



1. MarketGraphics Research Group - Edsel Charles 5:15 PM to 6 PM

1.A. Presentation from Edsel Charles, MarketGraphics Research Group, Inc.

[0755](#)

- Five economic and social effects that can affect a county or city if certain policies are adopted
- Housing market in Wilson County over the next five years
- Retirees & Housing
- Economic forecast for the county & housing

Attachments: [7-22-24 Edsel Charles- MarketGraphics Research Group](#)

2. Public Hearing 6:15 PM

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

2.A. Public Hearing - 6:15 PM

[0775](#)

- Amend Part C of the Unified Land Development Code known as the Stormwater Ordinance
- Amend the City Code Chapter 26, Taxation, To create a new Article VII to Establish a Central Business Improvement District (CBID)

Attachments: [7-22-24 2nd Reading](#)

Called to order at 5:18 PM

Citizens Comments: No pros or cons voiced

Mr. Edsel Charles, Market Graphics Research Group presented the Market Research data for the next five years.

Adjourned at 6:00 PM

Present: Mayor James Maness, Commissioner Jennifer Milele, Commissioner Ray Justice, and Commissioner Scott Hefner

Absent: Vice Mayor and Commissioner Bill Trivett

3. Call to Order & Declare a Quorum Present

at 6:30 pm

4. Set Agenda

Police Foundation after City Manager Report

5. Invocation & Pledge of Allegiance

Communications Director Justin Beasley

6. Approval of Minutes

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, to approved this . The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

6.A. Approval of July 9, 2024 Minutes

[0776](#)

Attachments: [Minutes to approve for 7-8-24](#)

7. Citizens Comments

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

Jake Porter, CSDG 11B & 11C Elliott Reserve requested a one meeting deferral.

Stephanie Beemer, Opposed to Elliott Reserve

Eric Fisher, Whitley Way, Opposed to Elliott Reserve Feels the City Staff should have a vote since they are the experts. How can Final be addressed if the Preliminary is not approved.

This is fundamentally flawed.

Tyler, 433 Whitley Way: Opposed to Elliott Reserve as presented.

591 Montrose Drive: Opposed to Elliott Reserve.

8. Commissioner Reports & Comments

Commissioner Justice: We have a lot of things going on in Mt. Juliet. Received phone calls and emails about a comment made by a would be developer. This commission has been guilty of silliness but not over partisan. Proud of the Mayor for sponsoring a Resolution on the agenda tonight asking for Prayer and Fasting for the Nation, State and City.

Commissioner Hefner: Thanked those in attendance, watching online, phone calls and emails. School will begin in 2 weeks, please be mindful of the kids and school buses. Heartfelt thank you to the teachers for educating our children. Beazer Homes, thank you for taking the steps to hire a full time monitoring service to help ensure construction traffic stays out of Jackson Hills. The Police Foundation is not related to the MJPD but will benefit the officers.

Commissioner Milele: Thanked everyone for attending tonight. School is starting. Excited to having Texas Roadhouse.

9. City Manager's Report

Thanked everyone for attending. There was some localized flooding. On behalf of the Vice Mayor he is traveling out of town due to his employment. Public Works is working with the development in his district on drainage. Please patronize the local businesses when purchasing school supplies.

Mt. Juliet Police Foundation - Sam Shallenburger: Founder, President of MJ Police Foundation with Andy Long who is Founding Board Member. Purpose is to support Law Enforcement in MJ. We want to help the officer, dispatcher, records clerk. Instagram, Listed Board Members. Have assisted a grant to officer with storm damage and another officer who has medical issues. Will have a Facebook account.

10. Unfinished Business - Ordinances 2nd Reading

10.A. AN ORDINANCE TO AMEND THE MT. JULIET CITY CODE

[0679](#)

CHAPTER 26,

TAXATION, TO CREATE A NEW ARTICLE VII TO ESTABLISH A CENTRAL BUSINESS IMPROVEMENT DISTRICT

Sponsors: City Manager Kenny Martin

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

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Ray Justice

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett
Enactment No: 2024-35

10.B. 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: [Red Line Storm Water](#)
[Stormwater Clean Copy](#)
[Amend Stormwater Ordinance](#)

Discussion was held.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Ray Justice

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett
Enactment No: 2024-36

11. Unfinished Business - Ordinances 1st Reading Deferred from July 8, 2024

11.A. AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C, PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN 2190 NMJR CONVENIENCE STORE

[0669](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [12 ConvenienceStore 2190NMJR PMDP PUD SR](#)
[2190 NMJR Convenience Store PMDP PUD ORD](#)
[2190 NMJR Legal Desc](#)
[2190 N Mt Juliet Road Exhibit B Rezone 5 10 24](#)
[Rezone 2190 N MJ Road - Gas station - email to defer](#)

Discussion was held.

