

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes**

**Monday, January 13, 2025**

**6:30 PM**

**Commission Chambers**

**Board of Commissioners**

**1. Public Hearing 6:15 PM**

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

Ryan Carr, 320 Midtown Trail in Silver Springs: Opposed to the addition of Silver Springs.

Veronica Bender, previous principal of WA Wright: Supports Silver Springs & Universal Builders.

Lonnie Bender, 680 Poplar Drive: Supports Silver Springs & Universal Builders - As an owner of the land they will sell it.

Emily Gill, 145 Karen Drive: Opposed to Silver Springs.

Lynn Baer 158 Karen Drive: Opposed to Silver Springs.

**Rollcall**

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

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

Mayor Maness called the Board of Commissioners to order and declared a quorum present.

**3. Set Agenda**

As published.

**4. Invocation & Pledge of Allegiance**

Cub Scout Pack 153 lead the Pledge of Allegiance and Invocation.

**5. Approval of Minutes**

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Milele, that this be accepted. The motion failed by the following vote:

**RESULT:** ACCEPTED

**MOVER:** Bill Trivett

**SECONDER:** Jennifer Milele

**5.A. Approval of December 9, 2024 Minutes**

**Attachments:** [Minutes of 12-9-24](#)

This Minutes was approved.

**RESULT:** APPROVED

**MOVER:** Bill Trivett

**SECONDER:** Jennifer Milele

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

**6. Citizens Comments**

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

Lynn Baer, 18 Karen Drive - Continuation of prior comments opposing Silver Springs  
Sally Robertson, 423 Willis Pass: Supports Safe Routes to Library Grant - OLDR and Jackson Trail is dangerous

Michael Thomas, Opposes Silver Springs next to blasting currently

Kenneth Blankenship, 303 Midtown Trail: Opposes Silver Springs

Ryan Carr, 320 Midtown Trail: Opposes Silver Springs

Susan Parker, 119 Karen Drive: Opposes Silver Springs

Steven Heckendorf, 393 Page Drive: Appreciates the clearing of the streets during the snow.

Agree with stipulations on the money for the Central Pike Interchange.

Mike Weston, 142 Karen Drive: Opposes Silver Springs

Clyde Hicks, 143 Karen Drive: Opposes Silver Springs

## **7. Commissioner Reports & Comments**

Commissioner Giles: Thanked Public Works for the work on the roads prior and during the snow. Thanked the Police during the snow and each day for all they do. Thanked Mike and Brenda Earle with their work with BPAC and the work they put into the Walk to School program.

Vice Mayor Trivett: Thanked everyone in attendance and online. Thanked staff for the tremendous work on the roads during the snow. Thanks to Fire and Police for all the work over the past few weeks. The Silver Springs landowners are local and have been paying taxes and he appreciates a local builder and him taking his time in completing the prior phases. If we continue to let the developments come through the county then we miss out on road improvements, sidewalks, etc. Each development that is built is not wanted by the current residents. We do need to look at opportunities to make improvements. We have an .11 cent property tax while others have close to \$1.00. All city departments are forward thinking. All Commissioners devote approx. 40 hours a week to being a Commissioner. Reach out to him whether in his district or not. To the developers he wants to see safety when he drives by the job sites. Make the site safe and clean up the mess. City staff will hold you accountable.

Commissioner Hefner: Appreciates everyone attending and the comments. Public Works did a fantastic job with the roads during the snow event. The additional snow plows allowed us to get to other areas. In the recent census Mt. Juliet saw a 3.2 % increase while Lebanon had a 15 % increase. Traffic is a concern of his. He is concerned over the progress on the Lebanon Road widening and slow move in building the existing Silver Springs. Years of work goes into widening a road, prior to seeing the cones on the streets.

Commissioner Milele: Had knee replacement 2 weeks ago and this is why she is on a walker. Appreciates everyone attending and expressing the concerns. Been here 40 years and have seen lots of changes. Liquor By the Drink, which was voted on by the residents, and Sewer bring the growth. Property owners have property rights to sell and develop their property. No one blames a property owner the right to sell their property. If I had the money I would buy the property to sit on for the wild life. Proud of the quality of the subdivisions we require as compared to the County. It is unlikely that the school will be moved. When a school reaches

85% capacity then the Wilson County School Board goes out to look out for land.

