

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, February 24, 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

Mayor Maness called the Public Hearing to order at 6:15 PM with an adjournment at 6:28 PM.

Citizens Comments:

Laurie Stegner, 153 Karen Drive: Opposed to Silver Springs LUA. Growth and progress is beautiful.

Vivian Gill, 145 Karen Drive: Opposed to Silver Springs LUA.

Adjourned at 6:23 PM.

1.A. Public Hearing Notice 2-24-2025

Attachments: [Public Hearing Notice - 2nd Reading - 2-24-25](#)

2. Call to Order & Declare a Quorum Present

Mayor Maness called the Regular Meeting to order at 6:30 PM and declared a quorum present.

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

Absent: Commissioner Scott Hefner

3. Set Agenda

Mayor Maness stated he would be removing item 9B from the Consent Agenda - 108 Stoney Creek.

4. Invocation & Pledge of Allegiance

City Manager Kenneth Martin

5. Approval of Minutes

5.A. Approval of February 10, 2025 Minutes

Attachments: [BoC Minutes February 10, 2025](#)

This Minutes was approved.

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

6. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24
Ellen Cooper, 147 Karen Drive: Opposed to Silver Springs LUA

7. Commissioner Reports & Comments

Commissioner Giles: No report

Vice Mayor Trivett: Thanked everyone for attending and watching online. Thanks to PW for the snow removal, and to all departments for their part. Thanked the Police for all they do with preventing crime.

Commissioner Milele: Newsletter will go out on 3/1. Appreciates views of the citizens and those that are here and online. Supports the property owner who has a right to sell their property. The vote tonight is a formality for the Silver Springs LUA and she will not change her vote. Shout out to the Fire Department for the awesome job with the burning house close to her and thanks to the Police for being there also.

Mayor Maness condolences to the family of previous Mayor Don Fox who recently passed away.

8. City Manager's Report

Thanked everyone for coming out and watching. Condolences to Mayor Don Fox's family. New businesses have opened on the North end of the City, Chipotle and Salvos Pizza. Please shop local, many of our local residents own the franchise businesses.

9. Unfinished Business Consent Agenda Items:

9.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO ACCEPT A GRANT FROM THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION FOR THE PURCHASE OF AN R ONE SERIES RESCUE BOAT AND TRANSPORT TRAILER FOR THE CITY OF MT JULIET FIRE DEPARTMENT

Attachments: [2025- Amd buget for FD Firehouse Subs Grant](#)
[Approved Quote- Boat- Fire Department of Mt. Juliet](#)

This Ordinance was adopted.

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

9.B. AN ORDINANCE TO RECONSIDER THE CERTIFICATE OF OCCUPANCY CONDITIONS OF ORDINANCE 2020-11 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE DISTRICT BEING LOCATED AT 108 STONEY CREEK ROAD

Attachments: [Ordinance to Reconsider Conditions of Ord 2020-11 \(updated\) 2020-11](#)
[2020-11 Minutes](#)

Motion made by Mayor Maness to defer said ordinance until the 3/24/25 BoC meeting, 2nd by Vice Mayor Trivett.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Milele, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 3/24/2025. The motion carried by the following vote:

RESULT: DEFERRED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

10. New Business

10.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS SILVER SPRINGS PH. 8-13 LOCATED AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL.

Attachments: [SilverSpringsPh8 LUA ORD](#)
[Silver Springs Ph8-13 LUA, AX, PUD Amend SR](#)
[Silver Springs Ph. 8-13 Exhibit A- LUA 7-12-24](#)
[Silver Springs LUA - Proof of Publication](#)

City Attorney Burnett explained the reconsideration of this item.

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 3/10/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

11. Resolutions

11.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 CLEMMONS ROAD IMPROVEMENTS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

Attachments: [2025-02-24, RJ Corman Contract Resolution](#)
[2025-02-24, RJ Corman Contract Resolution - Exec Summary](#)
[City of Mt. Juliet Road Widening MP 17.75 2-12-25](#)

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

11.B. A RESOLUTION AUTHORIZING THE CITY MANAGER TO INCLUDE IN THE FISCAL YEAR 25-26 BUDGET THE COST TO REPAIR THE RAILROAD CROSSING ON N. MT. JULIET ROAD

Attachments: [Include RR Crossing repair in 25-26 Budget](#)

Discussion was held.
City Manager Martin stated their will be a detour route while Mt. Juliet Road is closed for the repairs.

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

11.C. A RESOLUTION DECLARING CITY OF MT. JULIET POLICE DEPARTMENT ABANDONED PROPERTY SALE PROCEED TO BE DISTRIBUTED AS ALLOWED BY LAW

Attachments: [Declare PD Unclmd Prop as Abandoned February 2025](#)
[ABP Request to BOC](#)

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

12. Adjournment

At 6:52 PM

Mayor James Maness

City Recorder Sheila S. Luckett, MMC