

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, April 28, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Workshop & Proclamation**1.A. Workshop: Vogue Towers Proposal 5:15 PM - 6PM** **1188**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Public Notice - Workshop - Vogue Towers - 4-28-25](#)
[Vogue Towers Proposal](#)
[Exhibit 4 Vogue Towers Fiddle Tower Examples](#)
[Exhibit 2 Vogue Towers Fiddle Location Options 4-21-2025](#)
[Exhibit 3 Vogue Towers Fiddle Example Fall Zone Letter](#)

Citizens comments: No pros or cons voiced

City Manager Kenny Martin explained what this workshop is about and introduced Michael Sandifer, 4125 Coosa Dr, Cumming, GA, with Vogue Towers to give the presentation.

Presentation was given and discussion was held.

1.B. Proclamation: National Day of Prayer 6PM **1197**

Proclamations were presented for the National Day of Prayer

2. Public Hearing 6:15 PM

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

2.A. Public Hearing Notice 4-28-25 **1193**

Attachments: [Public Notice - 4-28-25](#)

Kevin Stugill, 1881 General George Patton Dr, Franklin, TN, representing owners of Mira Bella

Cynthia Sharp, 902 Lexie Ct, Opposed Mira Bella

Krysta Dancy-Cabeal, 602 Cooks Rd, Opposed to Mira Bella

Randy Norris, 808 Lexie Ln, Opposed to Mira Bella

Ben Thompson, 3530 Toringdon Way, Charlotte, NC, Representing Paddocks Senior Living, Weller Life, One of the owners

3. Call to Order & Declare a Quorum Present

6:30 pm

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

4. Set Agenda

Mayor Maness proposed to move items 10.A., 10.B., 10.C., 11.A., 11.B., 11.C. 12.A., 12.B., and 12.C. to consent agenda and to be read together

No Objections were voiced.

Mayor Maness proposed to move items 13.G., 13.L., 13.M., 13.N., 13.P., 13.Q., 13.R., and 13.S. to consent agenda.

Commissioner Art Giles objection to item 13.M.

No Objections were heard for other items.

5. Invocation & Pledge of Allegiance

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

6. Approval of Minutes**6.A. Meeting Minutes to be Approved - 3-24-25****1170**

Attachments: [3-24-25 Meeting Minutes for Approval](#)

Mayor James Maness requested that both sets of minutes be presented together, with no objections voiced.

This Minutes was approved.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

6.B. Meeting Minutes to be Approved - 4-14-25**1192**

Attachments: [Meeting Minutes to be Approved - 4-14-25](#)

This Minutes was approved.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

7. Citizens Comments

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

Tom Needham 12425 Lebanon Rd, sent an email to all commissioners and staff regarding firework shows

Jessica Needham Scales, 12425 Lebanon Rd, extended an invitation to the entire town to attend a drone show at Needham's Nursery this Memorial Day

8. Commissioner Reports & Comments

Commissioner Giles: The Ride Mt. Juliet event will take place this Sunday and is sponsored by the BPAC of Mt. Juliet. This family-friendly event includes opportunities to register to win a free bicycle, provided by the Veloteers Bicycle Club. Children will have the chance to follow a fire truck as part of the activities. He also highlighted the increased presence and efficiency of local emergency services, sharing that he personally experienced an incident over the weekend and witnessed firsthand the excellent care provided by EMT personnel.

Vice Mayor Trivett: Thanked everyone for attending and noted that both he and the City have been very busy. He acknowledged ongoing traffic concerns, especially along Lebanon Road and in the Providence area, and encouraged those engaging with developers to also communicate with local schools. He expressed appreciation to the citizens who have reached out to him for assistance, thanked Public Works for their continued efforts, and announced that the Parks Department's splash pad will open on May 27th as temperatures begin to rise.

Commissioner Hefner: Thanked everyone attending in person, watching online, or tuning in on TV. He congratulated and thanked the Main Street Media Award winners, nominees, and voters. He emphasized the importance of roads and infrastructure, noting that the public often doesn't see the extensive work that takes place behind the scenes-explaining that placing a cone on a road is just one of the final steps in a much longer process. He praised the Public Works Department for their dedication and encouraged residents to visit the City's website to see updates on ongoing projects. He shared his recent experience working on a project from the developer's perspective and commended City staff for being phenomenal and great to work with. He reminded the public not to leave pets locked in vehicles as the weather warms. He concluded by congratulating his wife for winning "Best Musical Artist" at the Main Street Media Awards.

Commissioner Milele: Spoke about the upcoming Ride Mt. Juliet event, highlighting that the Police Department will host a bike rodeo and safety training beforehand. She emphasized that it is a free, family-friendly event and provided an overview of the planned route.

