

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes - Draft**

**Monday, February 9, 2026**

**6:30 PM**

**Commission Chambers**

**Board of Commissioners**

## Public Hearing 6:15 PM

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

The Mayor opened the floor for public comment. There were no citizen's comments. The Public Hearing was closed.

The meeting went into recess, and reconvened at 6:30pm

Public Hearing Notice - 2-09-2026

[1570](#)

**Attachments:** [Public Hearing Notice 2-09-2026](#)

### 1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting in order and declared a quorum.

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

### 2. Set Agenda

Mayor Maness called the meeting to order and set the agenda noting that the applicant for Item 8A had requested a deferral, therefore the consent agenda would be split to hear each item individually. He also noted the sponsor for Item 10B withdrew the item.

### 3. Invocation & Pledge of Allegiance

City Manager, Kenny Martin gave the invocation and led the Pledge of Allegiance.

### 4. Approval of Minutes

#### 4.A. Meeting Minutes to be Approved - 1-12-2026

[1572](#)

**Attachments:** [Meeting Minutes to be Approved - 1-12-2026](#)

#### 4. Approval of Minutes

Amended minutes were distributed at the meeting. The Commission voted to approve the amended minutes as presented.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, approved the minutes as recorded in the vote below:

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

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

**5. Citizens Comments**

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

Mayor Maness opened the floor for public comments.

Tom Smith 135 Guill Road, and asked for clarification on the Providence Central PUD amendment. Mayor Maness explained that the applicant had asked for an indefinite deferral.

The Public Hearing was closed.

## 6. Commissioner Reports & Comments

Commissioner Giles expressed appreciation to City staff for their hard work during Winter Storm Fern and acknowledged the challenges faced by residents who experienced power outages during the event. He also commented on the recent incident at Cedar Creek Marina, thanking the Police Department for their response, and noted his enthusiasm regarding the Police Department's drone program now being operational.

Vice Mayor Trivett thanked those who attended and presented at the Downtown Proposals Work Session and expressed appreciation to first responders for their advance planning, communications, and preparation efforts in regards to the recent winter storm. He also thanked the Public Works Department for their work during the winter storm and noted that his district experienced significant power outages, and had residents without power for an extended period. He stated that he had communicated directly with NES regarding affected residents and thanked the Police Department for conducting door-to-door wellness checks. Without objection, Vice Mayor Trivett yielded the remainder of his time to Chief Chandler to provide a winter storm debrief. He further noted that approximately 2,000 residents were initially without power and that coordination occurred with NES to obtain outage information. He also stated that the Police Department identified several residences operating generators in unsafe conditions and coordinated with the Fire Department to respond.

Commissioner Hefner echoed prior comments regarding the winter storm and thanked the Public Works Department for efforts to maintain safe roadways, as well as utility crews (linemen) for restoring power to residents. He also thanked the Police Department for their response to the Cedar Creek Marina incident and expressed his concern for those involved. Commissioner Hefner shared a recent personal health incident requiring ambulance transport and expressed appreciation to the responders who assisted him. He also offered remarks supporting Team USA in the Olympic competitions.

Commissioner Milele thanked MTEMC for maintaining power service and expressed appreciation to the Public Works Department for roadway clearing efforts. She reminded everyone that the mid-year budget review would be held during the upcoming work session prior to the next meeting and encouraged residents to watch for information regarding the upcoming Walk Across Wilson event. She also reminded the public of the Mt. Juliet Animal Shelter's "SPAYghetti" dinner fundraiser and noted that grapple trucks were actively collecting storm debris throughout the city.

Mayor Maness extended birthday wishes to Commissioner Milele and expressed well wishes to Commissioner Hefner. He thanked City staff, utility crews, and first responders for their work during the recent winter storm and noted that Fire Station 3 is now operating from its new facility. He also stated that a local State of Emergency was declared on January 30, which may assist the City in recovering eligible costs related to the storm response.

**7. City Manager's Report**

City Manager Kenny Martin expressed appreciation to the Commission for its support in approving the addition of two plow trucks and grapple trucks. He also thanked the Police, Fire, EMS, Public Works, and Parks Departments for their efforts in responding to the winter storm. Mr. Martin further thanked the Commission for its continued support over the years in approving resources necessary to maintain public safety and ensure City departments have the tools needed to effectively perform their duties. He also reminded residents of the SeeClickFix application and encouraged the community to shop local in order to keep tax dollars within the City.

**8. Unfinished Business Consent Agenda Items**

**8.A.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET. [1483](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Redline Ordinance \(w/ Planning Edits\)](#)  
[Exhibit A - Map](#)  
[Staff Report](#)

Mayor Maness made a motion to defer this item. Commissioner Milele seconded. The motion to defer this item was approved unanimously.

This item was deferred indefinitely as noted in the vote below.

**RESULT:** DEFERRED INDEFINITELY

**MOVER:** Jennifer Milele

**SECONDER:** Art Giles

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

- 8.B.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET. [1489](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Exhibit A - Map](#)  
[Staff Report](#)

Commissioner Milele had questions for the applicant. Matt Gardner with Imagine One represented the project and answered her questions. Discussion ensued.

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

**RESULT:** ADOPTED

**MOVER:** Jennifer Milele

**SECONDER:** Bill Trivett

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner  
Enactment No: 2026-12

## 9. Unfinished Business

- 9.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS [1552](#)

**Sponsors:** Jennifer Milele, Commissioner

**Attachments:** [Ordinance](#)  
[Exhibit A - Redline City Code - Residency](#)  
[Ordinance 2023-33](#)

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:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Commissioner Milele, and Commissioner Hefner

**Nay:** Mayor Maness  
Enactment No: 2026-13

**9.B.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET. [1516](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Staff Report](#)  
[Corrected Ordinance Given at Table](#)

No action was taken on the item due to the absence of a second to the motion.

**RESULT:** NO ACTION TAKEN

**MOVER:** Scott Hefner

**10. New Business**

**10.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR A NEW POLICE K-9 [1577](#)

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Ordinance](#)  
[Executive Summary](#)

A motion was made by Commissioner Giles, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading by the Board of Commissioners, on meeting date of 2/23/2026. The motion carried by the following vote:

**RESULT:** APPROVED FOR SECOND READING

**MOVER:** Art Giles

**SECONDER:** Bill Trivett

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

**10.B.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING INFRASTRUCTURE CAPACITY-BASED MORATORIUM FOR IMPACTED AREAS [1574](#)

**Sponsors:** James Maness, Mayor

**Attachments:** [Ordinance](#)  
[Powerpoint](#)

This item was withdrawn.

**RESULT:** WITHDRAWN

**10.C. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR STREETLIGHTS** [1576](#)

**Sponsors:** Scott Hefner, Commissioner

**Attachments:** [Ordinance](#)

Commissioner Hefner made the motion, seconded by Vice Mayor/Commissioner Trivett, to bring the item to the floor for discussion.

After discussion, the Commission expressed interest in conducting a study to identify additional areas within the City that may benefit from street lighting. Commissioner Giles noted that BPAC could also participate in the effort.

Commissioner Milele made a motion to defer the item to the June budget discussions. Mayor Maness seconded the motion. Commissioner Hefner voted in opposition.

Following discussion, Commissioner Milele made a motion to defer the ordinance to a future meeting. Mayor Maness seconded the motion. The motion to defer carried by the following vote:

**RESULT:** DEFERRED INDEFINITELY

**MOVER:** Scott Hefner

**SECONDER:** Bill Trivett

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

**Nay:** Commissioner Hefner

**10.D. A RESOLUTION DECLARING CITY OF MT. JULIET VEHICLE AS SURPLUS TO BE TRADED FOR A SERVICE VEHICLE** [1575](#)

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Resolution](#)  
[Executive Summary](#)

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

**RESULT:** ADOPTED

**MOVER:** Bill Trivett

**SECONDER:** Jennifer Milele

**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner  
Enactment No: 12-2026

**11. Appointments**

**11.A.** Mt. Juliet Parks and Greenways Board Appointment[1584](#)**Sponsors:** James Maness, Mayor**Attachments:** [Mt. Juliet Parks and Greenways Board Appointment](#)

Mayor Maness appointed Carolyn Christopherson, and there was no objection.

This item was approved without objection.

**RESULT:** APPROVED**12. Adjournment**

The meeting was adjourned at 7:17pm.