

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, August 11, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Call to Order & Declare a Quorum Present

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

Absent: Commissioner Jennifer Milele

2. Set Agenda

Item 9.A., the appointment, was removed from the agenda with no objections, at the request of the sponsor.

3. Invocation & Pledge of Allegiance

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

4. Approval of Minutes**4.A. Meeting Minutes to be Approved - 7-28-25****[1335](#)**

Attachments: [Meeting Minutes to be Approved - 7-28-25](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that these minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Absent: Commissioner Milele

5. Citizens Comments

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

No citizen comments were heard.

6. Commissioner Reports & Comments

Commissioner Giles offered condolences to the Parrish Place community and its citizens. He congratulated Lieutenant Jason Brockman and Lieutenant Sean Ronan on their graduations from Northwestern University's prestigious School of Police Staff and Command (SPSC). He announced that BPAC will host a 2.75-mile walk this Thursday at 6:00 p.m., noting it will be a family-friendly event.

Vice Mayor Trivett thanked everyone for attending and expressed appreciation to the Police Department for their traffic control efforts during back-to-school. He reminded residents to be mindful of students and school buses and encouraged a "see something, say something" approach. He noted that this is the first year without construction at the roundabout and commented that it is working great, giving a shout-out to Public Works for making the improvement.

Commissioner Hefner thanked everyone for attending and recognized City Manager Martin for his 35 years of service, expressing appreciation for all his work.

Mayor Maness proclaimed it "Linn Yeager Day" in recognition of 12 years of service with Rehab 23 as President. He invited Commissioner Hefner to come forward to be recognized for five years of service and City Manager Martin to be recognized for 35 years of service.

7. City Manager's Report

City Manager Martin thanked the Commissioners and City employees. He encouraged residents to shop locally and expressed appreciation for everyone's patience with ongoing utility work and local blasting. He again urged support for local businesses and thanked City staff for their efforts.

8. New Business

- 8.A.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 8790
SAUNDERSVILLE ROAD, APPROXIMATELY 1 ACRE, MAP 032H,
GROUP A, PARCEL 009.00 FROM RS-40 TO RS-30

[1305](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B](#)
[Staff Report](#)

This Ordinance was recommended for second reading to the Board of Commissioners due back on 9/8/2025

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Absent: Commissioner Milele

8.B. AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF PROPERTY AT 2190 N. MT. JULIET ROAD, MAP 072I, GROUP C, PARCEL 011.00 FROM CTC TO CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN 2190 NMJR CONVENIENCE STORE

0669

Sponsors: Planning Commission Negative Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B](#)
[Staff Report](#)

Commissioner Hefner asked why there was a negative recommendation from Planning. City Planner Jon Baughman provided the response.

Discussion was held.

Mayor Maness referenced Planning item number 27, "Consider," and Mr. Baughman explained that the term was used because there were options available. The Mayor also noted that the text stated "Mount" instead of "Mt."

Discussion was held.

Mayor Maness asked about six variances listed in the staff report that were not shown in the ordinance. Mr. Baughman explained this was because of the negative recommendation, so no update was made.

Mayor Maness made a motion to adopt variances/waivers applied for numbers 1, 2, 3, and the fifth variance labeled as number 6. The motion was seconded by Commissioner Giles. The vote was unanimous.

1. To reduce the number of parking stalls required from 24 to 16, including the parking at the pump.
2. To reduce the front setback required from 30' to 23' for the fuel canopy (the existing fuel canopy is approximately 4' from property line).
3. To reduce the street landscape to the areas shown on the plan.
6. (5) To allow the development to use a building material facade that is not masonry brick on the north and south end of the fuel canopy.

Back on the ordinance as once amended.

Mayor Maness made a motion to adopt variance/waivers applied for number 4 as well. Vice Mayor Trivett seconded the motion, and the vote was unanimous.

4. To increase the maximum impermeable surface ratio allowed from 70% to 80%.

Back on the ordinance as twice amended.

Commissioner Hefner made a motion for three pumps and six handles, seconded by Mayor Maness. The vote was unanimous.

Back on the ordinance as three times amended.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Absent: Commissioner Milele

**8.C. RESOLUTION SUPPORTING APPLICATIONS FOR THE STATE OF
TENNESSEE'S 2026 STATEWIDE PARTNERSHIP PROGRAM (SPP)**

[1336](#)

Sponsors: Art Giles, Commissioner, James Maness, Mayor

Attachments: [Resolution](#)
[Executive Summary](#)

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

Absent: Commissioner Milele
Enactment No: 62-2025

- 8.D.** A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, [1340](#)
APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AND
REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF MT.
JULIET AND COSTCO WHOLESALE CORPORATION.

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[First Amendment to Development and Reimbursement](#)
[Agreement](#)
[Development and Reimbursement Agreement 06.21.23](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Mayor Maness

Absent: Commissioner Milele
Enactment No: 63-2025

9. Appointments

- 9.A.** City of Mt. Juliet Ethics Commission - District 1 - Commissioner Giles [1339](#)

Sponsors: Art Giles, Commissioner

Attachments: [City Code Sec. 2-355 \(Relevant Sections\)](#)

Item 9.A., the appointment, was removed from the agenda with no objections, at the request of the sponsor.

This Action Item had no action taken.

RESULT: NO ACTION TAKEN

10. Adjournment

6:58 pm

Mayor James Maness

City Recorder Sheila S. Lockett, MMC