

OCTOBER 2021 NEWSLETTER



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Mt. Juliet City Commissioner, District 4

Fall has definitely arrived. I love the beautiful fall colors of the trees. Thank you to all our Veterans for your service and sacrifice to our nation and to the United States Marine Corps on your 246th birthday.

Thirteen-year-old Gracie Duplisea, FDMJ's Honorary Fire Chief, was recently battling for her life at Vanderbilt Children's Hospital. Gracie was born with Prader-Willi Syndrome and she loved all things emergency services. There is a [GoFundMe](#) (click to donate) to help the family with financial hardships related to Gracie's care. Sadly, as I was writing this, I learned that Gracie had just gone to be with Jesus. Please keep the family in your immediate prayers.

My 81-year-old mother fell yesterday on the sidewalk, and broke her wrist and pelvis in two places. She will have surgery on her wrist and therapy on her pelvis (for now), but so far, she hasn't been able to put weight on it. Your prayers for strength and healing would be appreciated.

November 27th is Small Business Saturday, so shop local and keep those tax dollars at home, because we all benefit.

Remember to set your clocks back Saturday night before you go to bed since Daylights Savings Time ends November 7th. I wish everyone a safe and Happy Thanksgiving.

Business status:

Don Pancho (between Lowe's and Walmart) has closed, but a new business called Dos Sisters Mexican Restaurant has opened in its place. The address is 300 Pleasant Grove Road, Ste. #365.

The Corner Pub (CP Between the Lakes) has reopened under new ownership.

The Incredible Christmas Place is having their Official Grand Opening on Tuesday, November 2nd at 9 am with a Ribbon Cutting at 4 pm.

UPCOMING

1) Town Hall meeting for City District 4 growth: Please make plans to attend my next Town Hall meeting **this Thursday night, November 4th at 6:30 pm, located at 201 Belinda Pkwy.** There are some new projects coming to City District 4 (south of I-40). One industrial concept plan, known as Beckwith Pointe, has been submitted that was approved by the MJ Planning Commission to be located on the 75 acres between Belinda Pkwy. and the interstate. The developer and engineer will be at the meeting to answer questions about the project, which is

basically four Class A warehouses with a road that would have only one connection to Belinda Pkwy. connecting to Wilfong Blvd. (behind the ER). The developer already had the zoning and land use, so even though it never had to come to the BOC for a vote, I support the project. To view the plans submitted for Beckwith Pointe (3 pages) click [here](#).

Following that portion of the meeting, I will give you a visual of potential future growth and where the market is going. Another submitted plan was on the October Planning Commission agenda, but was deferred until November. That high-density townhome project would be located behind Zaxby's and next to Providence Publix.

We will also go over the four city districts that are being redrawn due to the 2020 Census counts. I will have maps and a PowerPoint. The location of the Town Hall meeting will be at 201 Belinda Pkwy., which is at Grace Baptist Church. All are welcome.

2) 2nd Public Work Session for ambulances in MJ city: On Monday, November 8th at 5:15 pm at MJ City Hall, the BOC will hold its second discussion meeting regarding the future of EMS (ambulances) inside the city limits. This meeting will be a second attempt to discuss the future of ambulance service inside the city limits. In addition, FDMJ will present a submitted plan from a private ambulance service as a possible option. The public is invited to attend. If it's not preapproved for the public to speak, I will request it at the beginning of the meeting.

As you know, Mayor Hutto has plans to move WEMA ambulances out of Station #1 (Belinda Pkwy.) and Station #3 (E. Hill Street) and move them to new (future) county-funded locations on Clemmons Road/Curd and Central Pike across from the storage units just east of SMJRD. Both of these locations are still inside the city limits.

3) Voices4Veterans Fundraiser: On Saturday, November 13th, there will be a fundraiser held at the Hilton Gardens and Tru Hotel located at 1975 Providence Pkwy. The musical headliner is Larry Gatlin, with a long list of music entertainers to follow, including Gracie Carol, Brad Wolf, Nashville Songwriters and more. Stormie Warren will Emcee the event. Doors open at 4 pm with music from 5-10 pm. Tickets are \$25 each (includes food), with limited seating. 100% of the proceeds benefit Operation Song and Operation Song Alumni that provide programs and services for Veterans, military members and their families. Tickets can be purchased here at [EventBrite.com](#). To learn more about Operation Song you can find it here at [OperationSong.org](#).

4) BPAC (Bicycle Pedestrian Advisory Committee):

- Ribbon Cutting of the Belinda Pkwy. sidewalks is rescheduled for Sunday, November 14th at 2 pm. We will meet at the pavilion in Mundy Park and walk thru the trailhead to the median on Belinda Pkwy. to cut the ribbon.
- Following the Ribbon Cutting in Mundy Park, there will be a [StoryWalk](#) near the pavilion. Young kids are invited to participate with the book "Big Dance" that will have 17

reading stations with a short walk in between. The event will end by 4 pm. Invite friends and neighbors.

- Monday, December 6th will be the [Light Walk](#). I will announce further details confirming the time, but this year we will be walking thru Jackson Hills to see all the beautiful decorated homes for Christmas. The public is invited to join the walk.

5) November Planning Commission: A submittal for a potential 120 townhome (for sale) project was scheduled to be on the October Planning Commission agenda, but was deferred until November 18th. The location would be next to Providence Publix behind Zaxby's. The developer would be asking for a Land Use Amendment and a Rezone to RM-16 (multi-family). PC meetings begin at 6:30 pm at City Hall and are open to the public to speak. Depending on the outcome from the PC, this project would come to the BOC for a vote. I do not support this project, because the density is too high for only 7 acres. They met the 20-acre minimum because it would include Publix.

6) Redistricting Public Work Session: On Monday, November 22 at 5:15 pm at MJ City Hall, the BOC will hold its second Work Session regarding the redrawing of the four city districts to ensure equal representation from the 2020 Census numbers. Currently, the city district numbers are as follows: District 1 - 9,051; District 2 - 7,630; District 3 - 10,038; District 4 - 12,610. I know for sure that portions of District 4 will go to District 3. The public is invited to attend. Following the Work Session at the regular BOC Agenda Meeting, we will have the 1st reading vote.

7) 2021 Christmas/holiday lights contest: The lights contest is back again this year, titled "Christmas Across Mt. Juliet." The entry deadline is December 5th and is sponsored by Mt. Juliet Parks & Recreation. The contest is open to residents and businesses again this year located inside the city limits of Mt. Juliet, with one award reserved for a nearby resident outside of city limits. All locations must be fully decorated by the night of December 5th. You can find more details [here](#).

8) MJ 2021 Christmas Parade: This year's Christmas parade is scheduled for Saturday, December 11th at 1 pm. The theme is "A Patriotic Christmas" that will begin at the little league fields on Lebanon Road and end at E. Division. The Christmas Tree Lighting Ceremony at the Town Center (corner of E. Division/NMJRD) will begin at 4:30 pm.

9) Speed hump (not bump) Survey Poll: If you haven't taken the poll yet, please give your input for a speed hump (not bump) on Providence Trail between The Cottages and Meridian. I am polling community support for it [here](#). Please know any speed humps/tables have to be justified and supported by Public Works and MJPd, as well as the community.

UPDATES

1) Meetings approved to be recorded: I sponsored an amendment to City Code to have all BOC Work Sessions and Special Meetings recorded and to be posted on the city

website. They will not be broadcast live, like regular BOC Agenda meetings, because it's too costly, but will be available for public viewing. It passed 5-0.

2) RM-8 Zoning (Multi-family) Public Work Session: On Monday, October 25, the BOC held a public Work Session about the possibility of reducing RM-8 zoning for multi-family (townhomes/apartments/condos) from the 20-acre minimum to a 10-acre minimum. There was not much accomplished at the Work Session, other than local developers expressing support. You can watch the Work Session [here](#). This BOC agenda item was deferred from earlier in the summer until January 2022. This reduction will be on the January 24th BOC agenda for 1st reading. To view the map of the current tracts across the city that would be in question, please click [here](#).

3) FDMJ swift water rescue: FDMJ is creating a Swift Water Rescue Team for MJ and Tennessee Emergency Management Agency (TEMA) and has been in training. Thank you, FDMJ, for always being there ready to save lives. FDMJ recently celebrated their 8th anniversary.

4) Grace Park: The city agreed and approved to lease space behind Grace United Methodist Church on NMJRD for a city park, but the construction estimates have come in over budget. The MJ Parks Department/Board is discussing priority options and will make recommendations.

5) Veterans Memorial Wall: This memorial wall in Robinson Park is expected to go up spring 2022.

6) Wilson County is 222 years old: On October 26th, Wilson County turned 222. It was founded in 1799. Happy Birthday, Wilson County.

7) Town Center Clock: You probably have noticed the time isn't working on the clock. The inside control board failed due to a power surge. The parts have been ordered, but there have been some delays in getting them. Hopefully, it will be fixed soon.

8) MJPd ride-along: I had my second ride-along with K-9 Majlo and Sgt. Barth on Saturday night, October 23rd and got to witness a drug bust from the initial search to the start of the investigation. It was amazing and I learned so much. They work so hard and I appreciate them for keeping us and our city safe.

9) MJPd Guardian Shield/Automated License Plate Recognition readers: (ALPR). **October:** 9 stolen vehicles/plates/wanted persons alerted that lead to 8 arrests/apprehensions. All were from out of county or out of state.

MJPd is getting 11 new cameras to expand the area for stolen vehicles/plates/wanted persons, taking the total to 50. Since April 2020, this successful program has led to the interception of 95 stolen vehicles, 48 stolen plates, and 69 wanted persons. Overall, there were a total of 309 interceptions based off an alert.

10) MJ City property tax bills: MJ City will send out property tax bills sometime next week. You can also access them on the city's website [here](#).

11) New voter registrations: MJ City District 4 (south of I-40) had 73 new registered voters for October.

STATUS REPORT: PROJECTS/CONSTRUCTION/DEVELOPMENTS

Signal warrant on Providence Trail: As part of the Baird Farms development, the developers will be required to do a signal warrant study at Providence Trail and Providence Pkwy. at a certain point of occupancy within the development, which will be soon.

Providence Central: Land clearing has begun for the extension of Providence Parkway to Central Pike which should be completed by the end of 2021. Providence Central is all the undeveloped land between south of I-40, west of SMJRD, and north of Central Pike (including a section to the southwest) within the city limits. This includes The Enclave at Providence Central apartments which will be a two-year project.

Mundy Park Improvements: Design plans were completed and approved at the October Planning Commission meeting. Bids for construction will be going out, and construction is expected to begin around April 2022.

Waterford Park (formerly Cawthon Farms): This single-family home development is about ready to break ground. Once construction begins, it will probably take 6-8 months for infrastructure, with home building beginning sometime next summer/fall. The plan includes four speed humps on Sunnymeade Drive since it would be impacted with cut-through traffic.

Traffic signal on Providence Pkwy.: The signal between Providence Kroger and Providence Commons is still finalizing right-of-way acquisition with Kroger and is 90% complete with preconstruction activity. Construction was expected to begin this summer, but is taking longer than expected for the ROW.

Three-way stop intersection on S. Rutland Road: The 3-way intersection at the back entrance to Baird Farms at S. Rutland Road has been constructed and the curve in the road removed. Final pavement won't be completed until the construction equipment no longer uses this entrance for the final construction phases in Baird Farms.

MJRD I-40 overpass widening: The paving on the west side of MJRD is scheduled to take place sometime during November. After the paving is complete, they will shift the traffic to begin working on the east side of the overpass. The TDOT project is still on schedule to complete around May 2022. It is currently 50% complete.

Signal improvements: Traffic signals along MJRD between Central Pike and Division will be undergoing improvements. The

project is 80% complete with preconstruction activity. Construction is expected to begin in 2022 and will include installing fiber optic communication between each signal and connecting to City Hall.

SMJRD widening: Currently in final design stage and ROW acquisition is anticipated to begin this winter. Field work started for survey. Ongoing environmental phase and design. This TDOT project is 40% complete with preconstruction activity.

I-40/Central Pike Interchange: TDOT has hired a firm to begin design and survey. Project is 10% complete with preconstruction activity. It is too far off to estimate projected construction at this point. There are many phases to go through for capital projects.

Central Pike widening: This TDOT widening project extends from Old Hickory Blvd. to SMJRD, and currently TDOT is working on the transportation report. Project is 5% complete with preconstruction activity. The Providence Central development will be responsible for widening a portion of Central Pike at Providence Pkwy. when they get to that point.

FDMJ north firehall: Under construction, with an estimated timeframe for completion around spring 2022. The location is next to Green Hill High School.

MJPD Expansion: The MJ BOC approved \$6 million for the badly needed expansion last year, which includes the hardened dispatch, evidence room and other upgrades. Unfortunately, the estimates have come in at several million dollars above what was budgeted. The city is exploring options at this point.

Sidewalk improvements on NMJRD: MJ has been awarded funding from the COVID Relief and will be using it to make ADA sidewalk improvements along NMJRD. The section between Weston Drive and Old Lebanon Dirt Road will be reconstructed with 6 ft. ADA-compliant sidewalks to replace the current 4.5 ft. non-ADA-compliant sidewalks.

Cedar Creek Greenway Phase 1: This greenway project should start construction 4th quarter 2021 and be completed in about 12 months. It will extend from Charlie Daniels Park to Golden Bear Gateway and connect to Park Glen and Tuscan Gardens.

Lebanon Road sidewalks Phases 2 & 3: Currently, Phase 2 is in ROW planning and in final design and 80% complete with preconstruction activity. Construction is expected to begin in 2022. This includes both sides of Lebanon Road from NMJRD to Park Glen, including a portion of Park Glen. Phase 3 will be between Nonaville Road and Green Hill High School and is 25% complete with preconstruction activity. Construction is expected in 2023.

Town Center Trail Connector: This greenway extension will run along S. Greenhill Road from W. Wilson Blvd. to Town Center Trail on W. Division. Project is currently performing utility coordination and is 70% complete with preconstruction activity. ROW acquisitions are expected 4th quarter 2021, with construction estimated sometime in 2022.

Golden Bear Gateway development: Many have asked what is being built off the Beckwith interchange on GBG. Legacy Pointe is a commercial development with office and retail. Retail will have some eateries, but nothing has been submitted.

Velocity Motors: An enclosed high-end luxury and exotic car dealership, repair, and service center has been approved that will be located at 100 NW Rutland Drive.

7-Eleven gas station: Currently under construction on the corner of GBG and Volunteer Blvd.

Heritage Medical office building: Currently under construction on Old Pleasant Grove Road (in front of Glass Creek Apartments).

Traffic signal at NMJRD/Curd Road: Design is expected to conclude in about two months, followed by ROW acquisitions. At this time, construction is expected to begin this winter. Efforts continue in working with the federal Post Office for approval of an exit on Curd Road. Project is 60% complete with preconstruction activity.

Traffic signal at Lebanon Road/S. Greenhill Road: This has had many delays to date for many reasons. A structural analysis will be done soon to ensure the poles that will receive a different mast arm will be structurally sound. The project is 70% complete with preconstruction activity. Construction is likely this winter.

Traffic signal on GBG and Volunteer Blvd.: This signal project is 95% with preconstruction activity and in final design stage. Construction is likely during 4th quarter 2021.

S. Greenhill Road roundabout: Finalizing ROW plans and 70% complete with preconstruction activity. Once completed, the ROW acquisition process will begin. Construction is expected to begin spring/summer 2022.

Old Lebanon Dirt Road widening: Currently, in process of appraisals and ROW acquisition for 90 tracts to be acquired and utility relocation. Along with this project will be sewer expansion and flooding mitigation. Project is 70% complete with preconstruction activity.

Lebanon Road widening (Park Glen to GBG): Currently this TDOT project is in design, ROW plans, and environmental phases and 40% complete with preconstruction activity.

Pleasant Grove widening and realignment: Currently in consultant selection phase. Public Works is also evaluating options at the 3-way intersection at Central Pike with the flashing light.

Golden Bear Gateway widening: The widening on GBG between the Cedar Creek bridge and Palermo/Curd Road is 50% complete with preconstruction activity. Currently, ROW plans are being developed and utility coordination.

Sewer expansion: The city has many sewer expansion projects that are in various stages of preconstruction activity.

Project note: If there is a project you are interested in and don't see it listed, you can contact me and I will get you the information, or you can find any of these and many others on the [Capital Projects Selector](#) or [Development Tracker](#) on the city website. To save you the time and effort, I provide a list of various updates for your convenience.

MJ BOARD OF COMMISSIONERS MEETINGS

The next MJ BOC meeting is Monday, November 8th, 6:30 pm at City Hall.

The public is welcome to come and speak 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 as well as YouTube. **It's too early for the agenda, so I don't have a list of what will be included at this time. I will send out a notice after the agenda comes out, which is the Wednesday prior to a meeting.**

*1st reading for redistricting the city voting/commission districts.

If you have any questions, suggestions, ideas, comments, complaints, or just something to share, please let me know. If you would like to sign up for my monthly email newsletters, you will find the options to do so on my website. You can also send me your email address and I will add it to the newsletter/updates list.

It is an honor serving you and being your citizen advocate. Thank you very much.

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