

JUNE 2025 NEWSLETTER



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Mt. Juliet City Commissioner, District 4

I was glad to see the bluebirds had another nest with four eggs, then sadly discovered a predator destroyed them. Dates in July are; Independence Day July 4, National Buffalo Soldiers Day July 28.

NEW BUSINESSES:

Pelican's Snowballs has reopened and relocated at 2365 NMJRD.

Campione's Taste of Chicago is anticipating a July opening. They will be located at 1410 NMJRD.

UPCOMING

1) Independence Day fireworks:

- On Friday, July 4th in conjunction with Celebrate MJ Day, there will be the MJ City fireworks show at Circle P Ranch located at 563 E. Main Street. Gates open at 4 pm with live music starting at 5 pm, and will include food trucks. Bring chairs/blankets and the family and come celebrate our independence. The celebration is presented by Volunteer Bank and supporting sponsors are TDS and Two Rivers Ford. To see the flyer, you can [click here](#).
- **REVISED MJ City Fireworks Code:** If you are shooting your own fireworks, please remember July 4th is the last day to buy or sell fireworks inside the city limits. Permitted dates and times for discharge (shooting) is **ONLY** allowed July 3rd, July 4th, and July 5th from 5-10 pm, inside the city limits.
- Any organized firework displays in neighborhoods, including HOAs, using residential grade fireworks, is required to **notify the fire marshal's office** in advanced. A site plan showing the location of the discharge area, fallout zone, and the designated area for spectators is required.

2) Needham's Nursery & MJCA fireworks show: On Friday, July 4th, there will be a fireworks viewing party at First Baptist Church, located at 735 NMJRD. Gates open at 6 pm with food trucks available. The fireworks show, provided by Needham's Nursery, will start at 9 pm. To see the flyer, you can [click here](#).

3) Major road closure notice: Beginning Friday, July 11th at 8 pm, NMJRD will be closed through Monday, July 14th for road repair at the RR crossing. Detours will be in place, so plan ahead. This project is also weather dependent. To see the detour map, you can [click here](#).

4) June 19th Planning Commission: *Note: There are other items submitted as well, and there could be more added before the*

final deadline. You can watch for the agenda to be posted closer to the meeting date by [clicking here](#).

- **Rezone for NMJRD:** A Rezone request from OPS to CTC has been submitted for 656-904 NMJRD, 1316-1323 Clearview Drive, and 1097 Weston Drive. To see the map, [click here](#).
- **Ripple Creek-Tate Lane:** An Annexation, Rezone and Concept Plan has been submitted for Watermark Way. For the plans, [click here](#).
- **Crye Property:** A Preliminary Plat has been submitted for single family lots on 44 acres connecting Rehnea Drive to Graham Drive. For the plans, [click here](#).
- **Industrial Drive Storage:** A Site Plan has been submitted for 335 Industrial Drive. For the plans, [click here](#).
- **7 Brew:** A Site Plan has been submitted for 11226 Lebanon Road. For the plans, [click here](#).
- **Hamilton Reserve:** A Preliminary Plat on eight acres for four lots has been submitted at 12465 Lebanon Road. For the plans, [click here](#).
- **Sunset Homes Subdivision:** A Final Re-Subdivision Plat has been submitted to subdivide 1.89 acres into two lots, on the McElhannon Property on Sunset Drive. For the plans, [click here](#).
- **The Sutton:** A Preliminary Plan has been submitted at Rutland Drive and Golden Bear Gateway for Land Use Amendment and Rezone for Commercial Mixed-Use. For the plans, [click here](#).
- **Rezone on Saundersville Road:** A Rezone request was submitted for 8790 Saundersville Road. I did not have an attachment available as of this writing.

5) The Peach Truck (repeat/update): The Peach Truck will be at the MJ Cracker Barrel for local pickups on Sundays from 2:30-5:30 pm, beginning June 8th thru August 10th. Cracker Barrel is located at 350 SMJRD. Walk-up quantities are limited. To preorder your peaches and verify specific dates, you can [click here](#).

6) Back the Blue car washes: Support our local heroes while getting your car washed when you stop by either MJ Wash N' Roll location. Make sure to say "Back the Blue" and 100% of your first month's proceeds go directly to MJPD fitness program, then 50% each month after continues to support our officers' health and wellness.

UPDATES

1) NEW MJ Rec/Aquatic Center:

The \$14M Bond for construction of the building remains in the recently passed 25/26 Fiscal Budget. The bond would come from hotel/motel tax, which only goes toward MJ Parks capital projects and nothing else. However, with a 4-1 BOC vote on June 9th, a Referendum Resolution passed to put this project on the ballot for the '26 election before the voters. The \$14M dollar amount is only good for right now, so please know, \$14M will not be enough to build a facility in well over a year from now. I made a motion to remove the \$14M cap to better line up with the resolution, which was based on "intent," to let voters better

decide what they wanted, but it failed. My opinion, this project isn't going anywhere.

2) MJ '25/26 Fiscal Budget: The MJ BOC passed a budget at 2nd Reading on June 9th by a vote of 4-1. If you would like to know why I voted against this budget, you can [click here](#) and read my reasons. I have not received a full revised updated budget plan since 2nd Reading as of this writing.

- **Property tax revenue chart since 2019** ([click here](#)). The new rate of .29 will only generate \$6.1M as compared to .11 of \$2.2M. Personnel/Operating of FDMJ is \$12.2M.
- **GF Revenues:** \$52.6M.
- **GF Expenditures:** \$71.1M.
- **On hand balance at the start of '25/26:** \$26.9M.
- **On hand balance at the beginning of '26/27:** \$8.4M.
- **Summary of General Fund revisions:** ([click here](#))
- **Statement of Revenues as of June '25:** ([click here](#))

3) Buy a Brick for MJ Animal Shelter: MJ Animal Shelter is raising funds to help pay for medical expenses of the animals in their care. This is an expense that is not covered in the city's annual budget. The bricks will be placed outside the front door of the facility. For donation costs and further information, you can [click here](#) for the form. Complete the form and drop it off at 115 Industrial Drive, or email it to scox@mtjuliet-tn.gov, and you will receive a link for payment.

4) Back to School supplies: The MJ Senior Center, in conjunction with the MJ Help Center, is collecting needed school supplies for local kids for the coming school year. The last day to drop off your donated items is July 14th at 2034 NMJRD. To see the list of needed items, you can [click here](#).

5) Capital Road Project Plan: Public Works has submitted their Capital Road Project Plan for '26-'35 that reflects city funding phases, as well as estimated construction dates. If you would like to see the chart, you can [click here](#).

6) City commitments to TDOT road projects: If you would like to see the list of TDOT road projects and the City's commitments to these projects, you can [click here](#).

7) Age-Friendly Community Survey: Wilson County is conducting a county-wide survey for its residents to find out about your community and what you'll need as you get older. The survey is for research purposes only and your responses will remain anonymous. It takes about 15-20 minutes to complete. To take the survey, you can [click here](#).

STATUS REPORT: PROJECTS/CONSTRUCTION/DEVELOPMENTS

(Note: updated information since last month is in color.)

Belinda City stormwater system: There are three culverts to be upsized/rehabilitation around Belinda City through the Storm Water Utility (SWU) master plan. The MJ BOC just approved the engineering contract.

- Culvert under Belinda Pkwy., as part of the Mundy Park detention pond project, currently in survey and design.
- 121 SE Springdale Drive, in planning/design.
- 136 Sunnymeade Drive, in planning/design.

Beckwith Road: The consultant is currently working on preliminary design for the full corridor. NEPA studies are complete, pending approval by TDOT. This area of Beckwith Road is between I-40 and south to the four-way intersection at S. Rutland Road/Posey Hill Drive. In addition, design for the Quick Start Project at the four-way intersection is complete. ROW acquisition is complete for the Quick Start Project, and we are waiting for the relocation of utilities. Construction for the quick-start improvements is expected after utility relocation. To see a closeup of the quick start plan, you can [click here](#).

Beckwith Point: The Beckwith Point project on 75 acres between Belinda Pkwy. and I-40, is under construction. It consists of three distribution warehouses with a road connecting from Beckwith Rd. to Belinda Pkwy., across from Meadowview Drive. The road will have to be completed prior to occupancy. To review the plan, you can [click here](#).

Beckwith Station: Land clearing has begun. This is for a gas station, office, and eatery on the southwest corner of Beckwith Road and Summit Blvd. across from the ER. If you would like to view the layout, you can [click here](#).

SMJRD widening: TDOT ROW is in the early stage of acquisition, and utility relocation coordination. Field work has begun for survey, with ongoing environmental phase, final design, and engineering. This TDOT project is 80% complete with preconstruction activity on the part of the city. The TDOT ROW acquisition and utility relocation phases will take around three years to complete. *Per our agreement with TDOT, the City is required to fund all engineering for the project. So far, the City has spent \$1,452,832.52 on engineering. The estimated total cost for engineering is \$2,043,741.35 for this project. Because of the City's financial commitment, TDOT has included this project in their 10-year plan for construction to be funded in the year 2032.*

I-40/Central Pike Interchange: TDOT phase is in surveying, environmental, engineering, and finalizing design. Project is 50% complete with preconstruction activity. ROW acquisition is set to begin in 2026. *Per our agreement with TDOT, the City was required to fund the preliminary engineering/NEPA phase of the project. Also, the City agreed to contribute an additional \$25 million towards the project. The City funded \$2,409,922.84 for the preliminary engineering/NEPA phase. No other funding is needed to complete that phase. The City has funded \$5 million of the \$25 million thus far. Therefore, the City has an outstanding balance of \$20 million. Total project commitment is \$27,409,922.84. Because of the City's financial commitment, TDOT has included this project in their 10-year plan for construction to be funded in the year 2031.*

Central Pike widening:

This TDOT widening project to five lanes extends from SMJRD to Old Hickory Blvd., and currently TDOT has finalized and

approved the transportation report. TDOT has budgeted to begin NEPA and preliminary engineering phases. TDOT construction is estimated to align with the interchange project.

- [Phase 1](#) is between I-40 and SMJRD and is 10% complete with preconstruction activity. [Per our agreement with TDOT, the city is required to fund all engineering and ROW acquisition for the project. The City has spent \\$243,808 thus far on engineering. The estimated total cost for engineering is \\$2 million for this project. The estimated total cost for ROW acquisition is \\$4 million for this project. Therefore, the estimated total cost for the City is \\$6 million. Because of the City's financial commitment, TDOT has included this project in their 10-year plan for construction to be funded in the year 2030.](#)
- The [Phase 2](#) TDOT project will be from I-40 to OHB and is 5% complete with preconstruction activity.

Cedar Creek Greenway Phase 2: [Phase 2](#) will connect Charlie Daniels Park to Lebanon Road and currently, in design. NEPA is complete, pending TDOT approval. Project is 20% complete with pre-construction activity. If you would like to see a map of Phases 1&2 with the new trailhead Park Glen, you can [click here](#).

Town Center Trail:

- [Phase 3:](#) Design for the 3rd Phase of the TCT has begun that will extend from S. Greenhill Road to Mt. Juliet Elementary School. Currently in final design, and NEPA studies are complete. Project is 75% complete with preconstruction activity.
- [Phase 4:](#) The City received approval from the Nashville and Eastern Railroad Authority (NERA) and RJ Corman for an easement to install a greenway trail in the railroad ROW. This trail will be installed by the Lynwood Station developer from the Train Station east to Clemmons Road. Then, the trail will follow alongside Clemmons Road to the Lynwood Station site. To see a map, you can [click here](#).

Lebanon Road sidewalks Phase 3: [Phase 3](#) will be between Nonaville Road and Green Hill High School and is 99% complete with preconstruction activity. ROW, NEPA and final design are complete. Waiting on TDOT construction fund obligation. Construction is expected to begin this summer.

MJRD ADA upgrades Phase 2: This project will be upgrading ADA requirements on MJRD sidewalks between Weston Drive and OLDRD. It is currently 75% complete with preconstruction activity and in final design. NEPA has been approved by TDOT, and waiting for them to obligate funds for final design.

Woodridge Place sidewalks: [The Phase 2 sidewalk project on Woodridge Place has been completed.](#) This was a project funded by a developer.

Signal improvements Phases 2 & 3:

- Traffic signals along MJRD between Central Pike and Division will be undergoing improvements in [Phase 2](#). Construction ([materials ordered](#)) has begun, and

completion is expected in 2026. Project includes installing fiber optic communication between each of the 13 signals (Central Pike to Division) that will connect to City Hall. The project will take about 18 months to complete.

- [Phase 3](#) is in final design, which will extend from Curd Road to Lebanon Road, covering six signals. This project is 75% complete with preconstruction activity, and in final design. NEPA was approved. Phase 3 is estimated to begin construction in fall 2025.

Traffic signal at NMJRD and Curd Road: The signal project is 90% complete with preconstruction activity, which will include some widening. Design is complete and currently acquiring ROW and utility coordination. MJ Traffic Coordinator is also working with USPS for needed easements. Construction plans have been finalized, and acquiring permits from TDOT.

GBG/Beckwith Road Interchange Lighting: Contract between MJ City/TDOT to improve lighting at the interchange was finalized and TDOT has begun design. Bids are expected to go out this December and begin construction early 2026. It is funded 50% by TDOT and 50% by the city, with a portion city's being funded by development near the interchange. Project is 50% complete with preconstruction activity.

FDMJ Station #3: The new fire station under construction on Old Lebanon Dirt Road is progressing well. Targeted completion is the end of this year. This location will replace the current Station #3 on E. Hill Street.

MJPD Headquarters: The new police headquarters is nearing the end, located on Charlie Daniels Pkwy. Plans to move-in are expected to occur [this summer/early fall](#).

Old Lebanon Dirt Road widening: Project is 90% complete with preconstruction activity and ROW acquisition. Estimated construction is Spring 2026. Utility relocation has begun and is expected to complete in the Spring of 2026. Construction will follow and will take about two years to complete. The primary purpose of this project is safety improvements and not roadway capacity improvements. This widening project seeks to correct these issues and decrease the crash rate along the corridor. The limits of the first phase of the project are from Moreland Drive to Chandler Road. Other components of the project will include providing a 10-foot trail on one side of the road for multimodal transportation options, improving poor drainage and flooding along the corridor, and extending sanitary sewer along a portion of the project. Therefore, this project is a road widening, multimodal, stormwater, and sanitary sewer project all in one.

Lebanon Road widening (Park Glen to GBG): Project is 50% complete with preconstruction activity. The City has applied for the Statewide Partnership Program and allocated \$3+ million toward the ROW Phase to get TDOT to fund the remaining cost for ROW. Total cost for ROW is estimated around \$15+ million. [Per our agreement with TDOT, the City is required to fund all engineering for the project. So far, the City has spent \\$855,473.17 on engineering. This project is currently on hold](#)

because TDOT has not chosen to fund the ROW acquisition phase or the Construction Phase yet. Once those phases are funded by TDOT, the City will be required to resume engineering expenses. The estimated total cost for engineering is \$2 million for this project. TDOT to begin a safety plan improvement in front of West Elementary to add a center turn lane. Project will begin this summer and complete by August 2026.

Pleasant Grove Road widening and realignment: The widening will be a 4-lane median divided roadway from Old Pleasant Grove Road to Central Pike with multi-use paths on each side. Project is 20% complete with preconstruction activity. NEPA is complete, pending TDOT approval. The ROW design is estimated to be completed mid-year. To see a map, you can [find it here](#).

Golden Bear Gateway widening (Eastern Connector Phase 2): The widening on GBG between the Cedar Creek bridge and Palermo/Curd Road is 90% complete with preconstruction activity. ROW acquisition is complete, and waiting on utility relocation. Construction is estimated to begin during 2026.

E. Division Street widening: NEPA is complete, pending TDOT approval. In addition, a Quick Start Project is in design for the intersection of NMJRD and E. Division Street, which includes turn lane improvements. The project is 20% complete with preconstruction activity, and will include a 4-lane median divided roadway with multi-use paths on each side, from NMJRD to just east of GBG.

Sunset Drive widening: Design is complete, This project is 75% with preconstruction activity, and working with utilities on relocation.

Weston/Clearview Drives drainage: The planning and design phase has begun to alleviate flooding from an undersized swale/culvert system. This project is part of the Storm Water Utility (SWU) engineering master plan.

Project note: To save you the time and effort, I provide a list of various updates for your convenience. The information listed is reflected on the city website and is updated each month, as referenced here [Capital Projects Selector](#) and [Development Tracker](#).

MJ BOARD OF COMMISSIONERS MEETINGS

The MJ BOC meetings in July are on the 14th and 28th at 6:30 pm, at MJ City Hall.

NOTE: 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 is too early for the agenda, therefore look for notices prior to each BOC meeting.

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 option to do so on my website. It is an honor serving you and being your citizen advocate.

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