPE (NON-CONTINUOUS) (8IN WIDTH)	L.M.	0.9		
		Mastec Civil LLC			\$12,540.00	\$11,286.00
		Middle TN Infrastructure Inc			\$3,300.00	\$2,970.00
		Civil Constructors			\$3,450.00	\$3,105.00
		Jones Brothers Contractors			\$9,750.00	\$8,775.00
		Cleary			\$11,750.00	\$10,575.00
		Adams Contracting			\$3,250.00	\$2,925.00
23	415-01.01	COLD PLANING BITUMINOUS PAVEMENT	TON	200		
		Mastec Civil LLC			\$59.00	\$11,800.00
		Middle TN Infrastructure Inc			\$60.00	\$12,000.00
		Civil Constructors			\$63.00	\$12,600.00
		Jones Brothers Contractors			\$82.55	\$16,510.00
		Cleary			\$65.50	\$13,100.00
		Adams Contracting			\$60.00	\$12,000.00
604-01.01		CLASS A CONCRETE (ROADWAY)	C.Y.	66		
		Mastec Civil LLC			\$1,850.00	\$122,100.00
		Middle TN Infrastructure Inc			\$1,310.00	\$86,460.00
		Civil Constructors			\$1,580.00	\$104,280.00
		Jones Brothers Contractors			\$1,400.00	\$92,400.00
		Cleary			\$1,430.00	\$94,380.00
		Adams Contracting			\$1,300.00	\$85,800.00
604-01.02		STEEL BAR REINFORCEMENT (ROADWAY)	LB.	13514		
		Mastec Civil LLC			\$1.50	\$20,271.00
		Middle TN Infrastructure Inc			\$1.87	\$25,271.18
		Civil Constructors			\$1.95	\$26,352.30
		Jones Brothers Contractors			\$1.50	\$20,271.00
		Cleary			\$2.05	\$27,703.70
		Adams Contracting			\$1.50	\$20,271.00
604-02.01		CLASS A CONCRETE (BOX BRIDGES)	C.Y.	930		
		Mastec Civil LLC			\$1,655.00	\$1,539,150.00
		Middle TN Infrastructure Inc			\$1,040.00	\$967,200.00
		Civil Constructors			\$1,090.00	\$1,013,700.00
		Jones Brothers Contractors			\$1,200.00	\$1,116,000.00
		Cleary			\$1,095.00	\$1,018,350.00
		Adams Contracting			\$900.00	\$837,000.00
604-02.02		STEEL BAR REINFORCEMENT (BOX BRIDGES)	LB.	186844		
		Mastec Civil LLC			\$1.50	\$280,266.00
		Middle TN Infrastructure Inc			\$1.87	\$349,398.28
		Civil Constructors			\$1.95	\$364,345.80
		Jones Brothers Contractors			\$1.50	\$280,266.00
		Cleary			\$2.00	\$373,688.00
		Adams Contracting			\$1.50	\$280,266.00
604-07.01		RETAINING WALL (MODULAR BLOCK) (W-SG-1)	S.F.	1115		
		Mastec Civil LLC			\$89.51	\$99,803.65
		Middle TN Infrastructure Inc			\$50.00	\$55,750.00
		Civil Constructors			\$81.50	\$90,872.50
		Jones Brothers Contractors			\$121.00	\$134,915.00
		Cleary			\$92.00	\$102,580.00
		Adams Contracting			\$90.00	\$100,350.00
24	604-36	SCARIFYING	S.Y.	16445		
		Mastec Civil LLC			\$7.25	\$119,226.25
		Middle TN Infrastructure Inc			\$15.00	\$246,675.00
		Civil Constructors			\$3.70	\$60,846.50
		Jones Brothers Contractors			\$12.50	\$205,562.50
		Cleary			\$8.25	\$135,671.25
		Adams Contracting			\$9.00	\$148,005.00
25	607-03.02	18" CONCRETE PIPE CULVERT (CLASS III)	L.F.	7346		
		Mastec Civil LLC			\$71.00	\$521,566.00
		Middle TN Infrastructure Inc			\$140.00	\$1,028,440.00
		Civil Constructors			\$113.00	\$830,098.00
		Jones Brothers Contractors			\$110.00	\$808,060.00
		Cleary			\$108.00	\$793,368.00
		Adams Contracting			\$120.00	\$881,520.00
25	607-05.02	24" CONCRETE PIPE CULVERT (CLASS III)	L.F.	814		
		Mastec Civil LLC			\$100.00	\$81,400.00
		Middle TN Infrastructure Inc			\$160.00	\$130,240.00
		Civil Constructors			\$179.00	\$145,706.00

		Jones Brothers Contractors			\$142.00	\$115,588.00
		Cleary			\$145.00	\$118,030.00
		Adams Contracting			\$150.00	\$122,100.00
25	607-06.02	30" CONCRETE PIPE CULVERT (CLASS III)	L.F.	1014		
		Mastec Civil LLC			\$145.00	\$147,030.00
		Middle TN Infrastructure Inc			\$180.00	\$182,520.00
		Civil Constructors			\$187.00	\$189,618.00
		Jones Brothers Contractors			\$185.00	\$187,590.00
		Cleary			\$178.00	\$180,492.00
		Adams Contracting			\$210.00	\$212,940.00
25	607-07.02	36" CONCRETE PIPE CULVERT (CLASS III)	L.F.	39		
		Mastec Civil LLC			\$210.00	\$8,190.00
		Middle TN Infrastructure Inc			\$335.00	\$13,065.00
		Civil Constructors			\$336.00	\$13,104.00
		Jones Brothers Contractors			\$213.00	\$8,307.00
		Cleary			\$200.00	\$7,800.00
		Adams Contracting			\$500.00	\$19,500.00
25	607-39.02	18" PIPE CULVERT (SIDE DRAIN)	L.F.	606		
		Mastec Civil LLC			\$81.00	\$49,086.00
		Middle TN Infrastructure Inc			\$95.00	\$57,570.00
		Civil Constructors			\$161.00	\$97,566.00
		Jones Brothers Contractors			\$90.00	\$54,540.00
		Cleary			\$63.00	\$38,178.00
		Adams Contracting			\$80.00	\$48,480.00
25	607-39.03	24" PIPE CULVERT (SIDE DRAIN)	L.F.	101		
		Mastec Civil LLC			\$119.00	\$12,019.00
		Middle TN Infrastructure Inc			\$125.00	\$12,625.00
		Civil Constructors			\$207.00	\$20,907.00
		Jones Brothers Contractors			\$110.00	\$11,110.00
		Cleary			\$75.00	\$7,575.00
		Adams Contracting			\$125.00	\$12,625.00
611-07.01		CLASS A CONCRETE (PIPE ENDWALLS)	C.Y.	1.5		
		Mastec Civil LLC			\$4,550.00	\$6,825.00
		Middle TN Infrastructure Inc			\$2,100.00	\$3,150.00
		Civil Constructors			\$1,940.00	\$2,910.00
		Jones Brothers Contractors			\$1,700.00	\$2,550.00
		Cleary			\$2,350.00	\$3,525.00
		Adams Contracting			\$3,000.00	\$4,500.00
611-07.02		STEEL BAR REINFORCEMENT (PIPE ENDWALLS)	LB.	70		
		Mastec Civil LLC			\$3.00	\$210.00
		Middle TN Infrastructure Inc			\$8.00	\$560.00
		Civil Constructors			\$15.60	\$1,092.00
		Jones Brothers Contractors			\$2.50	\$175.00
		Cleary			\$1.30	\$91.00
		Adams Contracting			\$2.00	\$140.00
611-07.31		18IN ENDWALL (SIDE DRAIN)	EACH	36		
		Mastec Civil LLC			\$3,270.00	\$117,720.00
		Middle TN Infrastructure Inc			\$3,200.00	\$115,200.00
		Civil Constructors			\$4,450.00	\$160,200.00
		Jones Brothers Contractors			\$3,300.00	\$118,800.00
		Cleary			\$4,000.00	\$144,000.00
		Adams Contracting			\$4,500.00	\$162,000.00
611-07.32		24IN ENDWALL (SIDE DRAIN)	EACH	6		
		Mastec Civil LLC			\$4,565.00	\$27,390.00
		Middle TN Infrastructure Inc			\$3,600.00	\$21,600.00
		Civil Constructors			\$5,790.00	\$34,740.00
		Jones Brothers Contractors			\$4,200.00	\$25,200.00
		Cleary			\$5,300.00	\$31,800.00
		Adams Contracting			\$6,750.00	\$40,500.00
611-07.54		18IN ENDWALL (CROSS DRAIN) 3:1	EACH	1		
		Mastec Civil LLC			\$2,465.00	\$2,465.00
		Middle TN Infrastructure Inc			\$3,200.00	\$3,200.00
		Civil Constructors			\$2,430.00	\$2,430.00
		Jones Brothers Contractors			\$1,700.00	\$1,700.00
		Cleary			\$2,500.00	\$2,500.00
		Adams Contracting			\$3,500.00	\$3,500.00
611-07.57		24IN ENDWALL (CROSS DRAIN) 3:1	EACH	2		
		Mastec Civil LLC			\$3,460.00	\$6,920.00
		Middle TN Infrastructure Inc			\$3,600.00	\$7,200.00
		Civil Constructors			\$3,110.00	\$6,220.00
		Jones Brothers Contractors			\$2,500.00	\$5,000.00
		Cleary			\$3,300.00	\$6,600.00
		Adams Contracting			\$5,000.00	\$10,000.00
611-07.60		30IN ENDWALL (CROSS DRAIN) 3:1	EACH	2		
		Mastec Civil LLC			\$3,960.00	\$7,920.00
		Middle TN Infrastructure Inc			\$5,600.00	\$11,200.00
		Civil Constructors			\$4,490.00	\$8,980.00
		Jones Brothers Contractors			\$4,150.00	\$8,300.00
		Cleary			\$4,800.00	\$9,600.00
		Adams Contracting			\$7,000.00	\$14,000.00
611-07.63		36IN ENDWALL (CROSS DRAIN) 3:1	EACH	1		
		Mastec Civil LLC			\$5,850.00	\$5,850.00
		Middle TN Infrastructure Inc			\$7,100.00	\$7,100.00
		Civil Constructors			\$5,790.00	\$5,790.00
		Jones Brothers Contractors			\$6,450.00	\$6,450.00
		Cleary			\$9,000.00	\$9,000.00
		Adams Contracting			\$9,250.00	\$9,250.00
611-12.01		CATCH BASINS, TYPE 12, 0' - 4' DEPTH	EACH	34		
		Mastec Civil LLC			\$5,905.00	\$200,770.00
		Middle TN Infrastructure Inc			\$3,600.00	\$122,400.00
		Civil Constructors			\$8,500.00	\$289,000.00
		Jones Brothers Contractors			\$5,750.00	\$195,500.00
		Cleary			\$5,000.00	\$170,000.00
		Adams Contracting			\$6,000.00	\$204,000.00
611-12.02		CATCH BASINS, TYPE 12, 4' - 8' DEPTH	EACH	21		
		Mastec Civil LLC			\$6,730.00	\$141,330.00
		Middle TN Infrastructure Inc			\$3,900.00	\$81,900.00
		Civil Constructors			\$9,430.00	\$198,030.00

		Jones Brothers Contractors			\$6,350.00	\$133,350.00
		Cleary			\$6,500.00	\$136,500.00
		Adams Contracting			\$15,500.00	\$325,500.00
611-12.03		CATCH BASINS, TYPE 12, 8' - 12' DEPTH	EACH	2		
		Mastec Civil LLC			\$11,610.00	\$23,220.00
		Middle TN Infrastructure Inc			\$4,500.00	\$9,000.00
		Civil Constructors			\$10,120.00	\$20,240.00
		Jones Brothers Contractors			\$11,500.00	\$23,000.00
		Cleary			\$13,000.00	\$26,000.00
		Adams Contracting			\$30,000.00	\$60,000.00
611-14.01		CATCH BASINS, TYPE 14, 0' - 4' DEPTH	EACH	1		
		Mastec Civil LLC			\$8,270.00	\$8,270.00
		Middle TN Infrastructure Inc			\$9,000.00	\$9,000.00
		Civil Constructors			\$14,450.00	\$14,450.00
		Jones Brothers Contractors			\$8,200.00	\$8,200.00
		Cleary			\$7,950.00	\$7,950.00
		Adams Contracting			\$11,000.00	\$11,000.00
611-14.02		CATCH BASINS, TYPE 14, 4' - 8' DEPTH	EACH	10		
		Mastec Civil LLC			\$9,050.00	\$90,500.00
		Middle TN Infrastructure Inc			\$9,700.00	\$97,000.00
		Civil Constructors			\$14,990.00	\$149,900.00
		Jones Brothers Contractors			\$8,450.00	\$84,500.00
		Cleary			\$8,700.00	\$87,000.00
		Adams Contracting			\$12,000.00	\$120,000.00
611-16.02		CATCH BASINS, TYPE 16, 4' - 8' DEPTH	EACH	2		
		Mastec Civil LLC			\$11,095.00	\$22,190.00
		Middle TN Infrastructure Inc			\$11,000.00	\$22,000.00
		Civil Constructors			\$16,490.00	\$32,980.00
		Jones Brothers Contractors			\$10,000.00	\$20,000.00
		Cleary			\$10,550.00	\$21,100.00
		Adams Contracting			\$15,000.00	\$30,000.00
611-42.01		CATCH BASINS, TYPE 42, 0' - 4' DEPTH	EACH	6		
		Mastec Civil LLC			\$6,850.00	\$41,100.00
		Middle TN Infrastructure Inc			\$3,700.00	\$22,200.00
		Civil Constructors			\$7,890.00	\$47,340.00
		Jones Brothers Contractors			\$6,750.00	\$40,500.00
		Cleary			\$6,200.00	\$37,200.00
		Adams Contracting			\$9,000.00	\$54,000.00
611-42.02		CATCH BASINS, TYPE 42, 4' - 8' DEPTH	EACH	4		
		Mastec Civil LLC			\$7,770.00	\$31,080.00
		Middle TN Infrastructure Inc			\$4,100.00	\$16,400.00
		Civil Constructors			\$8,250.00	\$33,000.00
		Jones Brothers Contractors			\$7,150.00	\$28,600.00
		Cleary			\$7,335.00	\$29,340.00
		Adams Contracting			\$11,000.00	\$44,000.00
5, 26	621-03.01	15" TEMPORARY DRAINAGE PIPE	L.F.	23		
		Mastec Civil LLC			\$102.00	\$2,346.00
		Middle TN Infrastructure Inc			\$71.00	\$1,633.00
		Civil Constructors			\$83.00	\$1,909.00
		Jones Brothers Contractors			\$66.00	\$1,518.00
		Cleary			\$97.00	\$2,231.00
		Adams Contracting			\$90.00	\$2,070.00
5, 26, 27	621-03.02	18" TEMPORARY DRAINAGE PIPE	L.F.	879		
		Mastec Civil LLC			\$68.00	\$59,772.00
		Middle TN Infrastructure Inc			\$71.00	\$62,409.00
		Civil Constructors			\$65.50	\$57,574.50
		Jones Brothers Contractors			\$56.00	\$49,224.00
		Cleary			\$66.50	\$58,453.50
		Adams Contracting			\$95.00	\$83,505.00
5, 26	621-03.03	24" TEMPORARY DRAINAGE PIPE	L.F.	85		
		Mastec Civil LLC			\$91.00	\$7,735.00
		Middle TN Infrastructure Inc			\$87.00	\$7,395.00
		Civil Constructors			\$88.50	\$7,522.50
		Jones Brothers Contractors			\$75.00	\$6,375.00
		Cleary			\$112.00	\$9,520.00
		Adams Contracting			\$100.00	\$8,500.00
5, 26	621-03.07	48" TEMPORARY DRAINAGE PIPE	L.F.	30		
		Mastec Civil LLC			\$190.00	\$5,700.00
		Middle TN Infrastructure Inc			\$175.00	\$5,250.00
		Civil Constructors			\$289.00	\$8,670.00
		Jones Brothers Contractors			\$221.00	\$6,630.00
		Cleary			\$205.00	\$6,150.00
		Adams Contracting			\$150.00	\$4,500.00
701-01.01		CONCRETE SIDEWALK (4")	S.F.	2787		
		Mastec Civil LLC			\$9.00	\$25,083.00
		Middle TN Infrastructure Inc			\$8.25	\$22,992.75
		Civil Constructors			\$7.70	\$21,459.90
		Jones Brothers Contractors			\$6.65	\$18,533.55
		Cleary			\$8.15	\$22,714.05
		Adams Contracting			\$8.00	\$22,296.00
701-01.07		EXPOSED AGGREGATE CONCRETE DRIVEWAY	S.F.	11920		
		Mastec Civil LLC			\$9.00	\$107,280.00
		Middle TN Infrastructure Inc			\$11.50	\$137,080.00
		Civil Constructors			\$12.10	\$144,232.00
		Jones Brothers Contractors			\$10.50	\$125,160.00
		Cleary			\$12.50	\$149,000.00
		Adams Contracting			\$12.00	\$143,040.00
28	701-02	CONCRETE DRIVEWAY	S.F.	23537		
		Mastec Civil LLC			\$7.80	\$183,588.60
		Middle TN Infrastructure Inc			\$8.50	\$200,064.50
		Civil Constructors			\$8.90	\$209,479.30
		Jones Brothers Contractors			\$7.75	\$182,411.75
		Cleary			\$9.25	\$217,717.25
		Adams Contracting			\$9.00	\$211,833.00
701-02.02		CONCRETE DRIVEWAY (8")	S.F.	456		
		Mastec Civil LLC			\$16.20	\$7,387.20
		Middle TN Infrastructure Inc			\$16.50	\$7,524.00
		Civil Constructors			\$17.30	\$7,888.80

		Jones Brothers Contractors			\$15.00	\$6,840.00
		Cleary			\$17.50	\$7,980.00
		Adams Contracting			\$16.00	\$7,296.00
	701-02.03	CONCRETE CURB RAMP	S.F.	1278		
		Mastec Civil LLC			\$17.00	\$21,726.00
		Middle TN Infrastructure Inc			\$22.00	\$28,116.00
		Civil Constructors			\$23.00	\$29,394.00
		Jones Brothers Contractors			\$20.00	\$25,560.00
		Cleary			\$23.00	\$29,394.00
		Adams Contracting			\$22.00	\$28,116.00
	702-03	CONCRETE COMBINED CURB & GUTTER	C.Y.	720		
		Mastec Civil LLC			\$427.00	\$307,440.00
		Middle TN Infrastructure Inc			\$385.00	\$277,200.00
		Civil Constructors			\$402.00	\$289,440.00
		Jones Brothers Contractors			\$350.00	\$252,000.00
		Cleary			\$400.00	\$288,000.00
		Adams Contracting			\$400.00	\$288,000.00
	705-04.10	EARTH PAD FOR GUARD RAIL END TREATMENT	EACH	14		
		Mastec Civil LLC			\$1,640.00	\$22,960.00
		Middle TN Infrastructure Inc			\$1,350.00	\$18,900.00
		Civil Constructors			\$1,380.00	\$19,320.00
		Jones Brothers Contractors			\$1,200.00	\$16,800.00
		Cleary			\$2,950.00	\$41,300.00
		Adams Contracting			\$1,300.00	\$18,200.00
29, 30	705-11.21	W BEAM GR (TYPE 2) MASH TL-3 (POWDER COATED)	L.F.	1800		
		Mastec Civil LLC			\$32.00	\$57,600.00
		Middle TN Infrastructure Inc			\$39.00	\$70,200.00
		Civil Constructors			\$40.00	\$72,000.00
		Jones Brothers Contractors			\$35.00	\$63,000.00
		Cleary			\$35.50	\$63,900.00
		Adams Contracting			\$36.00	\$64,800.00
30	705-11.31	GR TERMINAL (IN-LINE) MASH TL-3 (POWDER COATED)	EACH	4		
		Mastec Civil LLC			\$1,960.00	\$7,840.00
		Middle TN Infrastructure Inc			\$2,200.00	\$8,800.00
		Civil Constructors			\$2,300.00	\$9,200.00
		Jones Brothers Contractors			\$2,000.00	\$8,000.00
		Cleary			\$2,000.00	\$8,000.00
		Adams Contracting			\$2,100.00	\$8,400.00
30	705-11.42	GR TERMINAL (ENERGY ABSORBING) MASH TL-2 (POWDER COATED)	EACH	10		
		Mastec Civil LLC			\$4,370.00	\$43,700.00
		Middle TN Infrastructure Inc			\$4,000.00	\$40,000.00
		Civil Constructors			\$4,200.00	\$42,000.00
		Jones Brothers Contractors			\$3,650.00	\$36,500.00
		Cleary			\$4,765.00	\$47,650.00
		Adams Contracting			\$3,800.00	\$38,000.00
5, 31	707-08.11	HIGH-VISIBILITY CONSTRUCTION FENCE	L.F.	1014		
		Mastec Civil LLC			\$3.80	\$3,853.20
		Middle TN Infrastructure Inc			\$2.20	\$2,230.80
		Civil Constructors			\$2.30	\$2,332.20
		Jones Brothers Contractors			\$2.00	\$2,028.00
		Cleary			\$1.50	\$1,521.00
		Adams Contracting			\$2.00	\$2,028.00
	707-16.01	BIKE/PEDESTRIAN BOX TUBE SAFETY RAIL	L.F.	933		
		Mastec Civil LLC			\$165.00	\$153,945.00
		Middle TN Infrastructure Inc			\$140.00	\$130,620.00
		Civil Constructors			\$228.00	\$212,724.00
		Jones Brothers Contractors			\$167.00	\$155,811.00
		Cleary			\$270.00	\$251,910.00
		Adams Contracting			\$160.00	\$149,280.00
5, 32	709-05.05	MACHINED RIP-RAP (CLASS A-3)	TON	1650		
		Mastec Civil LLC			\$55.00	\$90,750.00
		Middle TN Infrastructure Inc			\$50.00	\$82,500.00
		Civil Constructors			\$54.50	\$89,925.00
		Jones Brothers Contractors			\$78.25	\$129,112.50
		Cleary			\$60.00	\$99,000.00
		Adams Contracting			\$70.00	\$115,500.00
5, 33	709-05.06	MACHINED RIP-RAP (CLASS A-1)	TON	7261		
		Mastec Civil LLC			\$61.00	\$442,921.00
		Middle TN Infrastructure Inc			\$54.00	\$392,094.00
		Civil Constructors			\$52.50	\$381,202.50
		Jones Brothers Contractors			\$78.25	\$568,173.25
		Cleary			\$60.00	\$435,660.00
		Adams Contracting			\$65.00	\$471,965.00
	709-05.08	MACHINED RIP-RAP (CLASS B)	TON	174		
		Mastec Civil LLC			\$100.00	\$17,400.00
		Middle TN Infrastructure Inc			\$54.00	\$9,396.00
		Civil Constructors			\$99.50	\$17,313.00
		Jones Brothers Contractors			\$78.25	\$13,615.50
		Cleary			\$60.00	\$10,440.00
		Adams Contracting			\$68.00	\$11,832.00
34	709-05.09	MACHINED RIP-RAP (CLASS C)	TON	381		
		Mastec Civil LLC			\$61.00	\$23,241.00
		Middle TN Infrastructure Inc			\$54.00	\$20,574.00
		Civil Constructors			\$66.50	\$25,336.50
		Jones Brothers Contractors			\$78.25	\$29,813.25
		Cleary			\$60.00	\$22,860.00
		Adams Contracting			\$73.00	\$27,813.00
	712-01	TRAFFIC CONTROL	LS	1		
		Mastec Civil LLC			\$458,000.00	\$458,000.00
		Middle TN Infrastructure Inc			\$390,000.00	\$390,000.00
		Civil Constructors			\$217,250.00	\$217,250.00
		Jones Brothers Contractors			\$415,000.00	\$415,000.00
		Cleary			\$592,000.00	\$592,000.00
		Adams Contracting			\$1,500,000.00	\$1,500,000.00
	712-02.02	INTERCONNECTED PORTABLE BARRIER RAIL	L.F.	4300		
		Mastec Civil LLC			\$73.00	\$313,900.00
		Middle TN Infrastructure Inc			\$85.00	\$365,500.00
		Civil Constructors			\$92.50	\$397,750.00