Motion made by Commissioner Justice to require a traffic study, seconded by Commissioner Hefner.

Discussion was held.

Commissioner Justice and Commissioner Hefner rescinded the motion to require a traffic study.

Motion made by Commissioner Justice to defer for one meeting, Seconded by Mayor Maness.

A motion was made by Commissioner Justice, seconded by Mayor Maness, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Ray Justice

SECONDER: James Maness

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett

11.B. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS ELLIOTT RESERVE LOCATED AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 & 102.00, FROM THOROUGHFARE COMMERCIAL TO MIXED-USE

[0690](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [3 Elliott Reserve LUA PMDP PUD SR](#)
[Elliott Reserve LUA ORD](#)
[Elliott Reserve Legal Desc](#)
[Elliott Reserve Lebanon Road LUA 6 4 24](#)

Mayor Maness read items 11.B. & 11.C., Elliot Reserve, with no objections voiced.

Motion made by Mayor Maness to defer both items for one meeting. Seconded by Commissioner Justice

A motion was made by Mayor Maness, seconded by Commissioner Justice, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Ray Justice

Aye: Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Vice Mayor and Commissioner Trivett, and Commissioner Hefner

11.C. AN ORDINANCE TO REZONE APPROXIMATELY 22.64 ACRES OF PROPERTY AT 12440 & 12582 LEBANON ROAD, MAP 053, PARCELS 101.01 AND 102.00 FROM CG AND CRC TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ELLIOTT RESERVE

0691

Sponsors: Planning Commission Positive Recommendation

Attachments: [3 Elliott Reserve LUA PMDP PUD SR](#)
[Elliott Reserve PMDP PUD ORD](#)
[Elliott Reserve Legal Desc](#)
[Elliott Reserve Lebanon Road PMDP PUD Rezone 6 4 24](#)
[Elliot Reserve - Deferral Request](#)

A motion was made by Mayor Maness, seconded by Commissioner Justice, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Ray Justice

Aye: Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Vice Mayor and Commissioner Trivett, and Commissioner Hefner

12. New Business - Ordinance 1st Reading

12.A. AN ORDINANCE ANNEXING THE SOUTH GREENHILL ROAD AND RIGHT OF WAY, LOCATED AT SOUTH GREENHILL ROAD FROM THE NORTHERN PROPERTY CORNER OF 6105 FREEMANTLE CT TO THE NORTHERN PROPERTY CORNER OF PARCEL 073 008.04, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY [0698](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [PC Staff Report, S Greenhill Road Annex](#)
[S Greenhill Road POS](#)
[SGH Rd Annex Application Executed](#)
[SGHR Annex ORD](#)

Discussion was held on new TCA that became effective on 7/1/24.

Motion made by Mayor Maness to defer until Planning Commission has held a Public Hearing as required by state law, seconded by Commissioner Milele. Per City Attorney email 7/24/24, it was decided that this does not have to go back to the Planning Commission.

A motion was made by Mayor Maness, seconded by Commissioner Milele, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 8/12/2024. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Jennifer Milele

Aye: Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Vice Mayor and Commissioner Trivett, and Commissioner Hefner

13. New Business - Resolutions

13.A. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE/EMS DEPARTMENT AMBULANCE AS SURPLUS TO BE TRADED IN FOR A NEW AMBULANCE [0773](#)

Sponsors: Kenneth Martin

Attachments: [Declare FD Ambulance as Surplus to be traded July 2024](#)
[Exec Summary - Res to declare FD Ambulance as surplus July 2024](#)

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

RESULT: ADOPTED

MOVER: Ray Justice

SECONDER: Jennifer Milele

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett
Enactment No: 46-2024

14. Adjournment

13.B. A RESOLUTION CONFIRMING THE INCORPORATION NAME OF THE CITY OF MT. JULIET, TENNESSEE AS "MT." JULIET, NOT "MOUNT" JULIET 0774

Sponsors: Ray Justice, Commissioner

Attachments: [Mt. Juliet as correct spelling](#)

Discussion was held.

Motion made by Commissioner Justice to send a copy to Post Master General, state, and federal offices, or private organizations as staff seems fit to accomplish our goal, seconded by Commissioner Hefner

Vote Yea: Unanimous

Back on original resolution as amended one time.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Ray Justice

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett
Enactment No: 47-2024

13.C. A RESOLUTION TO SUPPORT TENNESSEE HOUSE JOINT RESOLUTION 803 0778

Sponsors: James Maness, Mayor

Attachments: [HJR803 Support](#)

Discussion was held

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Mayor Maness, Commissioner Milele, Commissioner Justice, and Commissioner Hefner

Absent: Vice Mayor and Commissioner Trivett
Enactment No: 48-2024

12. Adjournment

Adjournment at 7:52 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC