

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, June 9, 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 6-9-25[1246](#)

Attachments: [Public Notice - 6-09-25](#)

Randall Dunham, 199 Burton Pl; against development

Cynthia Sharp, 902 Lexie Ct; against Mira Bella development

David Shiraishi, 613 Cooks Hill Rd; against Mira Bella development

Lucas Dancy-Cabeal, 602 Cooks Hill Rd, against Mira Bella development due to lack of planning for roadway

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

The Mayor requested and explained the removal of the Mira Bella items from the agenda, as the conditions set during the first reading were not met. These items would now be indefinitely deferred.

The Tillman items were deferred to the June 23 meeting at the request of the applicant.

The Mira Bella and Tillman deferrals included all items under numbers 10 and 12. There were no objections to any of these changes.

The Mayor made a motion to move item 14J to the beginning of the agenda. Commissioner Hefner objected and requested to defer the item to the June 23 meeting. There were no objections to the deferral.

The Mayor moved items 13C, 14C, 14K, 14L (redline), and 14M (redline) to the consent agenda. Commissioner Milele requested to remove item 13C from the consent agenda. There were no objections.

Commissioner Hefner requested to defer item 14A indefinitely. There were no objections.

4. Invocation & Pledge of Allegiance

City Manager Martin led the invocation and the Pledge of Allegiance.

5. Approval of Minutes

5.A. Meeting Minutes to be Approved 5-12-25 [1245](#)**Attachments:** [Meeting Minutes 5-12-25](#)

This Minutes was approved.

RESULT: APPROVED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner**5.B. Workshop Minutes to be Approved 5-19-25 [1262](#)****Attachments:** [Workshop Minutes 5-19-25](#)

This Minutes was approved.

RESULT: APPROVED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner**5.C. Workshop Minutes to be Approved - 5-29-25 [1268](#)****Attachments:** [Workshop Minutes 5-29-25](#)

This Minutes was approved.

RESULT: APPROVED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele**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

Randy Parks, 118 Due West Drive, spoke in support of the Reserve at Tate Lane, referencing the 2014 plan.

Lesley Penny, 705 Parthenia Lane, spoke against including the recreation center in reference to the budget and financing plan, stating that while the community needs the facility, there is no funding available for it.

Kristen Bexa, 443 Spring Valley Dr, expressed support for the recreation center but opposed its budget and financing plan, as well as the overall planning of the project.

Cory Caillouet, 4032 Ethan Avenue, spoke in opposition to the proposed property tax increase.

Andrew Griswold, 1240 Bass Drive, spoke in favor of the proposed connection to Tate Lane, stating it would improve emergency response times and help reduce traffic congestion.

Amber Dixon, of 2003 Lynn Haven Court, spoke in opposition to the proposed connection to Tate Lane.

Joan Giltner, 1409 Tate Lane, spoke in opposition to the Reserve at Tate Lane and the new plans associated with the project.

Tracy, owner of Just Love Coffee located at 63 Belinda Parkway, spoke on behalf of Communications Director position. She expressed concern about his position being eliminated..

Hunter Briley, owner of Emeraude Bakery at 9904 Lebanon Road, spoke on behalf of the Communications Director and expressed concern about his position being eliminated.

Regina Girtten, Director of the Volunteer Network, expressed support for the Communications Director position, highlighting his important role in posting weather and disaster updates on social media to keep the community informed.

Callie Heatherly, 210 Quad Oak Dr, spoke on behalf of Tiffany Wilson from Jackson Hills, expressing support for keeping the Communications Director position.

Joe Dubin, of 537 River Crest Cove in Nashville, spoke in support of keeping the Communications Director position.

Mayor Randall Hutto of Wilson County, residing at 2502 Kinderhill Way, spoke in support of the Communications Director position, noting his role in helping to bring in sales tax revenue by supporting small businesses.

Brian Peterson, 997 Tate Lane, spoke in support of the Reserve at Tate Lane.

Jay Easter, representing the Courtyards at McFarland, requested to give a presentation at the time the related item is heard.

Jim Hunter, of 1478 Tate Lane, spoke in support of the Communications Director position. He stated he is not opposed to the Reserve at Tate Lane but expressed concerns about the wall and other changes in the revised plans.

Theodore Bunting, of 2009 Lynn Haven Court, stated he is opposed to the proposed connection to Tate Lane but not to the overall development.

Jeremy Sakovich, 124 Due West Dr, stated he is opposed to the proposed connection to Tate Lane, but is for the addition of sidewalks.

A representative from Angelies Permanent Cosmetics, located at 3582 N Mt. Juliet Rd, requested an amendment to the tattoo ordinance to address current zoning restrictions.

Kris Midget spoke on behalf of Sheri Arnold of Third Coast Salt, located at 103a Sunset Dr, expressing support for amending the tattoo ordinance amendment. She also voiced support for the Communications Director position.

Olivia Hedges, a business owner in Mt. Juliet, spoke in support of amending the tattoo ordinance to allow for permanent makeup.

Michelle Eva, of 2549 Cooks Road and a business owner in Mt. Juliet, spoke in support of the Communications Director position.

Shari Nowlin, of 1409 Tate Lane, shared information about the design of a mural and expressed support for honoring the plans from 2014 and 2021 for Tate Lane.

Joel Hardy, of 1795 Bass Drive, expressed opposition to the connection associated with the Reserve at Tate Lane.

Shawn Donovan, of 3515 North Foulk Court, spoke about concerns regarding the budget and positions being cut.

Alan McMurtry, of 219 Oakpoint Lane, spoke in support of the Communications Director position.

Peter Heimbach, of 1126 Sydney Terrace, spoke against the proposed property tax rate increase.

David Smith, of 141 Denney Drive, expressed opposition to the connection at Tate Lane.

Jake Porter, engineer for the Reserve at Tate Lane, was present to answer questions.

Steve Griffith, of 1614 Tate Lane and developer of the Reserve at Tate Lane, expressed

opposition to the proposed connection and stated a preference for a wall instead of a fence .

A representative from Weller Life requested to give a presentation regarding their project .

Gerald Gibbs, of 1930 N Bass Lane, expressed concern about the tax increase and opposed the connection to Tate Lane .

Davis Martin, representing Weller Life, was present and willing to answer questions .

The Mayor explained that emails have been received from various businesses and citizens and assured everyone that they have been distributed to all commissioners .

7. Commissioner Reports & Comments

Commissioner Giles spoke about the success of Ride Mt. Juliet Day and thanked the Police Department and Mt. Juliet Fire Department for their support. He also praised the spectacular drone show by Needhams and announced a ribbon-cutting event for a new sidewalk and bridge in Woodridge on June 22 at 2 PM.

Vice Mayor Trivett thanked everyone for attending and sharing their concerns. He addressed the budget, noting the challenges during COVID-19 and the decision not to increase taxes then due to widespread job losses and illness. He emphasized that the commission is striving to be good stewards of public funds and is committed to maintaining public safety, including keeping roads safe during snow events. He praised the Police Department, Mt. Juliet Fire Department, EMS, and staff for their excellent response times. He assured that the commission has been careful with every dollar and penny, and noted that City Manager Martin is reviewing costs thoroughly. He encouraged the public to continue reaching out to City Manager Martin with concerns.

Commissioner Hefner thanked everyone for attending and watching the meeting online. He noted that the commission has done a good job at slowing growth, emphasizing that growth is needed but must be managed responsibly. He stressed the importance of investing in infrastructure, EMS, and road improvements, reminding everyone that the Mt. Juliet Police Department does not come free and that its services come at a cost. He acknowledged that tax increases should have been considered earlier. Commissioner Hefner praised City Manager Martin and staff for their efforts in trimming the budget and emphasized the need to present a responsible budget.

Commissioner Milele addressed some comments made during citizens' comments, clarifying that Channel 5 reported inaccurately. She stated that the phrase "we cannot afford this" referred to competition pools, not the full recreation center. She noted that pickleball and basketball courts are included, but the rec center has not yet broken ground. She clarified that the recreation center is funded through the hotel-motel tax, not the general fund. Commissioner Milele expressed appreciation for the positions discussed and indicated she will motion to reinstate them. Regarding the budget, she highlighted that the Mt. Juliet Fire Department's budget has increased every year and that EMS has also been added, together accounting for nearly half of the budget. She stated that sales tax revenue is no longer sufficient to sustain the city and expressed her belief that cutting COLA and positions to fund the fire department and EMS is not the right approach.