		Jones Brothers Contractors				\$80.00	\$344,000.00
		Cleary				\$40.00	\$172,000.00
		Adams Contracting				\$65.00	\$279,500.00
	712-02.60	TEMPORARY WORK ZONE CRASH CUSHION (MASH TL-3)	EACH	106			
		Mastec Civil LLC				\$4,400.00	\$466,400.00
		Middle TN Infrastructure Inc				\$11,000.00	\$1,166,000.00
		Civil Constructors				\$10,120.00	\$1,072,720.00
		Jones Brothers Contractors				\$8,800.00	\$932,800.00
		Cleary				\$2,500.00	\$265,000.00
		Adams Contracting				\$7,000.00	\$742,000.00
	712-04.01	FLEXIBLE DRUMS (CHANNELIZING)	EACH	304			
		Mastec Civil LLC				\$26.00	\$7,904.00
		Middle TN Infrastructure Inc				\$40.00	\$12,160.00
		Civil Constructors				\$43.50	\$13,224.00
		Jones Brothers Contractors				\$38.00	\$11,552.00
		Cleary				\$28.50	\$8,664.00
		Adams Contracting				\$30.00	\$9,120.00
	712-04.50	BARRIER RAIL DELINEATOR	EACH	115			
		Mastec Civil LLC				\$11.00	\$1,265.00
		Middle TN Infrastructure Inc				\$8.00	\$920.00
		Civil Constructors				\$9.20	\$1,058.00
		Jones Brothers Contractors				\$8.00	\$920.00
		Cleary				\$11.00	\$1,265.00
		Adams Contracting				\$9.00	\$1,035.00
	712-05.01	WARNING LIGHTS (TYPE A)	EACH	12			
		Mastec Civil LLC				\$27.00	\$324.00
		Middle TN Infrastructure Inc				\$28.00	\$336.00
		Civil Constructors				\$32.00	\$384.00
		Jones Brothers Contractors				\$28.00	\$336.00
		Cleary				\$35.00	\$420.00
		Adams Contracting				\$30.00	\$360.00
	712-06	SIGNS (CONSTRUCTION)	S.F.	602			
		Mastec Civil LLC				\$7.20	\$4,334.40
		Middle TN Infrastructure Inc				\$9.00	\$5,418.00
		Civil Constructors				\$7.90	\$4,755.80
		Jones Brothers Contractors				\$6.85	\$4,123.70
		Cleary				\$8.25	\$4,966.50
		Adams Contracting				\$7.00	\$4,214.00
	712-07.03	TEMPORARY BARRICADES (TYPE III)	L.F.	84			
		Mastec Civil LLC				\$24.00	\$2,016.00
		Middle TN Infrastructure Inc				\$18.00	\$1,512.00
		Civil Constructors				\$18.40	\$1,545.60
		Jones Brothers Contractors				\$16.00	\$1,344.00
		Cleary				\$25.00	\$2,100.00
		Adams Contracting				\$17.00	\$1,428.00
	713-02.21	SIGN POST DELINEATION ENHANCEMENT	L.F.	54			
		Mastec Civil LLC				\$7.00	\$378.00
		Middle TN Infrastructure Inc				\$4.00	\$216.00
		Civil Constructors				\$7.50	\$405.00
		Jones Brothers Contractors				\$3.50	\$189.00
		Cleary				\$7.00	\$378.00
		Adams Contracting				\$4.00	\$216.00
	713-11.01	U SECTION STEEL POSTS	LB.	1717			
		Mastec Civil LLC				\$5.51	\$9,460.67
		Middle TN Infrastructure Inc				\$4.20	\$7,211.40
		Civil Constructors				\$5.80	\$9,958.60
		Jones Brothers Contractors				\$3.85	\$6,610.45
		Cleary				\$6.00	\$10,302.00
		Adams Contracting				\$4.00	\$6,868.00
	713-11.04	SURFACE MNT BREAKAWAY BASE FOR SIGN POST	EACH	37			
		Mastec Civil LLC				\$122.00	\$4,514.00
		Middle TN Infrastructure Inc				\$330.00	\$12,210.00
		Civil Constructors				\$259.00	\$9,583.00
		Jones Brothers Contractors				\$300.00	\$11,100.00
		Cleary				\$130.00	\$4,810.00
		Adams Contracting				\$325.00	\$12,025.00
	713-13.02	FLAT SHEET ALUMINUM SIGNS (0.080" THICK)	S.F.	385			
		Mastec Civil LLC				\$15.00	\$5,775.00
		Middle TN Infrastructure Inc				\$13.65	\$5,255.25
		Civil Constructors				\$16.10	\$6,198.50
		Jones Brothers Contractors				\$12.50	\$4,812.50
		Cleary				\$16.00	\$6,160.00
		Adams Contracting				\$14.00	\$5,390.00
	713-13.03	FLAT SHEET ALUMINUM SIGNS (0.100" THICK)	S.F.	9			
		Mastec Civil LLC				\$16.00	\$144.00
		Middle TN Infrastructure Inc				\$15.00	\$135.00
		Civil Constructors				\$17.30	\$155.70
		Jones Brothers Contractors				\$13.66	\$122.94
		Cleary				\$17.00	\$153.00
		Adams Contracting				\$15.00	\$135.00
35	713-15	REMOVAL OF SIGNS, POSTS AND FOOTINGS	LS	1			
		Mastec Civil LLC				\$2,160.00	\$2,160.00
		Middle TN Infrastructure Inc				\$2,200.00	\$2,200.00
		Civil Constructors				\$1,950.00	\$1,950.00
		Jones Brothers Contractors				\$1,950.00	\$1,950.00
		Cleary				\$2,300.00	\$2,300.00
		Adams Contracting				\$2,500.00	\$2,500.00
	713-15.02	REMOVAL & RELOCATION OF SIGN AND SUPPORT	EACH	19			
		Mastec Civil LLC				\$43.00	\$817.00
		Middle TN Infrastructure Inc				\$110.00	\$2,090.00
		Civil Constructors				\$259.00	\$4,921.00
		Jones Brothers Contractors				\$100.00	\$1,900.00
		Cleary				\$45.00	\$855.00
		Adams Contracting				\$125.00	\$2,375.00
36	716-01.21	SNOWPLOWABLE RAISED PAVEMENT MARKERS (BI-DIR) (1 COLOR)	EACH	303			
		Mastec Civil LLC				\$38.00	\$11,514.00
		Middle TN Infrastructure Inc				\$50.00	\$15,150.00
		Civil Constructors				\$51.50	\$15,604.50

		Jones Brothers Contractors			\$36.00	\$10,908.00
		Cleary			\$40.00	\$12,120.00
		Adams Contracting			\$37.00	\$11,211.00
37	716-01.22	SNOWPLOWABLE RAISED PAVEMENT MARKERS (MONO-DIR) (1 COLOR)	EACH	26		
		Mastec Civil LLC			\$37.00	\$962.00
		Middle TN Infrastructure Inc			\$50.00	\$1,300.00
		Civil Constructors			\$51.50	\$1,339.00
		Jones Brothers Contractors			\$35.00	\$910.00
		Cleary			\$40.00	\$1,040.00
		Adams Contracting			\$36.00	\$936.00
19, 39	716-02.04	PLASTIC PAVEMENT MARKING (CHANNELIZATION STRIPING)	S.Y.	65		
		Mastec Civil LLC			\$37.00	\$2,405.00
		Middle TN Infrastructure Inc			\$38.20	\$2,483.00
		Civil Constructors			\$40.00	\$2,600.00
		Jones Brothers Contractors			\$35.00	\$2,275.00
		Cleary			\$40.00	\$2,600.00
		Adams Contracting			\$36.00	\$2,340.00
38	716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	L.F.	212		
		Mastec Civil LLC			\$19.00	\$4,028.00
		Middle TN Infrastructure Inc			\$32.75	\$6,943.00
		Civil Constructors			\$34.50	\$7,314.00
		Jones Brothers Contractors			\$18.00	\$3,816.00
		Cleary			\$20.00	\$4,240.00
		Adams Contracting			\$20.00	\$4,240.00
38	716-02.06	PLASTIC PAVEMENT MARKING (TURN LANE ARROW)	EACH	16		
		Mastec Civil LLC			\$178.00	\$2,848.00
		Middle TN Infrastructure Inc			\$272.95	\$4,367.20
		Civil Constructors			\$287.00	\$4,592.00
		Jones Brothers Contractors			\$165.00	\$2,640.00
		Cleary			\$195.00	\$3,120.00
		Adams Contracting			\$180.00	\$2,880.00
38	716-02.09	PLASTIC PAVEMENT MARKING (LONGITUDINAL CROSS-WALK)	L.F.	136		
		Mastec Civil LLC			\$43.00	\$5,848.00
		Middle TN Infrastructure Inc			\$60.05	\$8,166.80
		Civil Constructors			\$63.00	\$8,568.00
		Jones Brothers Contractors			\$40.00	\$5,440.00
		Cleary			\$48.00	\$6,528.00
		Adams Contracting			\$43.00	\$5,848.00
38	716-04.02	PLASTIC PAVEMENT MARKING (DOUBLE TURNING ARROW)	EACH	10		
		Mastec Civil LLC			\$324.00	\$3,240.00
		Middle TN Infrastructure Inc			\$600.00	\$6,000.00
		Civil Constructors			\$632.00	\$6,320.00
		Jones Brothers Contractors			\$300.00	\$3,000.00
		Cleary			\$350.00	\$3,500.00
		Adams Contracting			\$325.00	\$3,250.00
19, 38	716-04.04	PLASTIC PAVEMENT MARKING (TRANSVERSE SHOULDER)	L.F.	151		
		Mastec Civil LLC			\$13.00	\$1,963.00
		Middle TN Infrastructure Inc			\$13.10	\$1,978.10
		Civil Constructors			\$13.80	\$2,083.80
		Jones Brothers Contractors			\$12.00	\$1,812.00
		Cleary			\$14.30	\$2,159.30
		Adams Contracting			\$14.00	\$2,114.00
	716-05.05	PAINTED PAVEMENT MARKING (STOP LINE)	L.F.	248		
		Mastec Civil LLC			\$11.00	\$2,728.00
		Middle TN Infrastructure Inc			\$13.10	\$3,248.80
		Civil Constructors			\$13.80	\$3,422.40
		Jones Brothers Contractors			\$10.00	\$2,480.00
		Cleary			\$11.90	\$2,951.20
		Adams Contracting			\$11.00	\$2,728.00
	716-05.20	PAINTED PAVEMENT MARKINGS (6" LINE)	L.M.	16.9		
		Mastec Civil LLC			\$1,458.00	\$24,640.20
		Middle TN Infrastructure Inc			\$1,530.00	\$25,857.00
		Civil Constructors			\$1,610.00	\$27,209.00
		Jones Brothers Contractors			\$1,350.00	\$22,815.00
		Cleary			\$1,600.00	\$27,040.00
		Adams Contracting			\$1,500.00	\$25,350.00
19, 39	716-12.02	ENHANCED FLATLINE THERMO PVMT MRKNG (6IN LINE)	L.M.	7.5		
		Mastec Civil LLC			\$7,236.00	\$54,270.00
		Middle TN Infrastructure Inc			\$7,970.00	\$59,775.00
		Civil Constructors			\$8,390.00	\$62,925.00
		Jones Brothers Contractors			\$6,700.00	\$50,250.00
		Cleary			\$7,900.00	\$59,250.00
		Adams Contracting			\$7,000.00	\$52,500.00
19	716-12.06	ENHANCED FLATLINE THERMO (8IN LINE)	L.F.	453		
		Mastec Civil LLC			\$2.16	\$978.48
		Middle TN Infrastructure Inc			\$4.40	\$1,993.20
		Civil Constructors			\$4.60	\$2,083.80
		Jones Brothers Contractors			\$2.00	\$906.00
		Cleary			\$2.30	\$1,041.90
		Adams Contracting			\$2.00	\$906.00
19	716-12.07	ENHANCED FLATLINE THERMO (8IN BROKEN LINE)	L.F.	149		
		Mastec Civil LLC			\$2.16	\$321.84
		Middle TN Infrastructure Inc			\$4.90	\$730.10
		Civil Constructors			\$5.20	\$774.80
		Jones Brothers Contractors			\$2.00	\$298.00
		Cleary			\$2.30	\$342.70
		Adams Contracting			\$2.00	\$298.00
21	716-13.02	SPRAY THERMO PVMT MRKNG (60 MIL) (6IN LINE)	L.M.	0.6		
		Mastec Civil LLC			\$4,320.00	\$2,592.00
		Middle TN Infrastructure Inc			\$5,460.00	\$3,276.00
		Civil Constructors			\$5,750.00	\$3,450.00
		Jones Brothers Contractors			\$4,000.00	\$2,400.00
		Cleary			\$4,700.00	\$2,820.00
		Adams Contracting			\$4,200.00	\$2,520.00
21	716-13.05	SPRAY THERMO PVMT MRKNG (60 MIL) (6IN DOTTED LINE)	L.F.	335		
		Mastec Civil LLC			\$1.10	\$368.50
		Middle TN Infrastructure Inc			\$3.30	\$1,105.50
		Civil Constructors			\$3.45	\$1,155.75

		Jones Brothers Contractors			\$1.00	\$335.00
		Cleary			\$1.15	\$385.25
		Adams Contracting			\$1.00	\$335.00
	717-01	MOBILIZATION	LS	1		
		Mastec Civil LLC			\$823,000.00	\$823,000.00
		Middle TN Infrastructure Inc			\$300,000.00	\$300,000.00
		Civil Constructors			\$341,400.00	\$341,400.00
		Jones Brothers Contractors			\$2,025,000.00	\$2,025,000.00
		Cleary			\$1,600,000.00	\$1,600,000.00
		Adams Contracting			\$1,900,000.00	\$1,900,000.00
5, 40	740-10.03	GEOTEXTILE (TYPE III) (EROSION CONTROL)	S.Y.	12290		
		Mastec Civil LLC			\$4.59	\$56,411.10
		Middle TN Infrastructure Inc			\$2.25	\$27,652.50
		Civil Constructors			\$4.75	\$58,377.50
		Jones Brothers Contractors			\$3.25	\$39,942.50
		Cleary			\$4.30	\$52,847.00
		Adams Contracting			\$4.00	\$49,160.00
8, 41	740-10.04	GEOTEXTILE (TYPE IV)(STABILIZATION)	S.Y.	7665		
		Mastec Civil LLC			\$4.14	\$31,733.10
		Middle TN Infrastructure Inc			\$2.00	\$15,330.00
		Civil Constructors			\$2.60	\$19,929.00
		Jones Brothers Contractors			\$2.85	\$21,845.25
		Cleary			\$4.30	\$32,959.50
		Adams Contracting			\$4.00	\$30,660.00
5, 42, 43	801-01	SEEDING (WITH MULCH)	UNIT	472		
		Mastec Civil LLC			\$48.00	\$22,656.00
		Middle TN Infrastructure Inc			\$33.20	\$15,670.40
		Civil Constructors			\$51.50	\$24,308.00
		Jones Brothers Contractors			\$45.00	\$21,240.00
		Cleary			\$53.00	\$25,016.00
		Adams Contracting			\$50.00	\$23,600.00
5, 42, 43	801-01.07	TEMPORARY SEEDING (WITH MULCH)	UNIT	472		
		Mastec Civil LLC			\$41.00	\$19,352.00
		Middle TN Infrastructure Inc			\$44.00	\$20,768.00
		Civil Constructors			\$43.50	\$20,532.00
		Jones Brothers Contractors			\$38.00	\$17,936.00
		Cleary			\$45.00	\$21,240.00
		Adams Contracting			\$50.00	\$23,600.00
5, 44	801-02.08	TEMPORARY SEEDING (WITHOUT MULCH)	UNIT	15		
		Mastec Civil LLC			\$38.00	\$570.00
		Middle TN Infrastructure Inc			\$27.30	\$409.50
		Civil Constructors			\$40.00	\$600.00
		Jones Brothers Contractors			\$35.00	\$525.00
		Cleary			\$41.00	\$615.00
		Adams Contracting			\$40.00	\$600.00
5, 42	801-02.15	FERTILIZER	TON	9		
		Mastec Civil LLC			\$648.00	\$5,832.00
		Middle TN Infrastructure Inc			\$1,675.00	\$15,075.00
		Civil Constructors			\$690.00	\$6,210.00
		Jones Brothers Contractors			\$250.00	\$2,250.00
		Cleary			\$700.00	\$6,300.00
		Adams Contracting			\$700.00	\$6,300.00
5, 42, 45	801-03	WATER (SEEDING & SODDING)	M.G.	113		
		Mastec Civil LLC			\$43.00	\$4,859.00
		Middle TN Infrastructure Inc			\$22.00	\$2,486.00
		Civil Constructors			\$46.00	\$5,198.00
		Jones Brothers Contractors			\$40.00	\$4,520.00
		Cleary			\$47.50	\$5,367.50
		Adams Contracting			\$50.00	\$5,650.00
46	803-01	SODDING (NEW SOD)	S.Y.	51632		
		Mastec Civil LLC			\$5.30	\$273,649.60
		Middle TN Infrastructure Inc			\$6.00	\$309,792.00
		Civil Constructors			\$5.60	\$289,139.20
		Jones Brothers Contractors			\$4.90	\$252,996.80
		Cleary			\$5.85	\$302,047.20
		Adams Contracting			\$5.00	\$258,160.00
5, 44	805-12.01	EROSION CONTROL BLANKET (TYPE I)	S.Y.	1607		
		Mastec Civil LLC			\$1.05	\$1,687.35
		Middle TN Infrastructure Inc			\$1.40	\$2,249.80
		Civil Constructors			\$1.05	\$1,687.35
		Jones Brothers Contractors			\$0.90	\$1,446.30
		Cleary			\$1.05	\$1,687.35
		Adams Contracting			\$1.00	\$1,607.00
47	N/A	FLEXAMAT PLUS LINING FOR CONVEYANCE DITCH	S.Y.	6537		
		Mastec Civil LLC			\$56.50	\$369,340.50
		Middle TN Infrastructure Inc			\$75.00	\$490,275.00
		Civil Constructors			\$90.00	\$588,330.00
		Jones Brothers Contractors			\$54.60	\$356,920.20
		Cleary			\$62.00	\$405,294.00
		Adams Contracting			\$55.00	\$359,535.00
48	N/A	DUMOR REMOVABLE BOLLARD WITH GROUND SLEEVE	EACH	8		
		Mastec Civil LLC			\$1,447.00	\$11,576.00
		Middle TN Infrastructure Inc			\$2,000.00	\$16,000.00
		Civil Constructors			\$920.00	\$7,360.00
		Jones Brothers Contractors			\$3,600.00	\$28,800.00
		Cleary			\$1,900.00	\$15,200.00
		Adams Contracting			\$1,800.00	\$14,400.00

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

The City of Mt. Juliet, Tennessee, at the City offices at 2425 N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u>1</u>	<u>02/10/2026</u>
<u>2</u>	<u>02/16/2026</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance

of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE BID ITEM TABULATION - ROADWAY

Footnote	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	105-01	CONSTRUCTION STAKES, LINES AND GRADES	LS	1	450,000.00	450,000.00
	201-01	CLEARING AND GRUBBING	LS	1	1,052,000.00	1,052,000.00
2	202-01	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	500,000.00	500,000.00
3, 4, 5, 6, 7	203-01	ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED)	C.Y.	62199	12.00	746,388.00
8, 49	203-02.01	BORROW EXCAVATION (GRADED SOLID ROCK)	TON	6790	27.50	186,725.00
3	203-04	PLACING AND SPREADING TOPSOIL	C.Y.	8051	4.47	35,987.97
8, 50	203-05	UNDERCUTTING	C.Y.	2140	8.25	17,655.00
	203-06	WATER	M.G.	306	20.00	6,120.00
3	203-07	FURNISHING & SPREADING TOPSOIL	C.Y.	145	16.00	2,320.00
9	203-08	CHANNEL EXCAVATION (UNCLASSIFIED)	C.Y.	23144	9.01	208,527.44
51	204-06.01	FLOWABLE FILL (GENERAL)	C.Y.	251	250.00	62,750.00
	204-08	FOUNDATION FILL	C.Y.	92	145.00	13,340.00
5	209-05	SEDIMENT REMOVAL	C.Y.	525	24.00	12,600.00
5, 10	209-08.02	TEMPORARY SILT FENCE (WITH BACKING)	L.F.	346	5.40	1,868.40
5	209-08.03	TEMPORARY SILT FENCE (WITHOUT BACKING)	L.F.	7988	2.00	15,976.00
5	209-08.07	ROCK CHECK DAM	EACH	99	700.00	69,300.00
5, 11	209-08.08	ENHANCED ROCK CHECK DAM	EACH	12	700.00	8,400.00
5	209-09.03	SEDIMENT FILTER BAG (15' X 15')	EACH	1	635.00	635.00
5	209-09.43	CURB INLET PROTECTION (TYPE 4)	EACH	71	140.00	9,940.00
5	209-40.33	CATCH BASIN PROTECTION (TYPE D)	EACH	38	175.00	6,650.00
5, 52	209-65.01	TEMPORARY STREAM DIVERSION (STRUCTURE AT STA. 115+15.00 OVER LICK CREEK)	LS	1	25,000.00	25,000.00
5, 52	209-65.02	TEMPORARY STREAM DIVERSION (STRUCTURE AT STA. 152+42.20)	LS	1	25,000.00	25,000.00
12	303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	TON	37085	32.06	1,188,945.10
	303-01.01	GRANULAR BACKFILL (ROADWAY)	TON	1601	39.00	62,439.00

Footnote	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
5, 13	303-10.01	MINERAL AGGREGATE (SIZE 57)	TON	731	56.00	40,936.00
14	307-01.01	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING A	TON	13690	101.00	1,382,690.00
15	307-01.08	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2	TON	11548	103.00	1,189,444.00
	402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC)	TON	86	1,026.00	88,236.00
16	402-02	AGGREGATE FOR COVER MATERIAL (PC)	TON	303	56.00	16,968.00
17	403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	TON	34	1,026.00	34,884.00
18, 19	411-01.10	ACS MIX (PG64-22) GRADING D	TON	3368	135.00	454,680.00
20, 21	411-01.11	ACS MIX (PG64-22) GRADING E (RDWY)	TON	1817	135.00	245,295.00
22	411-12.11	EDGE LINE MUMBLE STRIPE (NON-CONTINUOUS) (8IN WIDTH)	L.M.	0.9	12,540.00	11,286.00
23	415-01.01	COLD PLANING BITUMINOUS PAVEMENT	TON	200	59.00	11,800.00
	604-01.01	CLASS A CONCRETE (ROADWAY)	C.Y.	66	1,850.00	122,100.00
	604-01.02	STEEL BAR REINFORCEMENT (ROADWAY)	LB.	13514	1.50	20,271.00
	604-02.01	CLASS A CONCRETE (BOX BRIDGES)	C.Y.	930	1,655.00	1,539,150.00
	604-02.02	STEEL BAR REINFORCEMENT (BOX BRIDGES)	LB.	186844	1.50	280,266.00
	604-07.01	RETAINING WALL (MODULAR BLOCK) (W-SG-1)	S.F.	1115	89.51	99,803.65
24	604-36	SCARIFYING	S.Y.	16445	7.25	119,226.25
25	607-03.02	18" CONCRETE PIPE CULVERT (CLASS III)	L.F.	7346	71.00	521,566.00
25	607-05.02	24" CONCRETE PIPE CULVERT (CLASS III)	L.F.	814	100.00	81,400.00
25	607-06.02	30" CONCRETE PIPE CULVERT (CLASS III)	L.F.	1014	145.00	147,030.00
25	607-07.02	36" CONCRETE PIPE CULVERT (CLASS III)	L.F.	39	210.00	8,190.00
25	607-39.02	18" PIPE CULVERT (SIDE DRAIN)	L.F.	606	81.00	49,086.00
25	607-39.03	24" PIPE CULVERT (SIDE DRAIN)	L.F.	101	119.00	12,019.00
	611-07.01	CLASS A CONCRETE (PIPE ENDWALLS)	C.Y.	1.5	4,580.00	6,870.00
	611-07.02	STEEL BAR REINFORCEMENT (PIPE ENDWALLS)	LB.	70	3.00	210.00
	611-07.31	18IN ENDWALL (SIDE DRAIN)	EACH	36	3,270.00	117,720.00

Footnote	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
	611-07.32	24IN ENDWALL (SIDE DRAIN)	EACH	6	4565.00	27,390.00
	611-07.54	18IN ENDWALL (CROSS DRAIN) 3:1	EACH	1	2465.00	2465.00
	611-07.57	24IN ENDWALL (CROSS DRAIN) 3:1	EACH	2	3460.00	6920.00
	611-07.60	30IN ENDWALL (CROSS DRAIN) 3:1	EACH	2	3960.00	7920.00
	611-07.63	36IN ENDWALL (CROSS DRAIN) 3:1	EACH	1	5850.00	5850.00
	611-12.01	CATCH BASINS, TYPE 12, 0' - 4' DEPTH	EACH	34	5905.00	200,770.00
	611-12.02	CATCH BASINS, TYPE 12, 4' - 8' DEPTH	EACH	21	6730.00	141,330.00
	611-12.03	CATCH BASINS, TYPE 12, 8' - 12' DEPTH	EACH	2	11610.00	23,220.00
	611-14.01	CATCH BASINS, TYPE 14, 0' - 4' DEPTH	EACH	1	8270.00	8270.00
	611-14.02	CATCH BASINS, TYPE 14, 4' - 8' DEPTH	EACH	10	9050.00	90,500.00
	611-16.02	CATCH BASINS, TYPE 16, 4' - 8' DEPTH	EACH	2	11095.00	22,190.00
	611-42.01	CATCH BASINS, TYPE 42, 0' - 4' DEPTH	EACH	6	6850.00	41,100.00
	611-42.02	CATCH BASINS, TYPE 42, 4' - 8' DEPTH	EACH	4	7770.00	31,080.00
5, 26	621-03.01	15" TEMPORARY DRAINAGE PIPE	L.F.	23	102.00	2,346.00
5, 26, 27	621-03.02	18" TEMPORARY DRAINAGE PIPE	L.F.	879	68.00	59,772.00
5, 26	621-03.03	24" TEMPORARY DRAINAGE PIPE	L.F.	85	91.00	7,735.00
5, 26	621-03.07	48" TEMPORARY DRAINAGE PIPE	L.F.	30	190.00	5,700.00
	701-01.01	CONCRETE SIDEWALK (4")	S.F.	2787	9.00	25,083.00
	701-01.07	EXPOSED AGGREGATE CONCRETE DRIVEWAY	S.F.	11920	9.00	107,280.00
28	701-02	CONCRETE DRIVEWAY	S.F.	23537	7.80	183,588.60
	701-02.02	CONCRETE DRIVEWAY (8")	S.F.	456	16.20	7,387.20
	701-02.03	CONCRETE CURB RAMP	S.F.	1278	17.00	21,726.00
	702-03	CONCRETE COMBINED CURB & GUTTER	C.Y.	720	427.00	307,440.00
	705-04.10	EARTH PAD FOR GUARD RAIL END TREATMENT	EACH	14	1640.00	22,960.00

Footnote	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
29, 30	705-11.21	W BEAM GR (TYPE 2) MASH TL-3 (POWDER COATED)	L.F.	1800	32.00	57,600. ⁰⁰
30	705-11.31	GR TERMINAL (IN-INLINE) MASH TL-3 (POWDER COATED)	EACH	4	1,960.00	7,840. ⁰⁰
30	705-11.42	GR TERMINAL (ENERGY ABSORBING) MASH TL-2 (POWDER COATED)	EACH	10	4,370.00	43,700. ⁰⁰
5, 31	707-08.11	HIGH-VISIBILITY CONSTRUCTION FENCE	L.F.	1014	3.80	3,853. ²⁰
	707-16.01	BIKE/PEDESTRIAN BOX TUBE SAFETY RAIL	L.F.	933	165.00	153,945. ⁰⁰
5, 32	709-05.05	MACHINED RIP-RAP (CLASS A-3)	TON	1650	55.00	90,750. ⁰⁰
5, 33	709-05.06	MACHINED RIP-RAP (CLASS A-1)	TON	7261	61.00	442,921. ⁰⁰
	709-05.08	MACHINED RIP-RAP (CLASS B)	TON	174	100.00	17,400. ⁰⁰
34	709-05.09	MACHINED RIP-RAP (CLASS C)	TON	381	61.00	23,241. ⁰⁰
	712-01	TRAFFIC CONTROL	LS	1	458,000. ⁰⁰	458,000. ⁰⁰
	712-02.02	INTERCONNECTED PORTABLE BARRIER RAIL	L.F.	4300	73.00	313,900. ⁰⁰
	712-02.60	TEMPORARY WORK ZONE CRASH CUSHION (MASH TL-3)	EACH	106	4,400.00	466,400. ⁰⁰
	712-04.01	FLEXIBLE DRUMS (CHANNELIZING)	EACH	304	26.00	7,904. ⁰⁰
	712-04.50	BARRIER RAIL DELINEATOR	EACH	115	11.00	1,265. ⁰⁰
	712-05.01	WARNING LIGHTS (TYPE A)	EACH	12	27.00	324. ⁰⁰
	712-06	SIGNS (CONSTRUCTION)	S.F.	602	7.20	4,334. ⁴⁰
	712-07.03	TEMPORARY BARRICADES (TYPE III)	L.F.	84	24.00	2,016. ⁰⁰
	713-02.21	SIGN POST DELINEATION ENHANCEMENT	L.F.	54	7.00	378. ⁰⁰
	713-11.01	"U" SECTION STEEL POSTS	LB.	1717	5.51	9,460. ⁶⁷
	713-11.04	SURFACE MNT BREAKAWAY BASE FOR SIGN POST	EACH	37	122.00	4,514. ⁰⁰
	713-13.02	FLAT SHEET ALUMINUM SIGNS (0.080" THICK)	S.F.	385	15.00	5,775. ⁰⁰
	713-13.03	FLAT SHEET ALUMINUM SIGNS (0.100" THICK)	S.F.	9	16.00	144. ⁰¹
35	713-15	REMOVAL OF SIGNS, POSTS AND FOOTINGS	LS	1	2,160.00	2,160. ⁰⁰
	713-15.02	REMOVAL & RELOCATION OF SIGN AND SUPPORT	EACH	19	43.00	817. ⁰⁰
36	716-01.21	SNOWPLOWABLE RAISED PAVEMENT MARKERS (BI-DIR) (1 COLOR)	EACH	303	38.00	11,514. ⁰⁰

Footnote	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
37	716-01.22	SNOWPLOWABLE RAISED PAVEMENT MARKERS (MONO-DIR) (1 COLOR)	EACH	26	37.00	962.00
19, 39	716-02.04	PLASTIC PAVEMENT MARKING (CHANNELIZATION STRIPING)	S.Y.	65	37.00	2405.00
38	716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	L.F.	212	19.00	4028.00
38	716-02.06	PLASTIC PAVEMENT MARKING (TURN LANE ARROW)	EACH	16	178.00	2848.00
38	716-02.09	PLASTIC PAVEMENT MARKING (LONGITUDINAL CROSS-WALK)	L.F.	136	43.00	5848.00
38	716-04.02	PLASTIC PAVEMENT MARKING (DOUBLE TURNING ARROW)	EACH	10	324.00	3240.00
19, 38	716-04.04	PLASTIC PAVEMENT MARKING (TRANSVERSE SHOULDER)	L.F.	151	13.00	1963.00
	716-05.05	PAINTED PAVEMENT MARKING (STOP LINE)	L.F.	248	11.00	2728.00
	716-05.20	PAINTED PAVEMENT MARKINGS (6" LINE)	L.M.	16.9	1458.00	24640.20
19, 39	716-12.02	ENHANCED FLATLINE THERMO PVMT MRKNG (6IN LINE)	L.M.	7.5	7236.00	54270.00
19	716-12.06	ENHANCED FLATLINE THERMO (8IN LINE)	L.F.	453	2.16	978.48
19	716-12.07	ENHANCED FLATLINE THERMO (8IN BROKEN LINE)	L.F.	149	2.16	321.84
21	716-13.02	SPRAY THERMO PVMT MRKNG (60 MIL) (6IN LINE)	L.M.	0.6	4320.00	2592.00
21	716-13.05	SPRAY THERMO PVMT MRKNG (60 MIL) (6IN DOTTED LINE)	L.F.	335	1.10	368.50
	717-01	MOBILIZATION	LS	1	823000.00	823000.00
5, 40	740-10.03	GEOTEXTILE (TYPE III) (EROSION CONTROL)	S.Y.	12290	4.59	56,411.10
8, 41	740-10.04	GEOTEXTILE (TYPE IV)(STABILIZATION)	S.Y.	7665	4.14	31733.10
5, 42, 43	801-01	SEEDING (WITH MULCH)	UNIT	472	48.00	22656.00
5, 42, 43	801-01.07	TEMPORARY SEEDING (WITH MULCH)	UNIT	472	41.00	19352.00
5, 44	801-02.08	TEMPORARY SEEDING (WITHOUT MULCH)	UNIT	15	38.00	570.00
5, 42	801-02.15	FERTILIZER	TON	9	643.00	5832.00
5, 42, 45	801-03	WATER (SEEDING & SODDING)	M.G.	113	43.00	4859.00
46	803-01	SODDING (NEW SOD)	S.Y.	51632	5.30	273649.60

5, 44	805-12.01	EROSION CONTROL BLANKET (TYPE I)	S.Y.	1607	1.05	1,687.35
47	N/A	FLEXAMAT PLUS LINING FOR CONVEYANCE DITCH	S.Y.	6537	56.50	369,340.50
48	N/A	DUMOR REMOVABLE BOLLARD WITH GROUND SLEEVE	EACH	8	1,447.00	11,576.00
Total of All ROADWAY Unit Price Bid Items						\$16,527,687.55

Total Bid Price

\$ 16,527,687.55

Sixteen million, five hundred twenty-seven thousand, six hundred eighty-seven dollars and fifty-five cents

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids.

Bonds required under Paragraph 6.01 of the General Conditions will be based on the Contract Price.

Unit Price Bid Item Footnotes:

1. INCLUDES THE FURNISHING, SETTING, MAINTAINING, AND RESETTING, WHEN NECESSARY, THE STAKES, AND FOR PROVIDING ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS TO COMPLETE WORK AS SPECIFIED.
2. INCLUDES THE REMOVAL OF ANY EXISTING PIPES AND BOXES LOCATED WITHIN THE RIGHT-OF-WAY.
3. SEE GRADING SPECIAL NOTES ON SHEET 2D.
4. TABULATED QUANTITY INCLUDES 9005 C.Y. FOR TEMPORARY TRAFFIC CONTROL DETOURS, 236 C.Y. FOR TEMPORARY CONSTRUCTION EXITS, AND 1313 C.Y. OF ROCK EXC. (SEE GEOTECH PLANS).
5. SEE SUBSECTION 209.07 OF THE STANDARD SPECIFICATIONS FOR MAINTENANCE REPLACEMENT. ALL QUANTITIES ARE TO BE USED AS DIRECTED BY THE CITY AND/OR CEI PERSONNEL.
6. SEE ESTIMATED GRADING QUANTITIES ON SHEET 2F.
7. CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL ON SITE FOR LATER USE ON THE PROJECT. STRIPPING AND STOCKPILING TOPSOIL ON SITE WILL NOT BE MEASURED AND PAID SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO PAY ITEM 203-01: ROAD & DRAINAGE EXCAVATION.
8. SEE GEOTECHNICAL PLANS FOR DETAILS. ALL QUANTITIES ARE TO BE USED AS DIRECTED BY THE CITY AND/OR CEI PERSONNEL.
9. TO BE USED FOR EXCAVATION OF CONVEYANCE DITCH ON NORTH SIDE OF OLD LEBANON DIRT RD IN THE VICINITY OF PAGE DR, INCLUDES 1719 C.Y. FOR ROCK EXC. (SEE GEOTECH PLANS).
10. TABULATED QUANTITY INCLUDES 100 L.F. FOR SEDIMENT FILTER BAG.
11. TABULATED QUANTITY INCLUDES 3 CHECK DAMS FOR CULVERT PROTECTION TYPE 2.
12. TABULATED QUANTITY INCLUDES 7418 TONS FOR TEMPORARY TRAFFIC CONTROL DETOURS.
13. TABULATED QUANTITY INCLUDES 653 TONS FOR CULVERT PROTECTION TYPE 1, 61 TONS FOR CULVERT PROTECTION TYPE 2, AND 17 TONS FOR SEDIMENT FILTER BAG.
14. TABULATED QUANTITY INCLUDES 3782 TONS FOR TEMPORARY TRAFFIC CONTROL DETOURS.
15. TABULATED QUANTITY INCLUDES 2787 TONS FOR TEMPORARY TRAFFIC CONTROL DETOURS.
16. ITEM TO BE USED AS DIRECTED BY THE ENGINEER.
17. TABULATED QUANTITY INCLUDES 0.9 TONS FOR RESURFACING ON OLD LEBANON DIRT RD, 0.1 TONS FOR RESURFACING ON JULIE DR, AND 0.1 TONS FOR RESURFACING ON MORELAND DR.
18. TABULATED QUANTITY INCLUDES 159 TONS FOR RESURFACING ON OLD LEBANON DIRT RD.
19. TO BE USED ON OLD LEBANON DIRT RD.
20. TABULATED QUANTITY 17.6 TONS FOR RESURFACING ON JULIE DR AND 25 TONS FOR RESURFACING ON MORELAND DR.
21. TO BE USED ON ALL SIDEROADS.
22. TO BE USED ON THE SHOULDER ALONG THE NORTH SIDE OF OLD LEBANON DIRT RD.
23. TO BE USED FOR MILLING OF THE TOP 1.5" OF EXISTING PAVEMENT ON OLD LEBANON DIRT RD FROM JULIE DR EASTWARD, JULIE DR, AND MORELAND DR.

24. TO BE USED FOR REMOVING TEMPORARY TRAFFIC CONTROL DETOURS.
25. THE EXCAVATION AND BEDDING MATERIAL SHALL BE INCLUDED IN THE COST OF THE PROPOSED PIPE CULVERT.
26. REFER TO TRAFFIC CONTROL PLAN SHEETS FOR PIPE MATERIALS.
27. TABULATED QUANTITY INCLUDES 462 L.F. FOR TEMPORARY CONSTRUCTION EXITS.
28. TABULATED QUANTITY INCLUDES 7717 S.F. FOR CONCRETE DRIVEWAY RAMPS.
29. TABULATED QUANTITY INCLUDES 83 L.F. OF SHOP BENT RADIUS RAIL.
30. CITY OF MT. JULIET TO PICK COLOR OF POWDER COATING DURING CONSTRUCTION.
31. TO BE PLACED AT STREAM BUFFER ZONE FOR LICK CREEK AND ALONG HISTORIC ROCK WALL DURING CONSTRUCTION.
32. TO BE USED FOR TEMPORARY CONSTRUCTION EXITS.
33. TABULATED QUANTITY INCLUDES 2949 TONS FOR SPECIAL DITCH LINING, 4203 TONS FOR CULVERT PROTECTION TYPE 1, 2 TONS FOR PROPOSED GUTTER DISCHARGE POINTS, AND 107 TONS FOR POSSIBLE SUBGRADE REPAIRS WITHIN REACHES 4, 5, 15, 16, AND 22 (SEE GEOTECHNICAL PLANS FOR DETAILS).
34. TABULATED QUANTITY INCLUDES 273 TONS FOR PROPOSED BOX CULVERT RIP-RAP APRONS AND 108 TONS FOR PROPOSED CULVERT RIP-RAP APRONS.
35. INCLUDES REMOVAL OF 26 EXISTING SIGNS WITHIN THE PROJECT LIMITS.
36. TO BE PLACED ALONG CENTERLINE AND CENTER TURN LANE ON OLD LEBANON DIRT RD.
37. TO BE PLACED ALONG TURN LANES ON OLD LEBANON DIRT RD.
38. CONTRACTOR MAY ELECT TO SUBSTITUTE PREFORMED PLASTIC FOR THERMOPLASTIC. PREFORMED PLASTIC SHALL BE PAID FOR AT THE SAME UNIT PRICE AS BID FOR THERMOPLASTIC.
39. CONTRACTOR SHALL USE THE EXTRUDED OR RIBBON METHOD FOR APPLICATION.
40. TABULATED QUANTITY INCLUDES 9124 S.Y. FOR CULVERT PROTECTION TYPE 1, 230 S.Y. FOR CULVERT PROTECTION TYPE 2, 105 S.Y. FOR SEDIMENT FILTER BAG, AND 2832 S.Y. FOR TEMPORARY CONSTRUCTION EXITS.
41. GEOTEXTILE FABRIC TO BE PLACED ABOVE AND/OR BELOW SELECT BACKFILL AS INDICATED IN THE GEOTECHNICAL PLANS.
42. TO BE USED AFTER SEEDING PLACEMENT FOR EROSION PREVENTION AND SEDIMENT CONTROL.
43. THE COST OF FERTILIZER AND LIME USED IN INITIAL SEED BED PREPARATION IS TO BE INCLUDED IN THE COST OF SEEDING. SEE SECTION 801 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
44. TO BE USED FOR TEMPORARY STABILIZATION OF STEEP DITCH SLOPES DURING CONSTRUCTION.
45. TABULATED QUANTITY INCLUDES 94 THOUSAND GALLONS FOR EROSION PREVENTION AND SEDIMENT CONTROL.
46. TABULATED QUANTITY INCLUDES 2457 S.Y. FOR SPECIAL DITCH LINING.
47. TABULATED QUANTITY DOES NOT INCLUDE THE REQUIRED EMBEDMENT AND OVERLAPS PER THE PLANS AND SPECIFICATIONS OF DITCH WITH FLEXAMAT PLUS COMPOSED OF THE FOLLOWING LAYERS: 5000 PSI CONCRETE BLOCKS, HIGH STRENGTH BIAXIAL GEOGRID, 5-PICK LENO WEAVE, RECYCLEX TRM, AND CURLEX III WOOD EXCELSIOR. SEEDING ON PREPARED TOPSOIL SUBGRADE PRIOR TO INSTALLATION OF LINING.
48. TO BE PLACED AT SHARED USE PATH CROSSING AT SIDEROADS. TEXTURED RUST COLOR TO BE USED.
49. QUANTITY INCLUDES 6347 TONS FOR SUBGRADE REPAIRS WITHIN REACH 11 AND 443 TONS FOR OVER EXCAVATED AREAS REQUIRED UNDER THE RC BOX CULVERT AT STA. 134+67.84.
50. QUANTITY INCLUDES 1889 C.Y. FOR SUBGRADE REPAIRS WITHIN REACH 11 AND 251 C.Y. FOR OVER EXCAVATED AREAS REQUIRED UNDER THE RC BOX CULVERT AT STA. 134+67.84.
51. SEE SHEET G-3 IN GEOTECHNICAL PLANS FOR DETAILS.

52. INCLUDES ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL PER TDOT STANDARD DRAWING EC-STR-30A. THE CONTRACTOR NEEDS TO PROVIDE THE TEMPORARY STREAM DIVERSION DESIGN TO THE ENGINEER OF RECORD TO REVIEW.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security;
 - B. List of Proposed Subcontractors;
 - C. List of Proposed Suppliers;
 - D. List of Project References;
 - E. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - F. Contractor's License No.: **82010**;
 - G. Required Bidder Qualification Statement with supporting data;
 - H. Civil Rights Notification
 - I. Conflict of Interest Statement
 - J. Drug Free Workplace Affidavit
 - K. Contractor's Attestation Regarding Illegal Immigrants or Aliens
 - L. Iran Divestment Act Certification

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

MasTec Civil, LLC

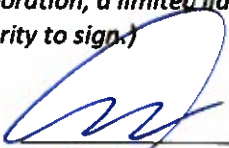
By:
[Signature]



[Printed name] Andres G. Mendoza, P.E - President.

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:
[Signature]



[Printed name] Brent Marley

Title: Vice President

Submittal Date: 2-13-2026

Address for giving notices:

10790 NW 127 Street

Medley, FL 33178

Telephone Number: 305-670-7585

Fax Number: 305-670-7462

Contact Name and e-mail address: amendoza@mastec-civil.com

Bidder's License No.: 82010
(where applicable)

**AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)**

THIS AGREEMENT is by and between The City of Mt. Juliet, Tennessee ("Owner") and _____ ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

ARTICLE 2 – THE PROJECT

2.01 *The Project, of which the Work under the Contract Documents is a part, is generally described as follows: OLD LEBANON DIRT ROAD WIDENING FROM WEST OF CHANDLER ROAD TO EAST OF MORELAND DRIVE.*

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by WSP, 216 Centerview Drive, Suite 300, Brentwood, TN 37027

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Days*

A. The Work will be substantially completed within 730 days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions.

1. Note: Substantial completion shall be defined as all work items completed and installed to the satisfaction to City of Mt. Juliet within the time frame specified in Paragraph 4.02. Contractor shall procure the signal equipment and materials as soon as possible after the issuance of the Notice to Proceed. Contractor shall notify the Engineer when signal poles and mast arms are expected to be delivered, not to exceed 38 weeks from Notice to Proceed. Contractor shall advise of any delays. Contractor shall install foundations and permanent signal infrastructure to the greatest extent possible prior to substantial completion in order to expedite installation of the permanent signal poles.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any

extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner \$500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

- A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item):

Unit Price Work					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
Total of all Extended Prices for Unit Price Work (subject to final adjustment based on actual quantities)					

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

1. Submit application for payment for all other items to the Engineer.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor’s Applications for Payment on or about the 30th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price

Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.
 - a. 5% percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. 5% percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – CONTRACTOR'S REPRESENTATIONS

- 7.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
 - B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
 - E. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2)

the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

- F. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- J. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 8 – CONTRACT DOCUMENTS

8.01 Contents

- A. The Contract Documents consist of the following:
 - 1. This Agreement (pages 1 to 10, inclusive).
 - 2. Performance bond (pages 1 to 3, inclusive).
 - 3. Payment bond (pages 1 to 3, inclusive).
 - 4. General Conditions (pages 1 to 66, inclusive).
 - 5. Supplementary Conditions (included in the General Conditions in bold).
 - 6. Specifications as listed in the table of contents of the Project Manual.
 - 7. Drawings (not attached but incorporated by reference) consisting of Project Plans Drawings listed on the attached sheet index.
 - 8. Addenda (numbers 1 to 1, inclusive).
 - 9. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid (pages 1 to 63, inclusive).
 - 10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

1. There are no Contract Documents other than those listed above in this Article 9.
- C. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 9 – MISCELLANEOUS

9.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

9.02 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

- 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

9.06 Other Provisions

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are based on EJCDC® C-700, Standard General Conditions for the Construction Contract, published by the Engineers Joint Contract Documents Committee®, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:

CONTRACTOR:

The City of Mt. Juliet, Tennessee

By: _____

By: _____

Title: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

License No.: _____

(where applicable)



Mt. Juliet, Tennessee

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

Staff Report

File #: 1654
11.A.

Agenda Date: 4/13/2026

Agenda #:

Title:

Mt. Juliet Alcoholic Beverage Board Appointment

ARTICLE II. ALCOHOLIC BEVERAGE BOARD¹

Sec. 4-28. Membership; terms.

The city alcoholic beverage board shall consist of five members, to be appointed by the mayor and approved by the city commission. Members shall serve terms of five years each and must be residents of the city at all times they are members of the board. Any vacancy other than the expiration of a term shall be filled for the remainder of the term. The members presently constituting the city alcoholic beverage board shall continue to serve as the city alcoholic beverage board. Their terms shall expire in the order of their appointment to the board commencing April 1, 1997, with one position expiring each year.

(Code 1997, § 2-2-020; Ord. No. 2006-35, § 1(A), 8-14-2006; Ord. No. 2007-51, 3-26-2007; Ord. No. 2013-11, § 1, 1-28-2013)

¹Editor's note(s)—Ord. No. 2013-11, § 1, adopted Jan. 28, 2013, changed the title of Art. II from Beer Permit Board to Alcoholic Beverage Board.