

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, June 23, 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

1.A. Public Hearing Notice 6-23-25[1278](#)**Attachments:** [Public Hearing Notice - 6-23-25](#)

Randall Dunham, 149 Burton Place

Mr. Dunham expressed appreciation for the City's assistance with a drainage issue at his property and requested to speak with Utilities Director Tim Forkum.

Lori Gossett, 121 SE Springdale Drive

Ms. Gossett spoke in opposition to the proposed property tax increase.

Greg Gamble, representing the 6235 Central Pike Project

Mr. Gamble spoke on behalf of the proposed development project at 6235 Central Pike.

Larry Bloom, 146 Denny Drive

Mr. Bloom spoke in opposition to the proposed property tax increase.

Chip Baily, 140 Denny Drive

Mr. Baily expressed support for the proposed property tax increase.

2. Call to Order & Declare a Quorum Present

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

3. Set Agenda

Mayor Maness requested the removal of Item 9B from the Consent Agenda.
No objections were heard.

Mayor Maness requested that Items 12B and 12D be added to the Consent Agenda.
No objections were heard.

Mayor Maness requested that Item 10D be read before Item 10A.
No objections were heard.

Mayor Maness made a motion to move Item 11A to the end of the agenda.
Vice Mayor Trivett seconded the motion.
No objections were heard.

Commissioner Milele made a motion to move Item 12C to follow Item 11A, placing it at the end of the agenda.
No objections were heard.

Mayor Maness made a motion to reconsider the agenda.
Vice Mayor Trivett seconded the motion.
No objections were heard.

Mayor Maness requested the removal of Item 9C from the Consent Agenda.
No objections were heard.

4. Invocation & Pledge of Allegiance

Tim Bryant, Director of Wilson County Fellowship of Christian Athletes, led the Invocation and the Pledge of Allegiance.

5. Approval of Minutes

5.A. Meeting Minutes to be Approved - 6-9-25

[1277](#)

Attachments: [Meeting Minutes to be Approved - 6-9-25](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Shawn Glover, 11400 Lebanon Road (Volunteer State Bank)

Spoke about the Barry Wilmore event scheduled for Saturday, June 28.

Tim Bryant, 555 Logue Road

Shared that he grew up with Barry Wilmore and expressed support for the Fellowship of Christian Athletes.

Scott Bailey, 2012 Stonebrook Circle

Spoke in opposition to the proposed tax increase.

Rocky Lee, 16604 Central Pike

Expressed gratitude to Commissioners Milele and Hefner and thanked citizens for their outreach. Spoke in support of the Deputy Parks Director of Administration role. Announced he would rescind his resignation if allowed.

Brittney McGregor, 240 Bass Drive

Spoke in support of the Parks Department. Described former Parks Director Rocky Lee as the face of Mt. Juliet Parks and expressed a desire to see him return.

Kris Midgett, 1027 Posey Hill Road

Voiced support for the return of former Parks Director Rocky Lee, and both the Communications Director and Deputy Parks Director of Administration positions.

Angelece Adams, 129 Belinda Parkway

Restated comments from the June 9 meeting, requesting an amendment to the City's tattoo ordinance.

Harold Cheatham, 6085 Central Pike

Spoke in opposition to the Tillman Project and requested that the City wait until the exit ramp is complete.

Melvin Gatewood, 186 Karen Drive

Spoke in support of the Communications Director position.

Jake Porter, representing The Reserve at Tate Lane Project

Addressed the Board regarding the proposed development.

Steve Griffith, 1614 Tate Lane

Expressed pride in the City and commended the Police Department for its efficiency, noting it has fewer officers than Metro but performs more effectively.

Randy Parks, 118 Due West Drive

Thanked the Board for ensuring there would be no connection to Due West.

Larry Bloom, 146 Denny Drive

Spoke in opposition to the proposed tax increase.

7. Commissioner Reports & Comments

Commissioner Giles commented on the recent ribbon cutting, noting the great turnout and thanking everyone who attended. He also thanked residents who have reached out via email regarding the proposed tax increase, stating that he personally dislikes taxes. However, he explained that in order to maintain the current level of city services, a tax increase is necessary. He is continuing to respond to citizen emails and plans to follow up with everyone who contacted him. He closed by thanking everyone for their engagement.

Vice Mayor Trivett thanked everyone for attending the meeting and for maintaining communication with the Board. He acknowledged the difficulty of the decisions being made and emphasized that he is doing his best to listen to every single citizen. He described the relationship between the community and the Board as one of give and take. Vice Mayor Trivett also noted the ongoing work with city staff and commended department heads for their continued efforts in serving the city, both past and present. He expressed pride in the strength of the community and encouraged everyone to be respectful of their neighbors and to keep children safe during the upcoming Independence Day celebration, including the event at Circle P Ranch.

Commissioner Hefner thanked everyone for attending the meeting and extended well wishes to City Manager Martin for a speedy recovery. He noted that voluntary developer contributions have increased from \$2,500 to \$7,500 over the past four years, clarifying that the City does not receive those funds until the developer makes payment. Commissioner Hefner acknowledged the large number of emails and phone calls he has received from citizens and assured them he will respond to everyone. He also spoke about his sponsorship of the tax freeze ordinance, explaining that the proposal is based on adopting state law provisions. Commissioner Hefner expressed his support to rehire Rocky Lee. He concluded by encouraging residents to stay safe in the extreme heat, reminding everyone to check their backseats for children and pets.

Commissioner Milele presented charts highlighting General Fund expenditures and discussed the City's budget priorities. She emphasized that the largest portions of the budget are dedicated to Police, Fire, EMS personnel, and operations. Commissioner Milele shared that she has been actively responding to citizens via social media, email, and phone calls. She explained how property taxes originated and provided historical context specific to the City's tax structure. Additionally, she presented a chart illustrating sales tax revenue trends and offered further explanation of the property tax rate and what occurred during the first reading of the budget. She also noted that building activity in the City has recently slowed.

Mayor Maness shared that he has heard from many citizens regarding the proposed tax changes. He explained that the current county-wide sales tax rate is 9.75%, which is the maximum allowed. Of that amount, 7% goes to the State, 1.375% is allocated to schools, and the remaining portion goes to the City which is 1.375%. Mayor Maness stated that while the City can always explore additional fees. He noted that the City's current \$0.11 property tax rate reflects an ongoing effort to keep costs as low as possible for residents. He emphasized that the City has been making every effort to manage resources responsibly.

8. City Manager's Report

City Manager Martin was unable to be present and did not provide a report.

9. Unfinished Business Consent Agenda Items:

- 9.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - PROPERTY MAINTENANCE

[1241](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance re Amending City Code Ch 8 Fire Fees](#)
[Redline Edits re Amending City Code Ch 8 Fire Fees](#)
[Current Fire Fees](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Absent: Commissioner Hefner
Enactment No: 2025-29

- 9.B.** AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

1211

Sponsors: Planning Commission Positive Recommendation

Attachments: [Reserve at Tate Ln ORD](#)
[Reserve at Tate Lane EX A - Legal Description](#)
[Reserve at Tate Lane EX B - PMDP PUD](#)
[Reserve at Tate Lane SR](#)

This item was moved from the Consent Agenda during the setting of the agenda.

Commissioner Milele questioned the project representative about drainage and stormwater runoff.

Discussion was held.

Commissioner Giles inquired about the possibility of installing a pedestrian path. He clarified that it would be contingent upon approval from the Lynn Haven HOA, with the intention of providing connectivity to Bass Lane and Due West Drive. He noted that the path would run outside of the development-not through it.

Mr. Porter expressed a willingness to construct and discuss the proposed path, noting that a 6-foot walkway would be appropriate due to the presence of existing trees in the area.

Discussion was held.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-30

- 9.C.** AN ORDINANCE ADOPTING THE PROPERTY TAX FREEZE PROGRAM FOR ELDERLY LOW-INCOME HOMEOWNERS OF THE CITY OF MT. JULIET, TENNESSEE, AS AUTHORIZED BY STATE LAW

[1271](#)

Sponsors: Scott Hefner, Commissioner, James Maness, Mayor

Attachments: [Ordinance to Establish Tax Freeze Program](#)
[TN Property Tax Freeze Act](#)

This item was moved from the Consent Agenda during the setting of the agenda.

Commissioner Hefner made a motion to adopt the redline version of the item, which included minor housekeeping changes. A copy of the redline version was provided to each Commissioner.

Mayor Maness seconded the motion.

Back on ordinance as 1X amended.

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
Enactment No: 2025-31

- 10. Unfinished Business - Land Use Amendment, Annexation, and Rezone of 6235 Central Pike**

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 6235 CENTRAL PIKE PROPERTY, LOCATED AT 6235 CENTRAL PIKE MAP 097 & 076 PARCELS 013.00 & 053.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1248](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike Plan of Services](#)

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together.
No objections were heard.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 52-2025

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1126](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike AX ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- Annexation](#)
[6235 Central Pike SR](#)

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together.
No objections were heard.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-32

10.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE [1250](#)
TO THE ANNEXATION OF THE PROPERTY LOCATED AT 6235
CENTRAL PIKE

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike - Res in Memorandum Relative to Annexation](#)

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together.
No objections were heard.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 53-2025

**10.D. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE
PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL
053.00 FROM MIXED USE TO MULTI-FAMILY RESIDENTIAL**

1125

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike LUA ORD](#)
[6235 Central Pike EX A- Legal Description](#)
[6235 Central Pike EX B- LUA](#)
[6235 Central Pike SR](#)

Mayor Maness made a motion to keep the land use designation as Mixed Use and leave the Land Use as is.

Discussion was held.

Commissioner Milele asked Greg Gamble, project representative, to respond to the Mayor's motion.

Mr. Gamble explained that due to protected streams and other environmental constraints, the proposed use-not commercial-is most suitable for the property. He added that within 60 days of receiving the grading permit, a traffic signal will be installed to support future construction and traffic flow.

Commissioner Hefner commented that the site would be difficult for any commercial use.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Vice Mayor and Commissioner Trivett, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness
Enactment No: 2025-33

10.E. AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND MT JULIET RS-40 TO RM-16 PUD AND RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN

1127

Sponsors: Planning Commission Positive Recommendation

Attachments: [6235 Central Pike PMDP PUD ORD](#)
[6235 Central Pike EX A - Legal Description](#)
[6235 Central Pike EX B - PMDP PUD Rezone](#)
[6235 Central Pike SR](#)

Mayor Maness requested that Items 10A, 10B, 10C, and 10E be read together. No objections were heard.

Todd Serbent, City Traffic Engineer, proposed an amendment to Public Works Condition 2A. The amendment reads:
The developer proposed finishing the signal within 180 days of the grading permit, which is termed the Land Disturbance Permit in our code.

Mayor Maness made a motion to approve the amendment.
Vice Mayor Trivett seconded the motion.

Representative Joe Haddix clarified that his earlier reference to 60 days was a misspeak and confirmed his agreement with the proposed amendment as 6 mos.

Shane Shamanur, Director of Engineering, recommended revising the timeline to 180 days instead of 6 mos. He further stated that if the signal is not installed within 180 days, permits shall be withheld until the signal is complete.

Vice Mayor Trivett and Mayor Maness expressed support for the revised language and conditions.

Back on Ordinance as 1x amended:

Mayor Maness made a motion to adopt Planning Conditions 16 through 22.
Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on ordinance as 2x amended:

Mayor Maness made a motion to adopt Public Works Condition 1.

Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on ordinance as 3x amended.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-34

11. Unfinished Business

11.A. AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE
ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND
SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025
AND ENDING JUNE 30, 2026

[1273](#)

Sponsors: City Manager Kenny Martin,

Attachments: [FY 26 Budget Ordinance 2nd reading](#)
[FY 26 Budget 2nd reading](#)

Mayor Maness made a motion to adopt a total of \$3.1 million in cuts to the General Fund budget, consisting of the following reductions:

Economic Development

Page 25: Decrease 110-47200-910 by \$1,000,000

Fire Department

Page 48: Decrease 110-42200-945 by \$220,000

EMS Department

Page 49: Decrease 110-42250-940 by \$100,000

Mundy Park

Page 57: Decrease 110-44720-310 by \$500

Page 57: Decrease 110-44720-322 by \$500

Page 57: Decrease 110-44720-331 by \$8,000

Satellite Parks

Page 61: Decrease 110-44738-320 by \$10,000

Page 61: Decrease District Park by \$10,000

IT Department

Page 32: Decrease 110-41740-200 by \$35,000

Public Works - Clemmons Road Garage

Page 55: Decrease 110-41861-933 by \$300,000

Transfers to Other Funds

Page 18: Decrease 110-49800-899 by \$1,050,000

Personnel Administration

Page 29: Decrease 110-41650-200 by \$46,000

Police Department

Page 36: Decrease 110-42100-204 by \$28,460

Page 36: Decrease 110-42100-206 by \$5,600

Page 37: Decrease 110-42100-236 by \$1,000

Page 37: Decrease 110-42100-239 by \$2,000

Page 38: Decrease 110-42100-255 by \$65,000

Page 38: Decrease 110-42100-304 by \$30,000

Page 39: Decrease 110-42100-322 by \$30,250

Page 39: Decrease 110-42100-326 by \$5,000

Page 40: Decrease 110-42100-327 by \$20,000

Page 40: Decrease 110-42100-349 by \$6,250

Page 41: Decrease 110-42100-945 by \$7,500

Page 41: Decrease 110-42100-949 by \$118,600

Animal Control

Page 44: Decrease 110-41720-949 by \$8,300

The motion also included setting the property tax rate at 30 cents.
Vice Mayor Trivett seconded the motion.

Discussion was held.

Commissioner Hefner made a motion to add a Deputy Parks Director position, and suggested marketing City-owned property, setting a \$2 million target for potential sales.

Discussion was held.

Commissioner Milele requested to amend Mayor Maness's motion by removing the 30-cent property tax rate.
Discussion was held.

Commissioner Hefner also moved to codify a midyear budget review, with a workshop to be scheduled in January to reassess expenses and departmental needs.
This passed without objection.

Discussion was held.

Vote on Mayor Maness's motion (with \$3.1M in cuts and 30-cent tax rate):

Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele
Motion passed.

Back on budget as 2X amended.

Discussion was held.

Commissioner Giles made a motion to amend the budget by reducing the proposed property tax rate from 30 cents to 29 cents.
Vice Mayor Trivett seconded the motion.

Mayor Maness made a further amendment to General Fund:

Page 18: Decrease 110-49800-899 by \$30,000

State Street Aid Fund:

Page 62: Decrease 121-37810 (Transfer to SSA) by \$30,000 (Revised total: \$670,000)

Page 63: Decrease 121-43100-356 (Speed Prevention Program) by \$30,000 (Revised total: \$5,000)
Vice Mayor Trivett seconded the amendment.

Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele
Motion passed.

Back on budget as 3X amended.

Mayor Maness made a motion to amend the budget as follows:

City Manager Department:

Page 21: Increase Personnel by \$114,929

Purpose: Add back the Public Information Officer (PIO) position

Commissioner Hefner seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness

Motion passed unanimously.

Back on budget as 4X amended.

Mayor Maness made a motion to amend the budget on Page 47 to adopt \$70,620 in adjustments for 15 positions within the Fire Department.

Vice Mayor Trivett seconded the motion.

Fire Chief Mark Foulks addressed the Board to speak about the adjustments and staffing needs.

Discussion was held.

The Board determined that the personnel categories-paramedics, fire command staff, and EMS-would be voted on as separate amendments.

Commissioner Hefner asked Chief Foulks about conducting a pilot study related to ambulance transport services.

Amendment 1 of 3 - Paramedic Pay Adjustment

Mayor Maness made a motion to amend the budget on Page 47 under the Fire Department to add back \$27,985 in personnel pay adjustments for paramedics.

Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 5X amended.

Amendment 2 of 3 - Fire Command Staff Pay Adjustment

Mayor Maness made a motion to amend the budget on Page 47 under the Fire Department to add back \$14,853 in personnel pay adjustments for fire command staff.

Vice Mayor Trivett seconded the motion.

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 6X amended.

Amendment 3 of 3 - EMS Pay Adjustment

Mayor Maness made a motion to amend the budget on Page 47 under the Fire Department to add back \$27,781 in personnel pay adjustments for EMS.

Vice Mayor Trivett seconded the motion.

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 7X amended.

Commissioner Giles made a motion to amend the budget to increase the hourly rate by \$2.00 for two positions in Public Works: one Certified Mechanic and one Traffic Field Manager.

Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustments:

Highway and Street Administration

Page 52: Increase Personnel by \$5,451 (Traffic Field Manager)

City Garage

Page 54: Increase Personnel by \$5,341 (Certified Mechanic)

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 8X amended.

Commissioner Hefner made a motion to amend the budget to add an Assistant City Attorney position to be hired in six months, allocating \$45,000, which represents half of the anticipated \$90,000 annual salary.
Mayor Maness seconded the motion.

This amendment includes the following adjustment:

City Attorney

Page 23: Increase Personnel by \$79,348
(Add Assistant City Attorney - ½ year)

Vice Mayor Trivett requested that City Attorney Burnett track cost savings resulting from not hiring the previous outside legal counsel.

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 9X amended.

Mayor Maness made a motion to adopt Cuts 3 and 4 from the budget document.
Vice Mayor Trivett seconded the motion.

These cuts include the following:

Capital Projects Fund

Page 69: Decrease 300-43143-910 by \$150,000

Page 67: Decrease 300-43186-910 by \$900,000

Page 65: Decrease 300-37815 by \$1,050,000

Stormwater Fund

Page 74: Decrease 416-43150-942 by \$158,000

Sewer Fund

OLDR West Pocket Plan:

Page 81: Increase 412-43290-933 by \$200,000

Sewer Personnel:

Page 77: Decrease Personnel by \$271,180

Page 77: Decrease Personnel by \$16,250

Purification & Disposal:

Page 79: Decrease 412-52313-934 by \$225,000

Sewer Revenue:

Page 75: Decrease 412-37210 by \$285,955

Removes 3% increase in Wastewater Fees

Golden Bear Sewer Relocation:

Page 81: Decrease 412-43283-933 by \$200,000

Sewer Lift Stations:

Page 80: Decrease 412-52212-944 by \$89,000

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 10X amended.

Discussion was held.
Commissioner Milele initiated discussion.

Commissioner Milele then made a motion to reclassify four Parks Laborer positions and two Facility Maintenance positions, totaling \$18,646.
Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustment:

Parks Department

Page 58: Increase Personnel by \$18,646
(Add back parks personnel reclassification)

Interim Parks Director Ross Hudson was present and answered questions related to the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 11X amended.

Commissioner Milele made a motion to add a full-time Parks Clerk position, totaling \$71,364.
Discussion was held.

This amendment includes the following adjustment:

Parks Department

Page 58: Increase Personnel by \$71,364
(Add full-time Parks Clerk)

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 12X amended.

Commissioner Milele made a motion to reclassify one Parks Clerk position to a Park Lead, totaling \$2,862.
Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustment:

Parks Department

Page 58: Increase Personnel by \$2,862
(Reclassify Parks Clerk to Parks Lead)

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Milele, Commissioner Giles, Mayor Maness
Motion passed unanimously.

Back on budget as 13X amended.

Commissioner Hefner made a motion to include \$2 million in projected revenue from the sale of non-park land.
Vice Mayor Trivett seconded the motion.

This amendment includes the following adjustment:

General Fund Revenue

Page 12: Increase 110-36310 by \$2,000,000
(Add projected revenue from sale of land)

Discussion was held.

Vote: Yea - Vice Mayor Trivett, Commissioner Hefner, Commissioner Giles, Mayor Maness

Nay - Commissioner Milele

Motion passed.

Back on budget as 14X amended.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Nay: Commissioner Milele
Enactment No: 2025-35

12. New Business

12.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE **1173**
PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED
AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00,
FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS
AND GREENWAY

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Courtyards at McFarland LUA ORD](#)
[Courtyards at McFarland EX A - Legal Description](#)
[Courtyards at McFarland EX B](#)
[Courtyards at McFarland SR](#)

Commissioner Hefner provided background on the request and the proposed development. He noted that the plan includes the construction of a pickleball court and the donation of five acres to the City. He stated he fully supports the proposal.

Jay Easter of Reagan Smith spoke as the representative for the development.

Discussion was held.

Mayor Maness made a motion to make the Land Use Amendment (LUA) conditional on the Planned Unit Development (PUD).

City Attorney Burnett recommended that the motion be modified to instead proceed with the LUA to second reading when its associated items are also on second reading.

Vice Mayor Trivett seconded the revised motion.

Vote yea unanimous.

Back on ordinance as 1X amended.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Vice Mayor and Commissioner Trivett, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness

12.B. A RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE IMPLEMENTATION OF SAFETY IMPROVEMENTS ON VARIOUS ROADWAYS THAT WERE IDENTIFIED IN THE CITY OF MT. JULIET'S SAFETY ACTION PLAN FOR THE FEDERAL HIGHWAY ADMINISTRATION'S (FHWA) SAFE STREETS FOR ALL (SS4A) PROGRAM GRANT CYCLE

1279

Sponsors: City Manager Kenny Martin,

Attachments: [SS4A Implementation Grant Application Resolution](#)
[SS4A Implementation Grant Application-Exec Summary](#)
[Mt Juliet SS4A Fact Sheets](#)
[Mt. Juliet - SS4A Implementation Grants - Cost Estimates](#)

This item was moved to the Consent Agenda during the setting of the agenda.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Absent: Commissioner Hefner
Enactment No: 51-2025

12.C. A RESOLUTION OF THE CITY OF MT. JULIET BOARD OF COMMISSIONERS STATING ITS INTENT TO PLACE A \$14 MILLION BOND REFERENDUM BEFORE THE VOTERS FOR THE PURPOSE OF CONSTRUCTING AN AQUATIC CENTER

1281

Sponsors: James Maness, Mayor

Attachments: [Aquatic Center Bond Resolution](#)

Discussion was held.

Commissioner Hefner made a motion to amend the item to add term limits to the referendum.

City Attorney Burnett advised that term limits should be addressed through a separate resolution.

Commissioner Milele made a motion to defer the item until after she brings a resolution on bonding to the Board for a vote.

Commissioner Hefner seconded the motion.

Vote: Yea - Commissioner Hefner, Commissioner Milele

Nay - Vice Mayor Trivett, Commissioner Giles, Mayor Maness

Motion failed.

Commissioner Milele made a motion to remove the \$14 million from the item.

Commissioner Hefner seconded the motion.

Vote: Yea - Commissioner Milele

Nay - Vice Mayor Trivett, Commissioner Giles, Mayor Maness, Commissioner Hefner

Motion failed.

Discussion was held.

Mayor Maness made a motion to close debate.

Vice Mayor Trivett seconded the motion.

Vote: Yea - Vice Mayor Trivett, Commissioner Giles, Mayor Maness, Commissioner Hefner

Nay - Commissioner Milele

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Commissioner Milele, and Commissioner Hefner

Enactment No: 54-2025

- 12.D.** A RESOLUTION TO AUTHORIZE AND APPROPRIATE FUNDS FOR AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 8-36-212.

[1282](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Mt. Juliet -Hazardous Duty A- Study Resolution](#)
[Executive Summary](#)
[39-2025](#)

This item was moved to the Consent Agenda during the setting of the agenda.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Absent: Commissioner Hefner
Enactment No: 55-2025

13. Adjournment

Mayor James Maness

City Recorder Sheila S. Lockett, MMC