



Mt. Juliet, Tennessee

Board of Commissioners

Agenda

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

Monday, June 10, 2024

6:30 PM

Commission Chambers

1. Public Hearing 6:15 PM

- 1.A.** · Amend FY 23/24 Budget to appropriate funds for the Pleasant Grove Road at Central Pike All-Way Stop Control (AWSC Project) [0705](#)
· Amend FY 23/24 Budget to appropriate funds for Safe streets for all (SS4A) project that was recently awarded

Attachments: [6-10-14 - 2nd Reading](#)

2. Call to Order & Declare a Quorum Present

3. Set Agenda

4. Invocation & Pledge of Allegiance

5. Approval of Minutes

- 5.A.** Approval of 4/22/24 BoC Minutes [0704](#)

Attachments: [Minutes 4-22-24](#)

- 5.B.** Approval of Work Session Minutes of 5/07/24 [0651](#)

Attachments: [Work Session minutes 5-7-24](#)

- 5.C.** Approval of 5/29/24 Joint Work Session with BoC & Ethics Commission [0702](#)

Attachments: [Joint Work session BoC and Ethics minutes 5-9-24](#)

6. Citizens Comments

7. Commissioner Reports & Comments

8. City Manager's Report

9. Unfinished Business - Consent Agenda Items:

9.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR SAFE STREETS FOR ALL (SS4A) PROJECT THAT WAS RECENTLY AWARDED GRANT FUNDING [0624](#)

Sponsors: Kenneth Martin

Attachments: [2024- Amend Capital Proj budget for SS4A grant award](#)
[2024- Amend Capital Proj budget for SS4A grant award - exec summary](#)

Legislative History

4/8/24	Board of Commissioners	deferred to the Board of Commissioners
4/22/24	Board of Commissioners	recommended for approval to the Board of Commissioners

10. Approved on 1st Reading 3/25/24 and deferred for 90 days:

10.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET ORDINANCE 2023-24 TO APPROPRIATE FUNDS FOR THE PLEASANT GROVE ROAD AT CENTRAL PIKE ALL-WAY STOP CONTROL (AWSC) PROJECT [0616](#)

Sponsors: City Manager Kenny Martin

Attachments: [2024- Amend bud Pleasant Grove Rd proj](#)

11. New Business - Consent Agenda Ordinances - 1st Reading

11.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET RIGHT-OF-WAY AND ROADWAY KNOWN AS S. RUTLAND ROAD, BEING FOUND AT 2760 S. RUTLAND ROAD AND PROCEEDING EAST TO THE INTERSECTION OF BECKWITH ROAD FOR APPROXIMATELY 2,585 LINEAR FEET AND BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [0661](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [S. Rutland Rd RoadwayAX SR](#)
[S. Rutland Rd RoadwayAX ExhibitA 4 23 24](#)
[Ordinance - S. Rutland Rd Annexation](#)

Legislative History

5/16/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
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- 11.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET RIGHT-OF-WAY AND ROADWAY KNOWN AS LEESA ANN LANE, BEING FOUND AT 2722 LEESA ANN LANE AND PROCEEDING WEST TO THE DAVIDSON COUNTY LINE FOR APPROXIMATELY 150 LINEAR FEET AND BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [0662](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Leesa Ann Ln RoadwayAX SR](#)
[Leesa Ann Ln RoadwayAX ExhibitA 4 23 24](#)
[Ordinance - Leesa Ann Ln Annexation](#)

Legislative History

5/16/24 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.C.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT OLD LEBANON DIRT ROAD FROM CEDAR DRIVE (INTERSECTION IS ALREADY IN THE CITY LIMITS) TO THE EASTERN PROPERTY CORNER OF 5404 OLD LEBANON ROAD, IN WILSON COUNTY, TENNESSEE, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [0663](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Old Lebanon Dirt Rd RoadwayAX SR](#)
[Old Lebanon Dirt Rd RoadwayAX ExhibitMap 4-29-24](#)
[OLDR Annex ORD](#)

Legislative History

5/16/24 Planning Commission **Positive Recommendation to the Board of Commissioners

- 11.D.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT BENDERS FERRY ROAD ALONG THE FRONTAGE OF 87 BENDERS FERRY ROAD & FROM 273 BENDERS FERRY ROAD TO THE NORTHERN PROPERTY CORNER OF 479 BENDERS FERRY ROAD, IN WILSON COUNTY, TENNESSEE, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [0664](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Benders Ferry Rd RoadwayAX SR](#)
[Benders Ferry Rd RoadwayAX ExhibitMap 4-29-24](#)
[Benders Ferry Road Annex ORD](#)

