

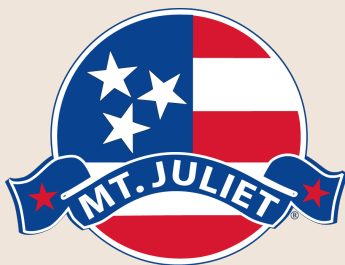
JUNE 2020 NEWSLETTER



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Jennifer Milele

Mt. Juliet City Commissioner, District 4

Can you believe it's the middle of July already? Early voting started this past Friday, July 17th and will run thru August 1st for the August Primary which is on August 6th. Every vote counts so I hope you will get out the vote. If you didn't register, you won't be able to vote in the Primary but you still have time to register for the General Election on November 3rd (that's the ballot I'm on). The deadline for registration is October 5th and there is a link on my website.

Business status:

Regal Cinemas announced their nationwide reopening set for July 31st. New health and safety measures will be in place.

Update on Food Trucks:

There will be a discussion about the food truck ordinance at the next Board of Commissioners (BOC) meeting on July 27, 6:30 pm at MJ City Hall.

Shout out:

The end of June our MJPd did an amazing job rescuing a 14 year-old girl from rising creek water who jumped in to save an 11 year-old boy. Thankfully, everyone made it out safely.

Losses:

Sadly, we lost **Charlie Daniels** the first part of July. Charlie was a great patriot and a big supporter of MJ. He used to perform concerts for his fans at the MJ Community Center. He will be missed. Also, on a very sad note, one of our firefighters, Michael Moore and his wife Sloan lost their two year-old son, **John Robert**. I attended the funeral and it was heartbreaking. My continued thoughts and prayers are with them.

ITEMS OF INTEREST

1) Blood Drive: On August 7th, the American Red Cross will be holding a blood drive and also be testing for COVID-19 antibodies. This is not a test to diagnose illness, including COVID-19.

2) Ava's Splash Pad has officially opened with a modified schedule. Monday, Wednesday, Friday, Saturday 11 am-4 pm; Sunday 1 pm -5 pm. Please contact them for questions at 615-758-6522.

3) Resolution to purchase park properties: I am sponsoring a resolution to purchase two pieces of park property for the city. One on the south end and one on the north end of town. On the north end, the Thomlinson property on Beckwith Road (approx. 57 acres) priced at \$975,000. On the south end, is approx. 23 acres with plenty of opportunities located at 1041 S.

Rutland Road. It has a six-acre lake, a barn, swimming pool, and a 10,000 sq ft home that would be a great location for a second community center. The options are endless. The property is priced at \$2.5 million. The Parks and Rec budget is funded from our hotel/motel tax and was approved in the 20/21 budget. I brought the item for discussion before the Board on June 29th and since then, city staff has toured the property. The Parks Board approved moving forward with both properties to the BOC. The vote to approve the purchase of both properties will be on the BOC agenda July 27th. *(Note: The city will be looking at another property on Tate Lane, so this resolution may get tabled for the time being).*

4) Flooding: There has been some severe flooding issues within and from the developments of Wynfield and Herrington. I am assisting City Commissioner Ray Justice (D1), County Commissioner Diane Weathers, Public Works Director Andy Barlow, MJ Road Inspector Todd Lankes, Engineer Ryan Lovelace, and home builders Beazer and Pulte, to help resolve the flooding issues. Central Pike is also a county road and is in need of TDOT improvements.

5) MJPD Guardian Shield/Automated License Plate Recognition readers: (ALPR). **June:** 14 stolen vehicles/plates alerted that lead to 15 arrests/apprehensions. All were either out of county or out of state.

6) Excessive Speeding: MJPD has completed a speed survey on Sunnymeade Drive which showed the average speed was above the speed limit. They are conducting them in other areas as well. I am talking with a developer and Public Works to have four speed humps installed on Sunnymeade Drive in the near future. I knocked on a few doors already with residents to gage support. If you live on Sunnymeade Drive, please contact me with your feedback.

Again, more people including children are out walking and playing, so I encourage everyone to be watchful and pay attention to the speed limits and remember that not every street has sidewalks.

7) MJ ranked 8th Freest City: The Beacon Center released their first-ever City Freedom Index, which ranks the 30 most populous cities in Tennessee with an overall freedom ranking. MJ came in as the 8th freest city in the state, the 2nd lowest property tax rate, and lowest overall Cost of Government. To read the full report you can find it here <https://www.beacontn.org/freest-cities>.

8) MJ Farmer's Market: Remember our local growers located in Charlie Daniels Park. Hours are Tuesday and Thursday 1-6 pm and Saturday 7 am-4 pm.

9) Live with Kenny Martin: Our City Manager does live interviews each week on Fridays at 3 pm to give updates and interesting information about our city. You can watch live on the city's Facebook page and YouTube. (Facebook - "City of Mt. Juliet" and Youtube - "Live with City Manager Kenny Martin").

10) Please remember to **complete your federal census** if you haven't sent it off yet. The last U.S. federal census was done in 2010 and they are taken every 10 years. You can fill it out online, over the phone, or by mail. Your information is confidential for 72 years.

The city of MJ gets funding based on the results that help determine how billions of dollars flow into states and communities. The federal funds can help our hospitals, fire department, schools, parks, roads, and highways.

The results also determine the number of seats each state will have in the U.S. House of Representatives and used to draw congressional and state legislative districts. It's also mandated in the U.S. Constitution. So, make sure to get them completed as soon as possible.

11) Status of **ACLU's lawsuit against MJ**: MJ city attorneys are in negotiations. Carafem (Crossings Circle) was given the green light by the federal judge, to perform "surgical" abortions in addition to "medical" abortions in their current location, after issuing a preliminary injunction against MJ. Please know I cannot comment on pending litigation.

12) If you would like to sign up for text/email alerts for the city's **Chipper Service**, you can sign up here: <https://www.mtjuliet-tn.gov/list.aspx?listid=236>.

STATUS REPORT: PROJECTS/CONSTRUCTION/DEVELOPMENTS

Belinda Pkwy Sidewalks: The sidewalk project is complete for the most part at least. The contractor had left mounds of dirt with rocks in residents' yards along the edges of the sidewalks. I felt this was unacceptable, so I was able to get Public Works to get the contractor to fix these issues and replant the grass. Thank you to residents that called and brought this to my attention.

NMJRD I-40 Widening: TDOT is expected to open the bidding process for the overpass late summer/early fall. Once construction begins (August/September), it should be completed within 18 months.

SMJRD Widening: In the process of Right-of-Ways (ROW), environmental, design, TDOT, etc. These big projects don't change much from month-to-month, especially on state roads.

NEW BUSINESS UPDATES

- **Schlotzsky's Deli** – is now open but is only doing drive-thru for now.
- The **Subway** (next to Sally's Beauty Supply/Walmart) is relocating beside Exxon on NMJRD.
- **Jersey Oven** will be locating in The Paddocks shopping center (Walmart/Lowe's).

- **Coffee Shop** – will be going in next to Exxon on Belinda Pkwy.
- **ML Rose** is looking at moving into the Logan's location.
- Even though **JC Penney** filed bankruptcy, the MJ location is not on the closure list for the time being.
- **There are several potential new businesses that have been exploring locations throughout the city** – this is good news.

BOARD OF COMMISSIONERS MEETINGS

The next BOC meeting is Monday July 27th, 6:30 pm at City Hall. *(We did not have a quorum at the BOC meeting on July 13th therefore we did not hold a meeting.)* The Board has been meeting in person and the public is welcome to come and/or submit comments/questions to Sheila Lockett until 4 pm prior to the meeting at slockett@mtjuliet-tn.gov. The meeting is also aired live on MJTV (Comcast channel 3 or TDS channel 6) and on the city's website.

Some items of interest for the June 8 BOC meeting:

- 1) **Providence Central Development Amendment – 2nd Reading** *(*Please see bottom of newsletter for details)* I held a town hall meeting between residents and the developer, and I've already spoken with many of you and appreciate your feedback. Please feel free to contact me with any further questions and input.
- 2) **Cawthon Farms – 1st Reading. This is a proposed 72 acre single family home development on S. Rutland Road, including rezone and annexation.** *(*Please see bottom of newsletter for details)* I recently held a virtual town meeting with residents of Providence Landing and the developer. Many questions were asked and addressed. Please feel free to contact me with any further questions and input.

CAMPAIGN TO ELECT JENNIFER MILELE

I am campaigning for the November 3rd election to keep my City Commission seat for District 4. Therefore, I am asking for your support and votes as well as financial donations to help cover postage, yard signs, mailers, printing, ads etc. In addition, I will be looking for volunteers in August, as well as possibly holding a couple of fundraising events. I would be honored to have you help me keep my seat as your District 4 City Commissioner so that I may continue serving you.

What I stand for:

- Citizen advocate with a heart to serve
- Roads/signal improvements
- Limited government
- Conservative
- No bias or personal agenda
- MJ resident since 1984

- I bring open-mindedness, common sense, personal commitment and accountability with a high standard of ethics

I care because you matter, therefore I would like to hear from you. If you have any suggestions, ideas, comments, complaints, or just something to share, please let me know. If you would like to make a contribution to my campaign, volunteer, and/or sign up for monthly email newsletters, you will find the options to do so on my website below. You can also email me your email address and I will add it to the newsletter/updates list. It is an honor to serve you. Thank you very much.

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***Providence Central Development** (a summary):

This 200-acre development is located south of I-40, between SMJRD and west of Central Pike, further south to city limits and east to Providence Pkwy. (behind Goodwill). As is, this project was approved in 2013 which consists of (commercial mix) office buildings/hotels/retail/100+ - 55+ assisted living units on about 12 acres/53 single family homes on about 25 acres.

There is an **amendment** proposal up for 2nd reading vote Monday, June 27th to add 300-310 (high-end) 1-2-3 bedroom apartments (20 acres/15.5 units per acre) next to the existing apartments (Creekside) on Providence Pkwy., and other minor zoning and variance requests. These apartments would not be completed until approximately 2024.

There are basically 4 phases to this project which would span out over approximately 5-7+ years before completion. It should coincide with the I-40/Central Pk. interchange which is also likely to be 4-7 years before it begins. The TDOT interchange could possibly change priority status once the developer confirms an anchor tenant for the first office complex which should be around 2022. Best case scenario for the interchange to begin would be 2024-2025 at the earliest, which is the reason I indicated 4-7.

The office space would bring in (Class A) white collar jobs, which MJ doesn't really have and the apartments would be marketed to career-minded professionals who choose to live in apartments.

The nugget is the \$8M infrastructure system which the developer would put in first at no expense to the tax payers. It would start with Providence Pkwy. and extend to Central Pk., that would connect SMJRD to Central Pk. (3 lane graded for future 5 lane). The next phase would have Adams Lane rerouted to connect with Providence Pkwy. These would be the two main roads in

the development east of Central Pk. The last two phases would extend Providence Pkwy. west of Central Pk. and reroute John Hagar to Providence Pkwy. The apartments are a major funding contributor to the infrastructure system.

In addition, the land owners are donating \$2-3 million in Right-of-Ways for the city and TDOT.

Phase One: Providence Pkwy. connecting SMJRD/Central Pk. (first) completed end of 2021; Section of Central Pk. Improvements north/south of Providence Pkwy.; Traffic signal at Central Pk./ Providence Pkwy.; First section of apartments, which would complete around 2022. Next included in this phase is the first office complex. This amendment passed the Planning Commission meeting in May with a positive recommendation to the BOC with a request to not issue the occupancy permit (apartments) until the widening project at MJRD overpass is complete. *(It has been requested to add the date of December 2021 to end the occupancy stipulation, yet to be voted on by BOC).*

Phase Two: Adams Lane improvements (3 lane); Add 2nd EB left turn lane on Adams at SMJRD signaled intersection; 55+ assistant living; office; retail; hotels. Estimated 2023-2025.

Phases Three/Four: Reconstruct Providence Pkwy. from SMJRD/Central Pk. to 5 lanes; 5 lane Providence Pkwy. extension west from Central Pk. to John Hagar/3 lane to single family homes; Reroute 3 lane John Hagar to Providence Pkwy; 4 lane divided highway on Central Pk. widening from city limits (south) to I-40/Central Pk. interchange; 53 single family homes; office; retail; hotels. Estimated 2024-2027+. *(The completion of Central Pike widening, from I-40 to SMJRD, is a TDOT project since it is a state road.)*

***Cawthon Farms** *(a summary):*

This 72-acre private property, currently in the county, is the location of approx. 208 single family homes that would be rezoned and annexed into the city limits. Currently it is in the urban growth boundary of MJ. The landowners have been working with the developer to bring a quality residential development on S. Rutland Road. It would be located between Providence Landing and Baird Farms and would connect to both by streets and sidewalks.
