Mt. Juliet, Tennessee

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

Meeting Minutes

Monday, November 10, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Workshop: Architect Workshop 5:15 PM

Commissioner Milele, Mayor Maness, Vice Mayor Trivett, and Commissioner Giles were present. Commissioner Hefner was absent for most of the presentation.

No citizen comments were heard.

Presentation - Architect Workshop
James with Architect Workshop provided an overview of the needs assessment process, outlining how information was gathered and what will be included in the presentation and final documents. He reviewed the project goals and foundational values: secure, welcoming, and practical.

Cary with Architect Workshop discussed the history of the existing City Hall facility and detailed the needs driving the design of a new City Hall.

Discussion was held.

The workshop adjourned at 6:00 PM.

Workshop Public Notice **1463**

Attachments: Public Notice - Workshop

Public Hearing 6:15 PM

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

Thomas Hinkson, 5610 Toulouse Street - Opposed to the Hamilton Reserve development.

Jasmine, 5813 St. Charles Place - Opposed to the Hamilton Reserve development.

Brandon Hilker, 5625 Toulouse Street - Requested additional information on the Hamilton Reserve development.

Saundra Robinson, 5202 Lavonne Place - Opposed to the Hamilton Reserve development.

Michael Welborn, 5433 Orleans Avenue - Opposed to the Hamilton Reserve development.

Constance Grupp-Opala, 5510 Creole Way - Opposed to the Hamilton Reserve development.

Public Hearing Notice **1462**

Attachments: Public Notice - 11-10-2025

1. Call to Order & Declare a Quorum Present

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

2. Set Agenda

The Mayor moved to defer Items 9.E., 9.F., and 9.G., as requested by the applicants. There were no objections.

The Mayor moved to place Items 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. on the Consent Agenda. There were no objections.

3. Invocation & Pledge of Allegiance

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

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 10-27-25 **1464**

Attachments: Meeting Minutes to be Approved - 10-27-25

The Mayor moved to approve the amended set of minutes as presented at the table. There were no objections.

5. Citizens Comments

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

Jeremy Jernigan, 1006 Clearview Drive - Spoke in support of Commissioner Hefner's proposed moratorium item on the agenda.

6. Commissioner Reports & Comments

Commissioner Hefner thanked everyone for coming out and encouraged citizens to shop local for Christmas. He noted that with the weather dropping, residents should stay safe and check on their elders. He also offered prayers for the victims of the Vanderbilt helicopter crash.

Commissioner Milele stated that, in anticipation of an agenda item not receiving a second, she wished to share her comments in advance regarding the proposed one-year moratorium on high-density and multifamily residential development. She noted that while the idea may sound appealing and has support on social media, many may not realize its significant impacts on the City. She explained that “high density” includes not only apartments but also certain single-family homes and for-sale townhomes. She stated that growth is driven by the market, not government, and that most infrastructure, including major road projects, is paid for by developers, not taxpayers. Examples cited included Old Lebanon Dirt Road, Beckwith Point, Benders Ferry, Nonaville Road, Pleasant Grove, South Greenhill, and Providence Parkway. She explained these improvements relieve congestion and come at no cost to the public. She warned that the proposed moratorium would halt future infrastructure and harm the City’s progress. Commissioner Milele further noted that a moratorium would reduce property and sales tax revenues and negatively affect retail growth, since retailers rely on new rooftops. She stated that Mt. Juliet depends on sales tax to avoid higher property taxes, and limiting growth would jeopardize that balance. She also expressed concern that the proposal was inconsistent with Commissioner Hefner’s past positions and development votes. She concluded that continued development is vital for Mt. Juliet’s long-term sustainability and expressed hope the ordinance would not move forward.

Commissioner Giles offered thoughts and prayers for the victims of the Vanderbilt helicopter crash. He congratulated Jacob Dean and Jason Brockman on their recent promotions and announced upcoming community events, including the BPAC Christmas Lights Walk and the City Christmas Tree Lighting. He thanked everyone for coming out to the meeting.

Vice Mayor Trivett thanked everyone for coming out and recognized the City’s Public Information Officer for doing a great job keeping the public informed of events. He encouraged everyone to shop local and noted that Veterans Day is tomorrow, thanking the men and women who have served. He reminded citizens to stay alert regarding safety and traffic “hot areas” identified by MJPD, to watch for children traveling to and from school, and to help local police by locking vehicles and reporting suspicious activity. He also thanked those who came out to speak about the City and encouraged residents to continue reaching out and staying involved.

Mayor Maness stated he is not blind to the fact that there are traffic and congestion issues throughout the City. He noted much of the growth occurs around Mt. Juliet, and that the City continues to do a good job holding developers accountable for projects built within the City limits. He explained that even if no additional development occurred within Mt. Juliet, traffic would remain due to surrounding growth and the City’s proximity to the interstate. The Mayor stated approximately 10% of Wilson County’s overall growth occurs within Mt. Juliet. He explained that halting development would not stop growth but would instead limit the City’s ability to accept voluntary contributions and improvements with developers, which help make

City projects more appealing to the State. He commented that while a moratorium may sound good in theory, the proposed ordinance would not achieve what many believe it would. He displayed a map illustrating what types of projects would be restricted. He further noted that the City's budget is primarily funded by sales tax revenue, and without new development and retail growth, the same expenses would remain without the supporting revenue. Mayor Maness stated he does not believe it is a fair question to ask members of the Board whether they support a moratorium while phrasing it as being against townhomes and apartments. He explained that while such phrasing may sound appealing publicly, "the devil is in the details," and added that the ordinance, as written, amounted to legislative malpractice.

Commissioner Hefner called a point of order to continue his commissioner comments.

Mayor Maness determined Commissioner Hefner and Commissioner Milele were out of order.

7. City Manager's Report

City Manager Kenny Martin thanked everyone for coming out to the meeting and recognized Sergeant Atwood for attending. He asked all veterans in the room to raise their hand and be recognized, and the audience applauded. He shared the history of his family members who were veterans and noted that the City's Veteran's Wall had 100 additional names added earlier in the day.

He thanked the Board of Commissioners for their continued support and discussed upcoming safety measures for the City's Christmas Parade. He noted that candy will not be thrown from vehicles for safety reasons and encouraged families to bring children to the VIP section, near the Clock Tower, to receive candy. He also thanked Dave Rolland and Greg Fast for donating candy for the event and announced that elected officials will hand out candy following the parade at the Clock Tower.

8. Unfinished Business Consent Agenda Items:

8.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR 12.29 ACRES OF PROPERTY KNOWN AS HAMILTON RESERVE ON LEBANON ROAD, MAP 053, PARCEL 44.01, FROM MEDIUM DENSITY RESIDENTIAL TO THOROUGHFARE COMMERCIAL **1396**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/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/Commissioner Trivett, Mayor Maness, and Commissioner Milele

Nay: Commissioner Hefner

Enactment No: 2025-50

8.B. AN ORDINANCE TO REZONE PROPERTY LOCATED ON LEBANON ROAD, APPROXIMATELY 12.29 ACRES, MAP 053, PARCEL 044.01 FROM RS-40 TO CRC. **1397**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/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/Commissioner Trivett, Mayor Maness, and Commissioner Milele

Nay: Commissioner Hefner

Enactment No: 2025-51

9. New Business

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 ARTICLE 8-207.3. MINIMUM LOT AREA IN PUD OVERLAY DISTRICTS **1430**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Staff Report

This item originally had no motion but was later brought back for consideration at the end of the meeting.

Mayor Maness made a motion to reconsider the item. Commissioner Milele seconded the motion.

Discussion was held.

A motion was made by Mayor Maness, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING
MOVER: James Maness
SECONDER: Jennifer Milele

Aye: Commissioner Giles, Mayor Maness, and Commissioner Milele

Nay: Vice Mayor/Commissioner Trivett, and Commissioner Hefner

9.B. AN ORDINANCE AMENDING ORDINANCE 2024-52 TO GRANT RELIEF FROM CERTAIN CONDITIONS OF THE PREVIOUSLY APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), LAST AMENDED IN NOVEMBER 2024, TO ALLOW FULL ACCESS DRIVEWAYS ON THE COLLECTOR ROAD BETWEEN GOLDEN BEAR GATEWAY AND BECKWITH ROAD, AND TO VOID PUBLIC WORKS CONDITIONS 9, 11(H), AND 13. **1432**

Sponsors: Planning Commission Negative Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report
Ordinance 2024-52

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 12/8/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

Enactment No: 2025-55

9.C. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5.21 ACRES OF PROPERTY AT 3971 BECKWITH ROAD MAP 078, PARCEL 021.06, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. **1446**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report
Plan of Services

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

9.D. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3971 BECKWITH ROAD, APPROXIMATELY 5.21 ACRES, MAP 078, PARCEL 021.06 FROM WILSON COUNTY R-1 TO CI, INTERCHANGE COMMERCIAL **1447**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

9.E. AN ORDINANCE TO REZONE APPROXIMATELY 4.86 ACRES OF PROPERTY KNOWN AS CHARLIES PLACE, LOCATED ON WEST CALDWELL STREET, MAP 072I, GROUP B, PARCELS 002.00 & 003.00, FROM RS-40 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT ON MAP 072I, GROUP B, PARCELS 001.01, 002.00, 003.00, 004.00 & 010.00. **1444**

Sponsors: Planning Commission Negative Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report

This Ordinance was deferred.to the Board of Commissioners due back on 12/8/2025

RESULT: DEFERRED

9.F. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 39.34 ACRES, PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY **1174**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report
Plan of Services

This Ordinance was deferred.to the Board of Commissioners due back on 12/8/2025

RESULT: DEFERRED

9.G. AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND **1175**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report

This Ordinance was deferred.to the Board of Commissioners due back on 12/8/2025

RESULT: DEFERRED

9.H. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET THE PORTION OF ROADWAY AND RIGHT OF WAY LOCATED AT SOUTH GREENHILL ROAD FROM THE FROM THE EXISTING CITY LIMITS NEAR THE LEBANON ROAD INTERSECTION TO THE SOUTHEASTERN PROPERTY CORNER OF PARCEL 053 152.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY: **1210**

Sponsors: Planning Commission Positive Recommendation

Attachments: Ordinance
Exhibit A - Legal Description
Exhibit B - Map
Staff Report
Plan of Services

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

9.I. 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 ARTICLE XIV, PUBLIC NOTICE, SECTION 14-109.4 **1468**

Sponsors: Scott Hefner, Commissioner

Attachments: Ordinance
ZOA 14-109_Public Notice_SR

Commissioner Hefner stated that he would like to revert back to the previous method of providing public notices, exceeding the minimum requirements of state law, to ensure more notification to the public prior to Planning Commission meetings.

Mayor Maness asked if the additional notification cost would be covered by the developer. City Planner Jon Baughman confirmed that it would.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Planning Commission, on meeting date of 11/20/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

9.J. AN ORDINANCE ACCEPTING DONATIONS FOR THE MT. JULIET PARKS DEPARTMENT AND ALLOCATE THE FUNDS FOR PARKS SPECIAL EVENTS **1469**

Sponsors: Kenneth Martin, City Manager,

Attachments: Resolution

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/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: Jennifer Milele
SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

Enactment No: 2025-54

9.K. AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR HIGH DENSITY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE **1470**

Sponsors: Scott Hefner, Commissioner

Attachments: Ordinance

This Ordinance had no action taken on it, as it died for lack of second

RESULT: NO ACTION TAKEN
MOVER: Scott Hefner

9.L. A RESOLUTION AUTHORIZING THAT KENNETH D. MARTIN, DANA HIRE AND MICHAEL MULLINS ARE THE OFFICIALS AUTHORIZED TO SIGN CHECKS AND WITHDRAW FUNDS FOR THE CITY OF MT. JULIET **1465**

Sponsors: Kenneth Martin, City Manager,

Attachments: Resolution

Items 8.A., 8.B., 9.B., 9.C., 9.D., 9.H., 9.J., and 9.L. were read together on the Consent Agenda.

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

Nay: Commissioner Hefner

Enactment No: 73-2025

9.M. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT BETWEEN ADP AND THE CITY OF MT. JULIET FOR A HR AND PAYROLL SOFTWARE SYSTEM **1467**

Sponsors: Kenneth Martin, City Manager,

Attachments: Resolution
Executive Summary
Agreement

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: 74-2025

10. Adjournment

7:16PM

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Mayor James Maness

_____
City Recorder Sheila S. Luckett, MMC