The Mayor offered condolences to Commissioner Hefner and thanked Commissioner Milele for correcting news statements. He acknowledged differing views on the budget but emphasized the importance of cutting expenses before considering a tax increase. He noted that the tight budget forces careful scrutiny of expenditures. The Mayor highlighted that the city has the lowest crime rate in the state and is ranked fourth best overall. He expressed strong support for emergency services and stated that even if the property tax increase is approved, the city will still have the lowest tax rate in the county.

8. City Manager's Report

City Manager Kenny Martin thanked everyone for attending and expressed appreciation for the passion within the community. He shared that Marty Potts' wife passed away last week and thanked staff for their support during the funeral. He expressed continued prayers for those facing challenges behind closed doors and conveyed his appreciation for all the feedback received.

9. Unfinished Business Consent Agenda Items:

Items 14C, 14K, 14L (redline version), and 14M (redline version) were moved to the consent agenda during the set agenda portion of the meeting.

- 9.A.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR STREET LIGHTING IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS [1071](#)

Sponsors: Planning Commission Positive Recommendation, Art Giles, Commissioner

Attachments: [ZOA Subdivision Lighting ORD](#)
[ZOA Subdivision Lighting SR](#)

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, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-24

10. Unfinished Business - Land Use Amendment, Annexation, and Rezone of Mira Bella

- 10.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE MIRA BELLA SUBDIVISION PROPERTY, LOCATED AT THE SOUTHEAST INTERSECTION OF LEBANON ROAD AND BASS LANE MAP 055 PARCELS 70.02, 70.03, 92.00, 92.04, 102.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1247**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella Subdivison POS](#)

This Resolution was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 403.44 ACRES, PROPERTY LOCATED OFF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1066**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella AX ORD](#)

[Mira Bella LUA AX PMDP PUD SR](#)

[Mira Bella Legal Description](#)

[Mira Bella Annexation Exhibit B 11 12 24](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED OFF OF BECKWITH RD, LEBANON RD, AND BASS LN, ALSO KNOWN AS MIRA BELLA **1249**

Sponsors: Planning Commission Negative Recommendation

Attachments: [Res in Memorandum Relative to Annexation - Mira Bella](#)

This Resolution was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS MIRA BELLA SUBDIVISION LOCATED ON LEBANON ROAD, MAP 055, PARCELS 070.02 AND 070.03, FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL [1065](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Mira Bella LUA AX PMDP PUD SR](#)
[Mira Bella LUA ORD](#)
[Mira Bella Legal Description](#)
[Mira Bella Exhibit B LUA 5-5-25](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 403.44 ACRES OF PROPERTY OFF OF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 FROM WILSON COUNTY R-1 TO RS-40 AND CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR MIRA BELLA SUBDIVISION [1067](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Mira Bella PMDP PUD ORD](#)
[Mira Bella LUA AX PMDP PUD SR](#)
[Mira Bella Legal Description](#)
[Mira Bella Exhibit B PMDP 5-5-25](#)
[Mira Bella Rezone Exhibit C 11 8 24](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 11. Unfinished Business - Land Use Amendment and Rezone of Paddocks Senior - Weller Life Communities**

- 11.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS PADDOCKS SENIOR - WELLER LIFE COMMUNITIES, LOCATED AT 535 PLEASANT GROVE ROAD, MAP 077, PARCELS 072.21 AND 072.25 FROM INTERSTATE-COMMERCIAL TO MULTI-FAMILY RESIDENTIAL

[1072](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Paddocks Senior LUA ORD](#)
[Paddocks Senior - Weller Life @ MJ LUA PMDP SR](#)
[09 - LEGAL DESCRIPTION Paddocks - word doc](#)
[WellerLifeMJ Exhibit B LUA 5-5-25](#)

The Mayor made a motion to read items 11A and 11B together, and no objections were heard.

Discussion was held.

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

Nay: Commissioner Giles

Enactment No: 2025-25

- 11.B.** AN ORDINANCE TO REZONE APPROXIMATELY 33.52 ACRES OF PROPERTY AT 535 PLEASANT GROVE ROAD, MAP 077, PARCELS 072.21 AND 072.25 FROM RS-40 TO RM-8 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR PADDOCKS SENIOR - WELLER LIFE COMMUNITIES

[1074](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Paddocks Senior PMDP PUD ORD](#)
[Paddocks Senior - Weller Life @ MJ LUA PMDP SR](#)
[09 - LEGAL DESCRIPTION Paddocks - word doc](#)
[WellerLife Exhibit B PMDP PUD w Rezone 2-13-25](#)
[Paddocks Senior PMDP PUD ORD](#)

The Mayor made a motion to read items 11A and 11B together, and no objections were heard.

Discussion was held.

Commissioner Hefner made a motion to add a left turn lane at the site access shall be constructed with 100 feet of storage plus bay taper designed to TDOT standards. Commissioner Giles seconded the motion.

Vote yea unanimous

Back on ordinance as 1x amended:

Commissioner Hefner made a motion to include a \$7,500 per-lot voluntary contribution to paid at the issuance of the erosion control permit, with the construction cost of the left turn lane to be credited towards the contribution (construction cost determined at the posting of the LOC). Any remaining balance from the \$7,500 per-lot voluntary contribution shall be allocated towards the widening of Pleasant Grove Road or the Central Pike Interchange, at the discretion of Public Works. Vice Mayor Trivett seconded the motion.

yea: Commissioner Milele, Commissioner Hefner, Vice Mayor Trivett, Mayor Maness
nay: Commissioner Giles

Back on the ordinance as 2x 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: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles
Enactment No: 2025-26

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

- 12.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE [1248](#)
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

Sponsors: Planning Commission Positive Recommendation

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

This Resolution was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED
Enactment No: 52-2025

- 12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF [1126](#)
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

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](#)

This Ordinance was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED
Enactment No: 2025-32

- 12.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](#)

This Resolution was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED
Enactment No: 53-2025

- 12.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](#)

This Ordinance was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED
Enactment No: 2025-33

- 12.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](#)

This Ordinance was deferred.to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED
Enactment No: 2025-34

13. Unfinished Business

13.A. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS VIRTUE MODERN MT. JULIET HEADQUARTERS, LOCATED AT 3073 CURD ROAD, APPROXIMATELY 1 ACRE, MAP 054, PARCEL 090.00 FROM RS-20 TO CNS

[1180](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [3073 Curd Rd ORD](#)
[3073 Curd Rd EX A - Legal Description](#)
[3073 Curd Rd EX B - RZ](#)
[3073 Curd Rd RZ SR](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner 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 and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-27

13.B. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART A, SUBDIVISION REGULATIONS, ARTICLE IV. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGNS

1186

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance re Amending Subdivision Regs Article IV](#)
[Redline Edits re Amending Subdivision Regs Article IV](#)
[Staff Report - Code Amendment for City Street Regulations](#)

The Mayor made a motion to amend page 223 of the packet, under Section 9 of the Subdivision Regulations, by striking the entire second sentence. That sentence reads "Private streets may be permitted within a subdivision with the approval of the Planning Commission and the Board of Commissioners." Vice Mayor Trivett seconded the motion.

Vote yea unanimous

Back on the ordinance as 1x amended:

Discussion was held.

Commissioner Hefner made a motion to defer the item for two meetings, until July 14. Commissioner Giles seconded the motion.

A motion was made by Commissioner Hefner, seconded by Commissioner Giles, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 7/14/2025. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Scott Hefner

SECONDER: Art Giles

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

13.C. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART B, ZONING REGULATIONS, ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS **1187**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance re Amending Zoning Regs Article IX](#)
[Redline re Amending Zoning Regs Article IX](#)
[Staff Report - Code Amendment for Access Management](#)

Discussion was held.

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, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-28

14. New Business

14.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS WINDTREE PINES TOWNHOMES, LOCATED AT 764 NONAVILLE ROAD, MAP 050, PARCELS 114.00, 115.00, 116.00 FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY **0959**

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Windtree Pines Addition LUA ORD](#)
[Windtree Pines Addition EX B](#)
[Windtree Pines Addition SR](#)

This Ordinance was deferred indefinitely to a future meeting date of the Board of Commissioners.

