

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes**

**Monday, July 14, 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 7-14-25**[1287](#)

**Attachments:** [Public Notice - 7-14-25](#)

No citizen comments were heard.

**2. Call to Order & Declare a Quorum Present**

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

**Absent:** Commissioner Scott Hefner

**3. Set Agenda**

Mayor Maness removed Item 10.A. from the agenda per recommendation from Planning, with no objections heard.

**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 - 6-23-25**[1288](#)

**Attachments:** [Meeting Minutes to be Approved - 6-23-25](#)

The minutes were approved without objection, including the redline changes and minor housekeeping updates, as follows:

Page 8: Mayor Maness requested to be added as a co-sponsor on Item 9.C.

Page 16: Updated language to reflect that Commissioner Milele requested to remove the 30-cent property tax rate from Mayor Maness's original motion in order to separate the tax into another motion. The phrase "made a motion" was removed.

Page 17: Updated two references from "fire staff" to "fire command staff."

Page 18: Two references to "captains" were removed and updated to state "EMS."

The Minutes were approved.

**RESULT:** APPROVED

**Aye:** Commissioner Giles, Vice Mayor/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

Stefanie Beemer, 513 Montrose Drive, spoke in opposition to Elliott's Reserve. She expressed concern about the need for more staff to oversee developers, encouraged the Board to be more mindful of what is being approved, and urged closer monitoring of developer activity.

Kendra Notz, 437 Whitley Way, spoke in opposition to the Elliott's Reserve development.

Gary Beemer, 513 Montrose Drive, spoke in opposition to the Elliott's Reserve development.

Mark Hinesley, 1006 Benton Harbor Boulevard, spoke regarding Item 11.B. - Senior Activity Center. He shared his thoughts on the project and thanked everyone involved for their work.

Gaye Lynn Wilson, 132 Privateer Lane, spoke regarding Item 11.B. - Senior Activity Center. As head of Wilson Rides, she stated she was representing older Mt. Juliet citizens and expressed support for the project.

Rob Porter, 728 General Kershaw Drive, spoke regarding Item 11.B. - Senior Activity Center. He identified himself as the Board Chair of the Senior Citizens and expressed support for the project.

Mohan Uppala Balakrishna, 525 Montrose Drive, spoke in opposition to the Elliott's Reserve development.

Valissa Saindon, 1013 Brookstone Boulevard, spoke regarding Item 11.B. - Senior Activity Center. She expressed excitement and support for the project.

Stephen Hoekendorf, 393 Page Drive, expressed disappointment regarding the recent property tax increase.

435 Whitley Way, spoke in opposition to the Elliott's Reserve development and expressed concerns about the builders.

Raquel Villagrana, 435 Whitley Way, spoke in opposition to the Elliott's Reserve development and expressed concerns about the builders.

## **7. Commissioner Reports & Comments**

Commissioner Giles thanked staff for taking action on issues related to the Elliott's Reserve development. He expressed concern about developers removing trees and bushes and emphasized that they are responsible for replacing them. He also complimented the city's two fireworks shows, noting that the Needham's display was spectacular. He watched it from his office due to its close proximity. He also welcomed City Manager Martin back.

Vice Mayor Trivett thanked everyone for attending the meeting and watching online. He spoke about ongoing issues with rain and flooding in the Hickory Hills area, emphasizing the need for developer accountability. He noted that the city team, the commission, and City Manager Martin are actively working on the issue. He expressed appreciation to those who have worked on and spoken about this concern. He highlighted the recent Hometown Hero and Fourth of July events, thanking all the volunteers, Parks staff, committees, and first responders who helped bring the community together. He reminded residents that school is starting soon and urged everyone to watch for school buses. He thanked citizens for their awareness and consideration regarding traffic and expressed appreciation to the city for stepping up. He also welcomed City Manager Martin back and encouraged residents to reach out to him with any concerns.

Commissioner Milele welcomed City Manager Martin back and thanked the residents of Nichols Vale for attending and speaking during the meeting. She emphasized the importance of shopping local to support the city. Commissioner Milele also displayed a chart to explain her reasons for voting against the budget and provided an explanation of the pie chart she presented.

Mayor Maness expressed pride in serving as Mayor and in the efforts made to keep the community safe. He thanked staff for their hard work and acknowledged the difficulty of completing all projects with the resources available. He clarified that the property tax increase was not passed solely to fund the Fire Department, but rather to support enhanced services citywide. He explained that he brought forth the ordinance to establish the Fire Department only after discussions with the county about increasing ambulance coverage resulted in no progress. He emphasized that public safety should not be tied exclusively to the property tax. He commended the Parks Department for their outstanding work on recent events and thanked Public Works and the Police Department for their dedication-especially while working in extreme heat. He also acknowledged the presence of local Scouts at the meeting.

## **8. City Manager's Report**

City Manager Martin thanked everyone for attending the meeting, as well as for the prayers and messages he received. He expressed gratitude to the Board of Commissioners for approving the railroad repair project and noted that residents have been phenomenal throughout recent challenges. He also thanked local businesses and emphasized the importance of shopping local. He stated that Mt. Juliet is a community that takes care of both its young and elderly residents. While acknowledging that staff cannot be everywhere at once, he affirmed that the residents of Mt. Juliet deserve the very best.

**9. Unfinished Business Consent Agenda Items:**

- 9.A.** 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](#)

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

**Absent:** Commissioner Hefner  
Enactment No: 2025-36

- 9.B.** 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 EX A - Legal DX](#)  
[718 Monticello Dr EX B - Rezone](#)  
[718 Monticello RZ SR](#)

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

**Absent:** Commissioner Hefner  
Enactment No: 2025-37

**10. Unfinished Business**

- 10.A.** 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](#)

This item was removed from the agenda during the Set Agenda portion of the meeting .

This Ordinance had no action taken.

**RESULT:** NO ACTION TAKEN

**11. New Business**

- 11.A.** AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING R-O-W OF 2ND AVENUE SOUTH AND ACCEPTANCE OF PUBLIC R-O-W DEDICATION FROM MT. JULIET CHURCH OF CHRIST, BOTH LOCATED AT 1940 NORTH MT. JULIET ROAD, MAP 055, PARCEL 95.00.

[1221](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance](#)  
[Staff Report](#)

Commissioner Giles asked Public Works Director Matt White to speak on the item. Mr. White stated that he preferred the language be changed to “public right-of-way,” as it removes liability concerns for the church. Commissioner Giles agreed with this change.

James Keopf, a representative from the church and resident of 320 Hunters Run Lane, confirmed that the church is aware of the proposal and is in agreement with the change.

City Attorney Burnett recommended that the language be added to the plat and that the amendment be incorporated into the second reading, changing the language from “public access easement” to “public right-of-way” for the greenway.

A motion was made by Commissioner Giles to amend the ordinance and plat to remove “public access easement,” language and replace with “public right-of-way.” Mayor Maness seconded the motion.

With no objections, the amendment passed.

The item proceeded as once amended.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 7/28/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Bill Trivett

**SECONDER:** Jennifer Milele

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

**Absent:** Commissioner Hefner

**11.B. AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER** **1265**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Ordinance re Approving Lease Agreement](#)  
[Lease Agreement for Senior Center](#)  
[Lease Agreement for Senior Center - EX A Floor Plan](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, to recommend this Ordinance for second reading and to continue it to the Planning Commission for review at their meeting on 8/21/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Bill Trivett

**SECONDER:** Jennifer Milele

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

**Absent:** Commissioner Hefner

**11.C. RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND JAMES N BUSH CONSTRUCTION, INC FOR THE EXTENSION/RELOCATION OF SEWER FACILITIES ON OLD LEBANON DIRT ROAD AND GOLDEN BEAR GATEWAY AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT** **1290**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [2025-07-14, OLDR and GBG Sewer Extension-Relocation](#)  
[2025-07-14, OLDR and GBG Sewer Extension-Relocation - Exec Summary](#)  
[Award Recommendation Letter](#)  
[CONF DOC](#)  
[Bid Tabulation](#)

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, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 56-2025



**11.D. A RESOLUTION APPROVING A CONTRACT WITH WEST WILSON UTILITY DISTRICT (WWUD) FOR THE RELOCATION OF THE WATER LINE LOCATED ON EAST DIVISION STREET AND N. MT. JULIET ROAD**

**1291**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Resolution Approving Contract with WWUD](#)  
[WWUD Interlocal Agreement - waterline relocation](#)

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, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 57-2025

**11.E. A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND MIOVISION TECHNOLOGIES US, LLC FOR TRAFFIC SIGNAL PREEMPTION FOR THE FIRE DEPARTMENT**

**1292**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [2025- Approve Contract for Traffic Signal Preemption](#)  
[2025- Executive Summary for Traffic Signal Preemption](#)  
[2025- Q-33865 R2 - Mt. Juliet Opticom](#)

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, and Commissioner Milele

**Absent:** Commissioner Hefner  
Enactment No: 58-2025

## 12. Adjournment

7:28 pm

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Mayor James Maness

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City Recorder Sheila S. Lockett, MMC