Commissioner Milele gave a shout-out to EMS personnel, sharing a personal story where she had to use their services and commending them for their quick and effective response. She announced that her city monthly newsletter will be released on Friday and thanked Main Street Media for recognizing her as a finalist in their recent awards.

9. City Manager's Report

City Manager Kenny Martin thanked everyone for attending and expressed his appreciation to City staff for their ongoing hard work and dedication. He also thanked the City Commission for their continued support. He recognized Ray Daniels, a local business owner of a franchise restaurant, who will be retiring soon, and spoke highly of his impact on the community and longstanding contributions to the city.

He encouraged residents to shop local and noted that the City has benefited from maintaining low property taxes for many years. City Manager Martin also shared the passing of former Police Chief Charles McCrary, mentioning that he had the opportunity to visit with him last week. He expressed his gratitude to both Chief McCrary and Danny Farmer for giving him the opportunity to serve the city. He concluded by reminding everyone that we never truly know what others may be going through.

10. Unfinished Business - Annexation of 340 John Wright Rd

10.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE
PROPERTY KNOWN AS THE AGUILAR NAVA PROPERTY, LOCATED
AT 340 JOHN WRIGHT ROAD MAP 076 PARCEL 054.00, IN WILSON
COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN
GROWTH BOUNDARY

[1146](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [340 John Wright Rd - POS](#)

Items 10.A., 10.B., 10.C., 11.A., 11.B., 11.C., 12.A., 12.B., 12.C., were read together and moved to consent and items 13.G., 13.L., 13.N., 13.P., 13.Q., 13.R., and 13.S. were also moved to the consent agenda. A motion to approve the consent agenda was made by Commissioner Hefner and seconded by Vice Mayor Trivett. The motion carried with no objections.

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: 33-2025

- 10.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.6 ACRES, PROPERTY LOCATED AT 340 JOHN WRIGHT ROAD, MAP 076, PARCEL 054.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY** **1062**

Sponsors: Planning Commission Positive Recommendation

Attachments: [340 John Wright Rd AX ORD](#)
[340 John Wright Rd AX SR](#)
[340 John Wright Rd Exhibit A Annexation 1-15-25](#)

This item was moved to the consent agenda during set agenda.

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: 2025-16

- 10.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF 340 JOHN WRIGHT RD** **1145**

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation - John Wright Rd](#)

This item was moved to the consent agenda during set agenda.

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: 34-2025

11. Unfinished Business - Annexation of Hayes Property

- 11.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HAYES PROPERTY, LOCATED AT 9385 LEBANON ROAD MAP 054D GROUP B PARCEL 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1148](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Hayes Property POS](#)

This item was moved to the consent agenda during set agenda.

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: 35-2025

- 11.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.5 ACRES OF PROPERTY LOCATED AT 9385 LEBANON ROAD, MAP 054D, GROUP B, PARCEL 001.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1001](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Hayes Property AX ORD](#)
[Hayes Property 9385 Lebanon Rd AX SR PD](#)
[9385 Lebanon Rd - Exhibit A- Annexation 12-16-24](#)

This item was moved to the consent agenda during set agenda.

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: 2025-17

- 11.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF A PROPERTY KNOWN AS THE HAYES PROPERTY, LOCATED AT 9385 LEBANON RD [1147](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation - Hayes Property](#)

This item was moved to the consent agenda during set agenda.

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: 36-2025

12. Unfinished Business - Annexation of 8790 Saundersville Rd

- 12.A.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 8790 SAUNDERSVILLE ROAD PROPERTY, LOCATED AT 8790 SAUNDERSVILLE ROAD MAP 032H PARCELS 9.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1189](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [8790 Saundersville - POS](#)

This item was moved to the consent agenda during set agenda.

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: 37-2025

- 12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1 ACRE OF PROPERTY LOCATED AT 8790 SAUNDERSVILLE ROAD, MAP 032H, GROUP A, PARCEL 009.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [0961](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [8790 saundersville rd AX ORD](#)
[8790 Saundersville Road AX SR](#)
[8790 Saundersville Rd Exhibit B- Annexation 12-30-24](#)

This item was moved to the consent agenda during set agenda.

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: 2025-18

- 12.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE ____ RELATIVE TO THE ANNEXATION OF 8790 SAUNDERSVILLE RD [1190](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation -8790 Saundersville](#)

This item was moved to the consent agenda during set agenda.

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: 38-2025

13. New Business

13.A. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 12 - FIRE PREVENTION AND PROTECTION / EMERGENCY SERVICES / FIREWORKS, ARTICLES I, V, AND VI **1143**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re City Code Chapter 12 Amendments & Additions](#)
[Chapter 12 - Art I, V, and VI - Amendments - Redline Version](#)

Commissioner Giles has an amendment to make and will have Fire Chief Mark Foulks read the amendment.

Fire Chief Foulks read:

"Section 1 of the Ordinance, Article I, Section 12-1 of the code shall add "(containing major cooking appliances capable of producing grease laden vapors i.e.: stoves, ovens, etc.)" within the first sentence.

Section 2 of the Ordinance, Article I, Section 12-2 of the code shall add "(requiring permits)" within the second sentence.

Section 3 of the Ordinance, Article I, Section 12-3 of the code shall add: "new and renovated (requiring permits)" within the first sentence."

Discussion was held.

Commissioner Giles made a motion to approve the amendment, which was seconded by Commissioner Milele.

No objections were heard.

Back on the ordinance as once amended.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Art Giles

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

13.B. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 30 - UTILITIES, DIVISIONS 1 THROUGH 12 [1149](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re City Code Chapter 30 Amendments](#)
[Chapter 30 - Amendments - Redline Version](#)

Discussion was held.

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 5/12/2025. 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

13.C. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28 - TRAFFIC AND VEHICLES, ARTICLE II - TRAFFIC COMMISSION, SECTION 28-24 [1153](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re City Code Chapter 28 Amendments](#)
[Amendment To Traffic Commission redline Code](#)

After discussion was held, a motion was made by Mayor Maness to table this item to the end of New Business.

No objections were heard.

13.D. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 4 - ALCOHOLIC BEVERAGES, ARTICLES I, III, AND IV

1155

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re City Code Chapter 4 Amendments](#)
[Amendment to CH 4 ALCOHOLIC BEVERAGE LAWS](#)
[Executive Summary - Alcoholic Beverage Laws Amendment](#)

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 5/12/2025. 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

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

Mayor Maness made a motion to hear items 13.E. and 13.F. together. No objections were raised.

Discussion was held.

The developer discussed the business model.

Mayor Maness requested that in item 13.F., Planning and Zoning items number 1 and 31 be codified. He also asked that the header and the fourth "Whereas" clause in Section One be updated to reflect the correct base zoning of RM-8, consistent with the designation in Planning and Zoning item number 1.

No objections were raised.

Back on the ordinance, 13.F., as once amended.

Mayor Maness made a motion to adopt, in item 13.F., Public Works item number 1, including letters A, B, C, and D. The motion was seconded by Commissioner Milele.

No objections were raised.

Back on the ordinance, 13.F., as twice amended.

Mayor Maness requested that, under item 13.F., the Board adopt Planning and Zoning items numbers 38, 39, 41, and 42. A motion to adopt was made by Mayor Maness and seconded by Commissioner Milele.

No objections were raised.

Back on the ordinance, 13.F., as three times amended:

Discussion was held.

Commissioner Milele, Mayor Maness, and Commissioner Hefner voted in favor, while Commissioner Giles and Vice Mayor Trivett voted against. The ordinance passed to

second reading by a vote of 3 to 2.

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 6/9/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Mayor Maness, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Vice Mayor and Commissioner Trivett

- 13.F.** 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](#)

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 6/9/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Mayor Maness, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Vice Mayor and Commissioner Trivett

13.G. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET
ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR THE
PURCHASE OF VEHICLES FOR THE POLICE DEPARTMENT

1169

Sponsors: Kenneth Martin, City Manager,

Attachments: [2025- Amend 24-25 budget to purchase PD vehicles](#)
[2025- Exec Sum Amd Bud for PD Vehicle Replcmnts](#)
[Fiscal Note Amend 24-25 budget for PD vehicles](#)

This item was moved to the consent agenda during set agenda.

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 5/12/2025. 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

13.H. 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](#)

Discussion was held

Commissioner Giles made a motion to amend the ordinance to include a paragraph under section 1 that states "Should the associated preliminary master development plan and planned unit development fail to receive approval from the Board of Commissioners, the land use amendment shall be void." This amendment was read and written by City Attorney Burnett, and was seconded by Mayor Maness.

No objections were raised.

Ordinance, item 13.H., back as once amended.

Discussion was held

Commissioner Milele, Vice Mayor Trivett, Commissioner Giles, and Commissioner Hefner voted in favor, while Mayor Maness voted against. The ordinance passed to second reading by a vote of 4 to 1.

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 6/9/2025. 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,
Commissioner Milele, and Commissioner Hefner

Nay: Mayor Maness

- 13.I.** 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](#)
[Mira Bella Subdivison POS](#)

Mayor Maness made a motion to hear items 13.I. and 13.J. together. No objections were raised.

Commissioner Hefner proposed a voluntary contribution of \$7,500 per lot, totaling approximately \$3.255 million, to be allocated toward the widening of Lebanon Road within the City limits, starting from the school area and onward. The motion was seconded by Vice Mayor Trivett.

Engineering Director Shane Shamanur reminded the Board that contributions should be collected at the time the erosion control permit is issued for each individual home. The board agreed.

A representative of the Mira Bella development inquired whether the contribution and erosion permit applies to each home, and it was confirmed that it does.

No objections were raised.

Back on 13.I. and 13.J. as once amended.

Discussion was held

Chief of Police Mullins and Fire Chief Foulks provided comments on how the proposed development would impact their respective departments and the city as a whole.

Discussion was held.

Commissioner Milele made a motion to amend the ordinance, 13.I., to include a paragraph under section 1 that states "Should the associated preliminary master development plan and planned unit development fail to receive approval from the Board of Commissioners, the annexation and plan of services shall be void." This amendment was read and written by City Attorney Burnett, and was seconded by Mayor Maness.

No objections were raised.

Back on the ordinances as twice amended.

Commissioner Milele made a motion to amend the ordinance to add a 10% rental cap on the development and that no more than one owner can own more than two homes, under item 13.J., in the Planning and Zoning section. Commissioner Milele would like this written in the HOA bylaws, as the city cannot enforce this. This was seconded by Commissioner Giles.

City Attorney Burnett recommended that the Board not take action on this matter, stating it should be left to the discretion of the Homeowners Association (HOA).

Discussion was held.

Commissioner Milele moved to withdraw the motion, with a second by Commissioner Giles. No objections were raised.

Back on items as once amended each.

Discussion was held.

Discussion about requiring sprinklers in homes until another fire station is built was held. City Attorney Burnett advised that the city does not currently have the authority to require single family residential sprinkling.

Commissioner Hefner requested that Public Works provide detailed figures before the second reading. Utilities Director Tim Forkum noted that in order to generate accurate calculations, he would need data from the developer. Commissioner Hefner asked for a phased breakdown of the project year by year, aligned with the developer's timeline, as well as an analysis of the true depreciation costs.

Commissioner Milele, Vice Mayor Trivett, Commissioner Giles, and Commissioner Hefner voted in favor, while Mayor Maness voted against. The ordinances passed to second reading by a vote of 4 to 1.

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 6/9/2025. 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,
Commissioner Milele, and Commissioner Hefner

Nay: Mayor Maness

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

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. 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,
Commissioner Milele, and Commissioner Hefner

Nay: Mayor Maness

- 13.K.** 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](#)

Discussion was held

A typo was identified in the ordinance and staff report where "playground equipment" was mistakenly used in place of "streetlights." The correction will be made in all instances, including the staff report.

No objections were raised to correcting the typographical errors.

A motion was made by Commissioner Giles, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Art Giles

SECONDER: Bill Trivett

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

- 13.L.** A RESOLUTION AUTHORIZING AN ACTUARIAL STUDY OF THE COST ASSOCIATED WITH A HAZARDOUS DUTY SUPPLEMENTAL BENEFIT [1142](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [2025 - Res auth actuarial study for hazerdous pay TCRS](#)
[09.2024 MTAS - TCRS HazDuty Retirement Supplement Act](#)

This item was moved to the consent agenda during set agenda.

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: 39-2025

13.M. A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT JULIET AND IMPACT PYRO INC. FOR A FOURTH OF JULY FIREWORKS SHOW AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

1152

Sponsors: Kenneth Martin, City Manager,

Attachments: [A RESOLUTION TO APPROVE THE AGREEMENT WITH IMPACT PYRO INC](#)
[Impact Pyro Agreement REDLINE- Mt Juliet - Agreement \(city edits 03.18.25\)](#)
[City of Mt. Juliet Standard Addendum To Agreement - IMPACT PYRO Agreement](#)
[Impact Pyro Agreement - Mt Juliet - Show Summary](#)
[Impact Pyro Agreement - Mt Juliet - Invoice](#)

Discussion was held.

A motion was made by Vice Mayor and 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: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles
Enactment No: 40-2025

13.N. A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT
BETWEEN THE CITY OF MT. JULIET AND AT&T FOR E911
HARDWARE AND MAINTENANCE SERVICE FOR THE POLICE
DEPARTMENT

1156

Sponsors: Kenneth Martin, City Manager,

Attachments: [2025 Res to sign contract for ATT E911 Service](#)
[MT Julietaddpos](#)

This item was moved to the consent agenda during set agenda.

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: 41-2025

13.O. A RESOLUTION AMENDING RESOLUTION 75-2022 TO FURTHER EXPLAIN THE RESPONSIBILITIES OF THE BOARD OF COMMISSIONERS

1151

Sponsors: Scott Hefner, Commissioner

Attachments: [Resolution Amending Res. 75-2022 re Responsibilities of the BoC 75-2022](#)

Commissioner Hefner explained the intent and reasoning behind this resolution, emphasizing the City Manager's role. He stated that City Manager Kenny Martin is tasked with running the City and commended him for the excellent job he has done. The Commission should provide annual goals and guidance, but the responsibility of day-to-day operations lies with the City Manager.

Mayor Maness also clarified that the intent of the resolution was to replace the first paragraph under Section One of the original 2022 resolution with the new content. Commissioner Hefner agreed with this clarification.

City Manager Kenny Martin thanked both the Commission and City staff, stating that he loves his job and considers it an incredible opportunity. He emphasized that his role includes protecting both the elected body and City employees.

Discussion was held

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

RESULT: ADOPTED

MOVER: Art Giles

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 42-2025

13.P. A RESOLUTION DECLARING MAY AS BIKE MONTH IN THE CITY OF MT. JULIET

1191

Sponsors: Art Giles, Commissioner

Attachments: [Resolution - Bike Month](#)

This item was moved to the consent agenda during set agenda.

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: 43-2025

- 13.Q.** A RESOLUTION ADOPTING THE MT. JULIET SAFETY ACTION PLAN THAT WAS COMPLETED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION'S SAFE STREETS FOR ALL (SS4A) PROGRAM **1168**

Sponsors: Planning Commission Positive Recommendation

Attachments: [2025-04-28, SS4A Safety Action Plan Adoption](#)
[2025-04-28, SS4A Safety Action Plan Adoption - Exec Summary](#)
[PC Staff Report, Safety Action Plan](#)
[20250319 Mt.Juliet SS4A SAP \(final draft\)](#)

This item was moved to the consent agenda during set agenda.

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: 45-2025

- 13.R.** A RESOLUTION APPROVING THE ACCEPTANCE OF REAL PROPERTY RELATED TO THE LYNWOOD STATION PLANNED UNIT DEVELOPMENT OFF-SITE ROAD IMPROVEMENT **1195**

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Accepting Real Property for Lynwood Station Road Improvement & Exhibit A](#)

This item was moved to the consent agenda during set agenda.

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: 44-2025

13.S. A RESOLUTION REQUESTING THE MUNICIPAL TECHNICAL
ADVISORY SERVICE TO PROVIDE A COMPLETE CODE SERVICE
FOR THE CITY OF MT. JULIET CODE OF ORDINANCES

1196

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution Requesting MTAS Recodification](#)

This item was moved to the consent agenda during set agenda.

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: 46-2025

13.C. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28 - TRAFFIC AND VEHICLES, ARTICLE II - TRAFFIC COMMISSION, SECTION 28-24

1153

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re City Code Chapter 28 Amendments](#)
[Amendment To Traffic Commission redline Code](#)

Without objection, Mayor Maness brought the item back to the table.

Commissioner Giles makes a motion to amend the ordinance by adding the following:

" (f) Existing Speed Control devices on roads that are resurfaced shall be replaced by City staff with comparable speed control devices that produce the same or greater results, without the Traffic Commission's consideration or approval.

(add to b1) If the 85th percentile speed is less than 8 mph over the posted speed limit, the Public Works Director may allow a request for speed control devices to go forward to the Traffic Commission for consideration, only if there is inadequate intersection sight distance or stopping sight distance that poses a safety issue. An intersection sight distance or stopping sight distance analysis must be performed to document that the available sight distance is less than the required sight distance by AASHTO standards. "

Discussion was held.

Commissioner Giles made a motion to approve the amendment, which was seconded by Vice Mayor Trivett.

No objections were heard.

Back on ordinance as once amended.

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 5/12/2025. 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

14. Appointments

14.A. Second Central Business Improvement District (CBID) Appointment**1154****Sponsors:** James Maness, Mayor**Attachments:** [2024-35](#)

Mayor Maness appointed Melna R. Van Beber to the second position of the Central Business Improvement District (CBID).

No objections were heard.

This Discussion Item was approved.

RESULT: APPROVED**15. Adjournment**

9:21 pm

Mayor James Maness

City Recorder Sheila S. Lockett, MMC