RESULT: DEFERRED INDEFINITELY

- 14.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU [1115](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [615 Rutland Drive RZ ORD](#)
[615 Rutland Drive EX A- Legal Description](#)
[615 Rutland Drive EX B RZ](#)
[615 Rutland Drive RZ SR](#)

The item initially failed due to a lack of a second following a motion by Vice Mayor Trivett, but it was later brought back for reconsideration.

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 7/14/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 14.C.** 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 Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-29

- 14.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE 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 **1173**

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 asked if there was interest in hearing from the representatives. Commissioner Giles objected, and a discussion was held. Vice Mayor Trivett then made a motion to defer the item for one meeting, which Commissioner Hefner seconded.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Commissioner Milele

- 14.E.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING SECTION 6-102A, USES PERMITTED IN COMMERCIAL AND MIXED-USE DISTRICTS, TO INCLUDE SINGLE FAMILY AND DUPLEX DWELLINGS IN MIXED USE PLANNED UNIT DEVELOPMENTS **1242**

Sponsors: Planning Commission Positive Recommendation

Attachments: [ZOA Single Family Mixed Use ORD](#)
[ZOA Single Family Mixed Use SR](#)

Commissioner Milele made a motion; however, it died for lack of a second. No action was taken on the item.

This Ordinance had no action taken.

RESULT: NO ACTION TAKEN

- 14.F.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 718 MONTICELLO DRIVE, APPROXIMATELY 16 ACRES, MAP 076, PARCEL 41.01 FROM RS-40 TO AR-40

[1209](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [718 Monticello Dr RZ ORD](#)
[718 Monticello Dr EX A - Rezone](#)
[718 Monticello RZ SR](#)

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 7/14/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

14.G. 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](#)

Discussion was held.

The Mayor made a motion to amend item number 23 under Planning conditions to require 70% masonry and 30% secondary materials. Vice Mayor Trivett seconded the motion, and it passed unanimously.

Back on ordinance as 1x amended:

Commissioner Giles proposed an amendment under Public Works condition number 9 to require six-foot sidewalks. Vice Mayor Trivett seconded the amendment. Discussion was held, and the amendment passed unanimously.

Back on ordinance as 2x amended:

Commissioner Giles moved to remove Public Works item number 16. Vice Mayor Trivett seconded the motion. Discussion was held.

yea: Commissioner Milele, Commissioner Giles, Vice Mayor Trivett
nay: Commissioner Hefner, Mayor Maness

Back on ordinance as 3x amended:

Discussion was held.

The Mayor moved to adopt Public Works item number 6. Vice Mayor Trivett seconded the motion. Discussion was held, and the amendment passed unanimously.

Back on ordinance as 4x amended:

Commissioner Milele moved to amend Public Works Condition number 6.C. to state "The Planning Commission supported the request to exceed cul-de-sac length and unit count (Sub Reg 4-104.4) conditionally that the pavement width is at least 24'." Vice Mayor Trivett seconded the amendment, which passed unanimously.

Back on ordinance as 5x amended:

The Mayor moved to strike condition number 19 under Planning. Commissioner Hefner seconded the motion.

yea: Commissioner Giles, Vice Mayor Trivett, Commissioner Hefner, Mayor Maness
nay: Commissioner Milele

Back on ordinance as 6x amended:

The Mayor moved to amend Planning condition number 15 to apply only to front-facing garages. Vice Mayor Trivett seconded the amendment, which passed unanimously.

Back on ordinance as 7x amended:

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

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

14.H. 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

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

Commissioner Hefner explained the ordinance and his reasons for sponsoring it, stating why he brought it forward for consideration.

Discussion was held.

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 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Enactment No: 2025-31

**14.I. 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](#)

Vice Mayor Trivett made a motion to reduce the property tax rate to 44 cents.
Commissioner Giles seconded the motion. Discussion was held.

yea: Mayor Maness, Vice Mayor Trivett, Commissioner Giles
nay: Commissioner Hefner, Commissioner Milele

Back on ordinance as 1x amended:

Commissioner Hefner stated that the personnel positions are much needed and important, and proposed adding a staff attorney at a salary of \$90,000 per year, with the position to begin in the second half of the year. The motion did not receive a second.