Legislative History

5/16/24

Planning Commission

**Positive Recommendation to
the Board of Commissioners**12. Ordinances - 1st Reading**

- 12.A.** AN ORDINANCE TO AMEND THE MT. JULIET CITY CODE CHAPTER 26, TAXATION, TO CREATE A NEW ARTICLE VII TO ESTABLISH A CENTRAL BUSINESS IMPROVEMENT DISTRICT **0679**

Sponsors: City Manager Kenny Martin

Attachments: [CBID ordinance-502494786-v4](#)
[CBID- Golden Bear - Subdivision Plat \(GW Markup\) - 2024.06.05](#)
[CBID petition\(502633903.2\)](#)

- 12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 17.14 ACRES, PROPERTY KNOWN AS WHISPERING MEADOWS, LOCATED 0 RITTER DRIVE, MAP 076, PARCEL 021.02, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **0344**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Whispering Meadows AX PMPD PUD SR](#)
[Whispering Meadows AX ORD](#)
[Whispering Meadows Legal Desc](#)
[Whispering Meadows Exhibit B Annex 9 12 23](#)
[Whispering Meadows Indefinite Deferral Email place on 12-31-24 BoC Agenda](#)

Legislative History

9/21/23

Planning Commission

positive recommendation

- 12.C.** AN ORDINANCE TO REZONE APPROXIMATELY 17.14 ACRES OF PROPERTY AT 0 RITTER DRIVE, MAP 076, PARCEL 021.02 FROM WILSON COUNTY R-1 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR WHISPERING MEADOWS **0345**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Whispering Meadows AX PMPD PUD SR](#)
[Whispering Meadows PMDP PUD ORD](#)
[Whispering Meadows Legal Desc](#)
[Whispering Meadows Exhibit B PMDP Rezone 9 12 23](#)
[Whispering Meadows Indefinite Deferral Email place on 12-31-24 BoC Agenda](#)

Legislative History

9/21/23 Planning Commission **negative recommendation to the Board of Commissioners

- 12.D.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 77.76 ACRES, PROPERTY KNOWN AS YORKSHIRE ESTATES, LOCATED 1000 YORK ROAD, MAP 049, PARCEL 071.01, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **0666**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Exhibit A - YORKSHIRE ESTATES PROPERTY LEGAL DESCRIPTION](#)
[Yorkshire Estates AX ORD](#)
[1000 York Road Annex Planning Comm 5 24 24](#)

Legislative History

5/16/24 Planning Commission **Positive Recommendation to the Board of Commissioners

- 12.E.** AN ORDINANCE TO REZONE APPROXIMATELY 77.76 ACRES OF PROPERTY AT 1000 YORK ROAD, MAP 049, PARCEL 071.01 FROM WILSON COUNTY R-1 TO RS-40 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR YORKSHIRE ESTATES **0667**

Sponsors: Planning Commission Positive Recommendation

Attachments: [11 YorkshireEstates AX PMPD PUD SR](#)
[Exhibit A - YORKSHIRE ESTATES PROPERTY LEGAL DESCRIPTION](#)
[Yorkshire Estates PMDP ORD](#)
[1000 York Road Rezone Planning Comm 5 24 24](#)

Legislative History

5/16/24 Planning Commission **Positive Recommendation to the Board of Commissioners

- 12.F.** AN ORDINANCE TO REZONE APPROXIMATELY 11.67 ACRES OF PROPERTY AT 1919 NORTH MT. JULIET ROAD, MAP 072P, GROUP A, PARCEL 014.00 FROM CRC AND CTC TO CTC PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR EVERETTE DOWNS MIXED USE **0668**

Sponsors: Planning Commission Positive Recommendation

Attachments: [7 EveretteDowns PMDP PUD SR](#)
[Exhibit A - LEGAL DESCRIPTION Everette Downs Mixed Use - word doc](#)
[Everette Downs Mixed Use PMDP ORD](#)
[Everette Downs Rezone Planning Comm 5 24 24](#)

Legislative History

5/16/24

Planning Commission

****Positive Recommendation to
the Board of Commissioners**

- 12.G.** AN ORDINANCE AMENDING PART C OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE STORMWATER ORDINANCE **0680**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Storm water 3 Ord
stormwater](#)

- 12.H.** AN ORDINANCE TO AMEND MT. JULIET CITY CODE CHAPTER 2, ARTICLE XIII CODE OF ETHICS, SECTION 2-351 USE OF POSITION OR AUTHORITY TO REMOVE (D) **0683**

Sponsors: City Manager Kenny Martin

Attachments: [Ethics Ord amendment
Amend Ethics Ordinance 2-352 \(d\) red line](#)

- 12.I.** AN ORDINANCE AMENDING ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108, TEMPORARY EVENTS, USES AND PORTABLE BUILDINGS, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS **0701**

Sponsors: Planning Commission Positive Recommendation

Attachments: [2024-05 Mobile Food Vendor Ordinance
Amend Sunset Date of Mobile Food Vendors](#)

- 12.J.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 **0700**

Sponsors: City Manager Kenny Martin

Attachments: [Budget 1st Reading
Summary of Dept Changes to FY25 Budget](#)

13. Resolutions - Consent Agenda

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- 13.A.** RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND KIMLEY-HORN FOR CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES FOR THE LEBANON ROAD SIDEWALKS, PHASE 3 PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **0671**
- Sponsors:** Kenneth Martin
- Attachments:** [2024-06-10, Lebanon Road Sidewalks, Phase 3 CEI Consultant Resolution](#)
[2024-06-10, Lebanon Road Sidewalks, Phase 3 CEI Consultant - Exec Summary](#)
[PIN 130263.00, Kimley-Horn Contract amendment 1 \(draft\)](#)
- 13.B.** RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND KIMLEY-HORN FOR CONSULTING SERVICES TO DEVELOP A SAFETY ACTION PLAN FOR THE SAFE STREETS FOR ALL (SS4A) PROGRAM AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT **0674**
- Sponsors:** Kenneth Martin
- Attachments:** [2024-06-10, SS4A Consultant Resolution](#)
[2024-06-10, SS4A Consultant Resolution Exec Summary](#)
[Mt. Juliet-SS4AActionPlan-ScopeFee-2024-05-17](#)
- 13.C.** A RESOLUTION CALLING FOR AN ELECTION ON TUESDAY, NOVEMBER 5, 2024 FOR THE OFFICE OF THE EXPIRING TERM OF MAYOR AND COMMISSIONERS FOR DISTRICT ONE, DISTRICT THREE EACH WITH A FOUR YEAR-TERM. **0676**
- Attachments:** [Call for Election 11-5-2024](#)
- 13.D.** A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENTS BY AND BETWEEN THE CITY OF MT. JULIET AND THE ARCHITECT WORKSHOP AND THE PARENT COMPANY FOR ENGINEERING AND PAVING SERVICES **0681**
- Sponsors:** City Manager Kenny Martin
- Attachments:** [2009 MJPD Owner Architect Agreement Additional Services 02](#)
[Executive Summary - Approval of Additional Services and Parking Lot Addition for PD and Parks Building Site](#)
[2024 - Approve amndmnt to Parent Co agreement for Paving](#)
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13.E. A RESOLUTION DECLARING CITY OF MT. JULIET POLICE DEPARTMENT VEHICLES AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION **0682**

Sponsors: City Manager Kenny Martin

Attachments: [Executive Summary - Surplus Vehicles to be Auctioned Res 2024 -Declare PD Vehicles as Surplus June 2024](#)

14. Resolutions

14.A. A RESOLUTION TO APPROVE THE PURCHASE AND SALE AGREEMENT OF THE PROPERTY LOCATED AT 6485 CENTRAL PIKE, MT. JULIET, TN. LOCATED AT MAP 97, PARCEL 19.0, FOR SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100, (\$725,000.00) AND TO AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT AND CLOSE ON THE PROPERTY. **0670**

Sponsors: Planning and Zoning, Tyler Gutierrez

Attachments: [6485CentralPk LetterofIntent](#)
[6485 Central Pike Exhibit A 05-10-2024](#)
[6485 Central Pike Purchase Agreement](#)
[6485 Central Pike Mt Juliet Addendum 2](#)
[Res 2024- Approve purchase of 6485 Central Pike for Interchange project](#)
[Executive Summary 2024-06-10 PSA Resolution for 6485 Central Pike](#)

Legislative History

5/16/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
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14.B. A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO HAVE A PURCHASE AGREEMENT PREPARED TO PURCHASE APPROXIMATELY 4.31 ACRES OF COMMERCIAL PROPERTY BEING MAP 072I GROUP A, PARCELS 022.00, 019.00, 018.00 AND 017.00 FOR \$4 MILLION DOLLARS LOCATED AT THE CORNER OF N. MT. JULIET ROAD AND E. CALDWELL STREET **0673**

Sponsors: Planning and Zoning, Tyler Gutierrez

Attachments: [NMJR & E Caldwell Appraisal Report](#)
[Purchase of Commercial Property at N. Mt Juliet Road and E Caldwell](#)

Legislative History

5/16/24	Planning Commission	**Positive Recommendation to the Board of Commissioners
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14.C. A RESOLUTION TO AMEND RESOLUTION 26-2024 PASSED ON APRIL 22, 2024 TO CHANGE THE MEMBER REQUIREMENTS TO MATCH THOSE THAT WERE MENTIONED AT THE MAY 7, 2024 BOARD OF COMMISSIONERS AND PARKS AND GREENWAYS JOINT WORKSESSION [0699](#)

Sponsors: James Maness

Attachments: [Amend member set up for Research Committe for Rec Center](#)

15. Adjournment