

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Monday, February 9, 2026

5:15 PM

Work Session

Commission Chambers

Board of Commissioners

Work Session 5:15 PM - 6:00 PM - Access Management & Downtown District

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

Absent: Commissioner Scott Hefner

Work Session Public Notice - 2-09-2026

[1571](#)

Sponsors: Kenneth Martin, City Manager, , Jennifer Milele, Commissioner, Art Giles, Commissioner

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

1. Presentations

Mayor Maness called the Work Session to order at 5:15 p.m. and opened the floor for public comment.

Vince King, 4th Avenue, addressed the Commission and expressed concerns regarding the number of apartment units included in the downtown proposals, as well as the proposed parking arrangements and potential impacts on local schools.

With no additional speakers coming forward, the Mayor closed the public comment period.

City Manager Kenny Martin requested that the Commission first consider the cross-access discussion. Commissioner Giles stated that the items removed by the Planning Commission would be acceptable to move forward without inclusion.

Dana Hire reviewed the RFP requirements and thanked the submitting developers for their patience throughout the process.

Mayor Maness allotted twelve (12) minutes for each proposal presentation.

John Wagenman, representing Mission Sellars, presented his proposal to the Commission.

Matt Gardner, representing Imagine One, along with Ms. Gina Emanuel, presented their proposal to the Commission.

Discussion among the Commission followed, including questions directed to staff.

Ms. Dana Hire requested that members of the Commission provide their feedback individually to the City Manager.

2. Adjournment

The work session adjourned at 6:00pm.