Mayor Maness: Wished the Vice Mayor and District 3 Commissioner a belated Happy Birthday. We had staff working 12 or more hours and sleeping on cots during the recent snow event. We are more proactive on state roads to treat before the snow/ice arrives. It takes dedicated staff to make this happen. Happy New Year to all.

## 8. City Manager's Report

Thanked everyone for attending tonight. Appreciates the respect shown to the Cub Scouts tonight. Takes great pride in serving this city for 35 years. Everyone is dealing with issues that we are unaware of, you don't know what the other person is dealing with. If you are drinking and driving stop. Thanked Public Works for always taking his call all times of the day. We mow all ROW's in the City, we are one of the few Cities with EMS, we have a triple AAA bond rating. Police and Fire thanks for keeping our citizens safe.

## 9. Unfinished Business - Annexation and Rezone of Rosemont

- 9.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE ROSEMONT PROPERTY, LOCATED AT 1826 BENDERS FERRY ROAD MAP 049 PARCELS 15.07, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

**Attachments:** [Rosemont POS](#)

Mayor Maness stated that items 9 A, 9 B, 9 C & 9 D would be considered together with no objection. No objections voiced. (Rosemont)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

- 9.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.64 ACRES, PROPERTY KNOWN AS ROSEMONT, LOCATED 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

**Attachments:** [Rosemont PMDP PUD,AX SR](#)

[Rosemont POS](#)

[Rosemont 1826 Benders Ferry Rd Exhibit B 10 21 24](#)

[Rosemont AX ORD](#)

[Rosemont Legal Desc](#)

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

**RESULT:** ADOPTED  
**MOVER:** Jennifer Milele  
**SECONDER:** Art Giles

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

**9.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_ RELATIVE TO THE ANNEXATION OF THE PROPERTY KNOWN AS ROSEMONT, LOCATED AT 1826 BENDERS FERRY RD, MAP 049, PARCEL 015.07

**Attachments:** [Res in Memorandum Relative to Annexation - Rosemont](#)

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

**RESULT:** ADOPTED  
**MOVER:** Jennifer Milele  
**SECONDER:** Art Giles

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

**9.D.** AN ORDINANCE TO REZONE APPROXIMATELY 19.64 ACRES OF PROPERTY AT 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROSEMONT

**Attachments:** [Rosemont PMDP PUD,AX SR](#)  
[Rosemont 1826 Benders Ferry Rd Exhibit B 10 8 24](#)  
[Rosemont Legal Desc](#)  
[Rosemont PMDP PUD ORD](#)  
[Rosemont Rezone after 2nd reading amendments](#)

Commissioner Giles thanked the developer for contributing the \$7,500.00 per lot for the widening of Lebanon Road.

Commissioner Giles asked Tulsi Patel, Developer if they were OK with making the sidewalk 10 foot wide.

Tulsi Patel stated that they agreed with the 10 foot sidewalks.

Motion made by Commissioner Giles to add #25 under Public Works to state that "A ten (10) foot multi use path along Benders would be constructed, 2nd by Vice Mayor Trivett.

Vote on 1st Amendment:  
 Vote Yea: Unanimous

Back on ordinance as 1x amended:

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that

this Ordinance be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

**10. Unfinished Business - Annexation, Rezone, and Land Use Amendment of Silver Springs**

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE SILVER SPRINGS PHASE 8-13 PROPERTY, LOCATED AT 9621 LEBANON ROAD MAP 054 PARCELS 045.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

**Attachments:** [Silver Springs POS](#)

Mayor Maness stated items 10 A, 10 B, 10 C, 10 D and 10 E would be considered together without objection. No objection voiced. (Silver Springs Phases 8 - 13)

This Resolution was adopted.

Resolution # 03-2025

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.39 ACRES, PROPERTY KNOWN AS SILVER SPRINGS PH. 8, LOCATED 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

**Attachments:** [Silver Springs Ph 8 AX, PUD Amend SR](#)

[Silver Springs Phase 8 PoS](#)

[Silver Springs Ph 8 LEGAL DESCRIPTION](#)

[Silver Springs Ph. 8-13 Exhibit B- Annexation 7-12-24](#)

[Silver Springs Ph. 8 AX ORD](#)

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

Ordinance # 2025-03

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Milele

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**Nay:** Commissioner Hefner

**10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE \_\_\_ RELATIVE TO THE ANNEXATION OF THE PROPERTY KNOWN AS SILVER SPRINGS, LOCATED AT 9621 LEBANON RD, MAP 054, PARCEL 045.00

**Attachments:** [Res in Memorandum Relative to Annexation - Silver Springs](#)

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

**10.D. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS SILVER SPRINGS PH. 8 LOCATED AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL.**

**Attachments:** [Silver Springs Ph. 8-13 Exhibit A- LUA 7-12-24](#)  
[SilverSpringsPh8 LUA ORD](#)

Motion made by Commissioner Milele on amend the LUA ordinance to state exhibit A instead of B, 2nd by Mayor Maness

Vote on Ordinance as 1x amended:  
Vote Yea: Unanimous

This Ordinance was referred to the Board of Commissioners for 1st Reading on 2/24/2025 and 2nd Reading on 3/10/25

**RESULT:** REFERRED

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

**10.E. AN ORDINANCE TO REZONE APPROXIMATELY 47.39 ACRES OF PROPERTY AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00 FROM WILSON COUNTY A-1 TO RS-20 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SILVER SPRINGS PH. 8**

**Attachments:** [Silver Springs Ph 8 AX, PUD Amend SR](#)  
[Silver Springs Ph 8 LEGAL DESCRIPTION](#)  
[Silver Springs Ph. 8-13 Exhibit B- PUD Amendment 10-21-24](#)  
[Silver Springs Ph. 8 PMDP PUD ORD](#)

Tom White representing Silver Springs, stated that they are committed to the voluntary contribution of \$7,500.00 per lot for the widening of Lebanon Road. The Bender family

is very committed to the community and are trying to do the right thing. HOA's are a private matter and not a matter of the BoC. All developers maintain the HOA until the end. The developer has the biggest investment. Being a HOA board member and elected official is a thankless job. Thanked the Bender family.

Mike Wyre, Engineer: They have worked with Todd Serbent City Traffic Engineer and have sent a proposed route to 70 for a construction route. They are willing to reduce the number of lots by 6 lots.

Discussion was held.

Motion made by Commissioner Giles that a Voluntary Contribution of \$7,500 per lot to be paid when the Erosion Control Permit is pulled and to be allocated to the widening of Lebanon Road, 2nd by Vice Mayor Trivett.

Vote on 1st Amendment:

Vote Yea: Unanimous

Back on original ordinance as 1x amended:

Motion made by Mayor Maness to amend said ordinance to state " As agreed upon by staff, all construction traffic for Phases 8-13 shall utilize a separate construction entrance whenever physically possible. No construction activity for Phases 8-13 shall commence until this designated construction entrance has been completed and is fully operational", 2nd by Vice Mayor Trivett.

Vote on 2nd Amendment:

Vote Yea: Unanimous

Back on Ordinance as amended 2x's:

Discussion was held.

Mayor Maness stated that without objection all Ordinances and Resolutions would be changed to state Phases 8-13, No objections voiced.

Discussion was held.

Motion made by Mayor Maness to amend said ordinance:

- 1) Public Works comment #9 that sidewalk on Mill Cove Road will connect to Karen Drive
- 2) Public Workks comment # 11 to be removed.
- 3) Public Works comment # 18 to be removed.
- 4) Add to Public Works comment # 19 at the 35th Certificate of Occupancy (CO).

2nd by Commissioner Giles.



Vote on 3rd Amendment:  
Vote Yea: Unanimous

Back on Ordinance as 3x's amended.

Discussion was held.

Motion made by Commissioner Giles to amend the sidewalk width from 6 feet to 10 feet with a grass strip to be completed on Benders Ferry and to be completed by the 35th Certificate of Occupancy (CO), 2nd by Vice Mayor Trivett

Vote on 4th Amendment:  
Vote Yea: Unanimous

Vote on Items 10 A, 10 B, 10 C, 10 D, and 10 E (Silver Springs Phases 8-13):

This Ordinance was adopted.

**RESULT:** ADOPTED  
**MOVER:** Jennifer Milele  
**SECONDER:** Art Giles

**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Milele

**Nay:** Commissioner Hefner

**11. Unfinished Business - Ordinances - Second Reading**

**11.A. AN ORDINANCE AMENDING ORDINANCE 2024-31 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2024 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2024 UNTIL DECEMBER 31, 2025**

**Attachments:** [Ord to extend sunset for Mobile Food Vendors 2024-31 Food Trucks extension until 12-31-24](#)  
[2024-05 Food Trucks](#)

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

**RESULT:** ADOPTED  
**MOVER:** Scott Hefner

**SECONDER:** Art Giles

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

**12. New Business - Ordinances - First Reading**

**12.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.32 ACRES, PROPERTY LOCATED AT 2460 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 071.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY..

**Attachments:** [2460 OLDR AX SR](#)  
[2460 Old Lebanon Dirt Road POS](#)  
[2460 OLDR City Property AX ORD](#)  
[2460 OLDR Legal Desc](#)  
[ROW Old Lebanon Dirt Road Annexation 10 17 24 Exhibit B](#)

Mayor Maness stated that items 12 A: Annex 2460 Old Lebanon Dirt Road, 12 B: Annex 1191 Nonaville Road, 12 C: Annex 8790 Saundersville Road, 12 D: Amend Land Use for Chrisman Property - 0 Karen Drive, 12 E: Annex Chrisman Property 9127 Lebanon Road, and 12 F: Rezone Chrisman Property - 9127 Lebanon Road would be considered together without objection, No objections voiced.

Public Works Director Matt White stated that item 12 A: Annexation of 2460 Old Lebanon Dirt Road (OLDR) was due to the widening of OLDR.

This Ordinance was recommended for approval to the Board of Commissioners due back on 2/10/2025

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

**12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.02 ACRES, PROPERTY LOCATED AT 1191 NONAVILLE ROAD, MAP 050, PARCEL 098.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

**Attachments:** [1191 Nonaville Rd AX SR](#)  
[1191 Nonaville Rd POS](#)  
[1191 Nonaville Rd AX ORD](#)  
[1191 Nonaville Road Legal Desc](#)  
[1191 Nonaville Road Annexation 10 17 24 Exhibit B](#)

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, on

meeting date of 2/10/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

**12.C. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1 ACRE OF PROPERTY LOCATED AT 8790 SAUNDERSVILLE ROAD, MAP 032H, GROUP A, PARCEL 009.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.**

**Attachments:** [8790 Saundersville Road AX SR](#)  
[8790 Saundersville Road POS](#)  
[8790 saundersville rd AX ORD](#)  
[8790 Saundersvile Rd Exhibit B- Annexation 12-30-24](#)

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 2/10/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

**12.D. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 0 KAREN DRIVE, MAP 054, PARCEL 063.00 FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL**

**Attachments:** [Chrisman Properties LUA,RZ,AX SR](#)  
[Chrisman Property LUA ORD](#)  
[Chrisman Properties Legal Desc](#)  
[Chrisman Properties Exhibit B- LUA 12-31-24](#)

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 2/10/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

**12.G. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR THE CENTRAL PIKE INTERCHANGE PROJECT**

**Attachments:** [2025- Amend Capital Proj budget for ROW ph of Central Pike Interchange](#)

This item was considered and voted upon after item 13B:(Approve TDOT agreement - Central Pike Interchange). A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 2/10/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

**12.H. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE (ORDINANCE 2024-25) TO APPROPRIATE FUNDS FOR OBTAINING OWNERSHIP OF WEST ELEMENTARY SCHOOL'S SEWER INFRASTRUCTURE****Attachments:** [Draft Ordinance re Budget Amendment for West Elementary Pump Station](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 1/27/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Bill Trivett

**SECONDER:** Scott Hefner

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

**12.E. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 3.53 ACRES, PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 9127 LEBANON ROAD, MAP 054, PARCELS 063.00, 064.00, 065.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.****Attachments:** [Chrisman Properties LUA,RZ,AX SR](#)  
[Chrisman Prop. POS](#)  
[Chrisman Properties AX ORD](#)  
[Chrisman Properties Legal Desc](#)  
[Chrisman Properties Exhibit B- Annexation 12-31-24](#)

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 2/10/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

**12.F. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE CHRISMAN PROPERTIES, LOCATED 9127 LEBANON ROAD, APPROXIMATELY 3.53 ACRES, MAP 054, PARCELS 063.00, 064.00, 065.00 FROM RS-40 TO CNS.**

**Attachments:** [Chrisman Properties LUA,RZ,AX SR](#)  
[Chrisman Properties RZ ORD](#)  
[Chrisman Properties Legal Desc](#)  
[Chrisman Properties Exhibit B- Rezone 12-6-24](#)

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 2/10/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

**13. Resolutions**

**13.A. A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE ITS AND SIGNAL IMPROVEMENT, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT**

**Attachments:** [2025-01-13, ITS Construction Contract Resolution](#)  
[2025-01-13, ITS Construction Contract Resolution - Exec Summary](#)  
[S & W contract signature pages](#)  
[PIN 127895.00 Mt. Juliet ITS Bid Tabs 12-3-2024](#)

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

**RESULT:** ADOPTED

**MOVER:** Art Giles

**SECONDER:** Jennifer Milele

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

**13.B. A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE CENTRAL PIKE INTERCHANGE PROJECT AND TO REVISE THE STIPULATIONS FOR THE CITY'S MONETARY CONTRIBUTION TOWARDS THE CENTRAL PIKE INTERCHANGE PROJECT**

**Attachments:** [2025-01-13, Resolution TDOT contract and establish stipulations](#)  
[2025-01-13, Resolution TDOT contract and establish stipulations - Exec Summary](#)  
[PIN 124884.00 Mt Juliet Amnd 1 DRAFT 120624](#)

Discussion was held.

Motion made by Commissioner Giles to amend said Resolution to state " Prior to the Mayor signing the contract amendment TDOT shall insert the stipulations, as outlined in the resolution" 2nd by Mayor Maness.

Discussion was held

Vote on 1st Amendment:

Vote Yea: Giles, Hefner, Maness, Milele

Absent: Trivett (stepped away from the table)

Back on Resolution as 1x amended:

Vice Mayor Trivett returned to the table.

After consideration of this Resolution the BoC considered item 12G: Budget Amendment for the Central Pike Interchange Project.

Vote on 13 B: Resolution Approving TDOT agreement for Central Pike Interchange Project.

A motion was made by Commissioner Giles, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Art Giles

**SECONDER:** Bill Trivett

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

**13.C. A RESOLUTION DECLARING CITY OF MT JULIET FIRE DEPARTMENT VEHICLE THAT WAS USED BY THE CITY BEAUTIFUL DEPARTMENT AS SURPLUS TO BE DONATED TO THE MT. JULIET HELP CENTER**

**Attachments:** [Fire-City Beautiful Truck donate to MJ Help Center](#)  
[Fire Truck to Help Center Pictures](#)  
[Fire-City Beautiful Truck donate to MJ Help Center Resolution](#)

Mayor Maness stated that without objection items 13 C: Declare Fire Department Vehicle as surplus and 13 D: Declare City of Mt. Juliet property from various department as surplus be considered together, No objections voiced.

A motion was made by Commissioner Giles, seconded by Vice Mayor and

Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Art Giles

**SECONDER:** Bill Trivett

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

**13.D. A RESOLUTION DECLARING CITY OF MT. JULIET PROPERTY IN VARIOUS DEPARTMENTS AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION**

**Attachments:** [2025 - Declare Fire Equip as surplus](#)

A motion was made by Commissioner Giles, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

**RESULT:** ADOPTED

**MOVER:** Art Giles

**SECONDER:** Bill Trivett

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

**14. Appointments**

**14.A. Appointment of BoC Representative to the Initial Research and Development Committee for a Recreational/Aquatic Complex**

**Attachments:** [26-2024](#)

[35-2024](#)

Mayor Maness requested nominations:  
Commissioner Giles nominated Commissioner Milele.  
No other nominations offered.  
Mayor Maness ceased nominations.

Vote on Commissioner Milele to represent the BoC on the Initial Research and Development Committee for a Recreational/Aquatic Complex.

**RESULT:** APPROVED

**MOVER:** Art Giles

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

**14.B. Appointment of BoC Representative to the JECDB Position #18**

**Attachments:** [JECDBBoardPosition#18](#)

Mayor Maness nominated Luke Winchester.

A motion was made by Mayor Maness that this Discussion Item be approved. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** James Maness

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

**15. Adjournment**

9:01 pm

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Mayor James Maness

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City Recorder Sheila S. Lockett, MMC