Back on ordinance as 1x amended:

Commissioner Hefner made a motion to add the Public Information Officer position back into the budget. Commissioner Milele seconded the motion. Commissioner Hefner also proposed adding grant writing responsibilities in coordination with Public Works Director Matt White. Discussion was held.

yea: Commissioner Hefner, Commissioner Milele
nay: Mayor Maness, Vice Mayor Trivett, Commissioner Giles

Fails.

Back on ordinance as 1x amended:

Commissioner Hefner made a motion to add the Deputy Parks Director position back into the budget. Commissioner Milele seconded the motion. Discussion was held, and Parks Director Rocky Lee spoke in support of the motion.

yea: Commissioner Hefner, Commissioner Milele
nay: Mayor Maness, Vice Mayor Trivett, Commissioner Giles

Fails.

Back on ordinance as 1x amended:

Discussion was held.

yea: Mayor Maness, Vice Mayor Trivett, Commissioner Giles, Commissioner Milele
nay: Commissioner Hefner

Commissioner Milele made a motion to reconsider this item to be able to change her vote. Commissioner Hefner seconded.

Back on ordinance as 1x amended:

yea: Mayor Maness, Vice Mayor Trivett, Commissioner Giles
nay: Commissioner Hefner, Commissioner Milele

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/23/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-35

- 14.J.** A RESOLUTION APPROVING A CONTRACT WITH CITI STATION LLC
FOR THE RELOCATION OF THE WATER LINE LOCATED ON EAST
DIVISION STREET AND N. MT. JULIET ROAD

[1244](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving Agreement with Citi Station LLC](#)
[Agreement with Citi Station LLC](#)
[Agreement with Citi Station LLC - Exhibit A](#)
[Agreement with Citi Station LLC - Exhibit B](#)
[Agreement with Citi Station LLC - Exhibit C](#)

This Resolution was deferred to the Board of Commissioners due back on 6/23/2025

RESULT: DEFERRED

14.K. A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT

1269

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving MJRD ADA Upgrades, Ph 2 TDOT Contract Amendment 3](#)
[PIN 132345.00, TDOT Contract Amendment 3](#)
[MJRD ADA Upgrades, Ph 2 TDOT Contract Exec. Summary](#)

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Resolution 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, Commissioner Milele, and Commissioner Hefner
Enactment No: 48-2025

14.L. A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND R.J. CORMAN RAILROAD COMPANY/NASHVILLE AND EASTERN RAILROAD LINE FOR THE RAILROAD GRADE CROSSING IMPROVEMENTS ON CLEMMONS ROAD AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

1270

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving RJ Corman Construction Contract](#)
[RJ Corman Construction Contract](#)
[RJ Corman Construction Contract Exec Summary](#)
[NERR CostEst - 348715L Surface](#)
[NERR ConstEst - 348715L Signal](#)

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Resolution 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, Commissioner Milele, and Commissioner Hefner

Enactment No: 49-2025

- 14.M.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A MODIFIED AGREEMENT BETWEEN FLOCK SAFETY AND THE CITY OF MT. JULIET POLICE DEPARTMENT [1274](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Approving Flock Safety Contract](#)
[Flock Safety Contract - Statement of Work](#)
[Flock Safety Contract - Order Form](#)
[Flock Safety Contract - Executive Summary](#)

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Resolution 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, Commissioner Milele, and Commissioner Hefner
Enactment No: 50-2025

15. Appointments

- 15.A.** Planning Commission Appointment [1263](#)

Sponsors: James Maness, Mayor

Attachments: [Sec. 18 22. Membership.](#)

The Mayor appointed Commissioner Bobby Franklin to the Planning Commission.

This Discussion Item was approved.

RESULT: APPROVED

- 15.B.** Mt. Juliet Library Board Appointment [1264](#)

Sponsors: James Maness, Mayor

Attachments: [Mt. Juliet Library Board Appointment Letter](#)

The Mayor appointed Rick Brown to the Mt. Juliet Library Board with no objections.

A motion was made that this Discussion Item be approved. The motion carried by the following vote:

RESULT: APPROVED

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

16. Adjournment

11:43 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC