

Mt. Juliet, Tennessee

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



Agenda

Monday, February 9, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

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

Public Hearing Notice - 2-09-2026

[1570](#)

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

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

2. **Set Agenda**

3. **Invocation & Pledge of Allegiance**

4. **Approval of Minutes**

4.A. Meeting Minutes to be Approved - 1-12-2026

[1572](#)

Attachments: [Meeting Minutes to be Approved - 1-12-2026](#)

5. **Citizens Comments**

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

6. **Commissioner Reports & Comments**

7. **City Manager's Report**

8. **Unfinished Business Consent Agenda Items**

8.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET.

[1483](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Redline Ordinance \(w/ Planning Edits\)](#)
[Exhibit A - Map](#)
[Staff Report](#)

Legislative History

11/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

8.B. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET. [1489](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

Legislative History

11/20/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

9. Unfinished Business

9.A. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS [1552](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code - Residency](#)
[Ordinance 2023-33](#)

Legislative History

1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners
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9.B. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET. [1516](#)

Sponsors: Planning Commission Positive Recommendation

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

Legislative History

12/18/25	Planning Commission	**Positive Recommendation to the Board of Commissioners
1/12/26	Board of Commissioners	Approved for Second Reading to the Board of Commissioners

10. New Business

- 10.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR A NEW POLICE K-9 [1577](#)

Sponsors: Kenneth Martin, City Manager,

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

- 10.B.** AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING INFRASTRUCTURE CAPACITY-BASED MORATORIUM FOR IMPACTED AREAS [1574](#)

Sponsors: James Maness, Mayor

Attachments: [Ordinance](#)
[Powerpoint](#)

- 10.C.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR STREETLIGHTS [1576](#)

Sponsors: Scott Hefner, Commissioner

Attachments: [Ordinance](#)

- 10.D.** A RESOLUTION DECLARING CITY OF MT. JULIET VEHICLE AS SURPLUS TO BE TRADED FOR A SERVICE VEHICLE [1575](#)

Sponsors: Kenneth Martin, City Manager,

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

11. Appointments

- 11.A.** Mt. Juliet Parks and Greenways Board Appointment [1584](#)

Sponsors: James Maness, Mayor

Attachments: [Mt. Juliet Parks and Greenways Board Appointment](#)

12. Adjournment



Mt. Juliet, Tennessee

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

Staff Report

File #: 1570

Agenda Date: 2/9/2026

Agenda #:

Title:

Public Hearing Notice - 2-09-2026

Public Notice

The Board of Commissioners of the City of Mt. Juliet will conduct a public hearing and consider the following on February 9, 2026, at 6:15PM, at City Hall located at 2425 N. Mt. Juliet Road.

- An ordinance to amend The City of Mt. Juliet Code of Ordinances, Chapter 2 regarding residency requirements
- An ordinance to amend the preliminary master development plan for the Providence Central Planned Unit Development, Ordinance 2013-12, located at map 097, parcels 025.00 & 075.07 in the City of Mt. Juliet.
- An ordinance to amend the preliminary master development plan for the Village at Pleasant Grove Planned Unit Development, located on Pleasant Grove Road, map 076, parcels 037.00, 037.01 & 040.00 in the City of Mt. Juliet.
- An ordinance to amend the preliminary master development plan for the Benders Cove Planned Unit Development, located at 771 Benders Ferry Road, map 049, parcels 069.00, 069.02, 069.03 & 069.09 in the City of Mt. Juliet.

The public is invited to attend and comment.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1572

Agenda Date: 2/9/2026

Agenda #: 4.A.

Title:

Meeting Minutes to be Approved - 1-12-2026

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, January 12, 2026

6:30 PM

Commission Chambers

Board of Commissioners

Public Hearing 6:15 PM

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

Public Hearing Notice - 1-12-2026

[1532](#)

Attachments: [Public Notice - Public Hearing - 1-12-26](#)

Mayor Maness opened the Public Hearing.

Danny Williams, 98 Tanglewood Drive- spoke in reference to the ROW annexation for S. Greenhill Road. He had questions about the design of improvements. Mayor Maness asked Public Works to get with Mr. Williams to answer his questions.

Al Williams, 801 Moreland Hills Drive- Spoke regarding the ROW annexation for S Greenhill. He wants to be sure there are no impacts to the church on the corner of S. Greenhill Road and Lebanon Road and wanted to be sure there were no tax increases on current residents for the road improvements associated with this annexation.

Mayor Maness closed the Public Hearing.

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting order.

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

2. Set Agenda

Mayor Maness set the agenda, moving the following items to consent: 9A, 9C, 9E, 9F, 9G, 10A, 10B, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, and 10Q. The items were moved to consent without objection.

3. Invocation & Pledge of Allegiance

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

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 12-8-2025

[1541](#)

Attachments: [Meeting Minutes to be Approved - 12-8-2025](#)

This Minutes were approved.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Hefner

5. Citizens Comments

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

Mayor Maness opened the floor for citizen comments.

Jay Easter, with Pape Dawson (formerly Ragan Smith), 315 Woodland Street, stated that he was representing the Courtyard at McFarland project and wished to make the Commission aware that he was available to answer any questions, should they arise.

Stephen Hoekendorf, 393 Page Drive, expressed that residents deserve to hear directly from the Commission regarding its views on growth, waste, and taxes. He requested an explanation of how growth, taxation, and waste are being addressed.

Chad Keelan, 3971 Beckwith Road, stated that he was present in connection with his request for annexation should questions arise.

6. Commissioner Reports & Comments

Commissioner Giles thanked everyone who attended the Christmas Light Walk and expressed appreciation to the Mt. Juliet Band of Gold and Dunkin' Donuts for sponsoring the event. He also thanked Willoughby Station for allowing the City to use their parking lot. Additionally, he spoke about the Friends of BPAC organization and shared that it recently received a \$15,000 grant for connectivity. He expressed excitement about the award and thanked staff for their support of the organization.

Vice Mayor Trivett shared that both the Christmas Parade and the Christmas Light Walk were significant successes. He also took a moment to thank the City's first responders for all they do. In response to comments made by Mr. Hoekendorf, he stated that he believes the City may have grown too quickly, does not want to raise taxes, and is continually looking for ways to reduce waste.

Commissioner Hefner wished Mayor Maness a happy birthday and thanked everyone who were in attendance of the meeting. He noted that he was unable to attend the previous meeting due to the death of a close friend. He also shared information regarding resources available to individuals (veterans) who may be struggling or considering self-harm. Commissioner Hefner went on to state that he hopes to receive a second on the moratorium ordinance he is sponsoring.

Commissioner Milele addressed comments made by Mr. Hoekendorf, stating that growth is down, sales tax revenue has declined, and property taxes were reduced three times, which she felt contributed to a funding deficiency. She noted that the City reduced the general fund by \$6 million. Commissioner Milele stated that a work session will be held regarding the budget and proposed property tax increases. She also stated that she is not in favor of a moratorium and noted that a work session on sustainable growth was held in December, with the presentation and materials available on the City's website. She wished Mayor Maness and Commissioner Hefner a happy birthday.

Mayor Maness expressed hope that everyone had a wonderful Christmas and stated that he believed this year's parade was the best to date. He echoed Commissioner Giles' comments regarding the success of the Christmas Light Walk and wished Commissioner Hefner and Commissioner Milele a happy birthday. Regarding growth, Mayor Maness stated that his goal is to manage sustained growth, noting that growth will eventually slow and that it is important to carefully consider projects approved by the City, as the City is ultimately responsible for their long-term maintenance. He reminded the public that Mt. Juliet's property tax rate is among the lowest in the state and that the City provides a wide range of services, including EMS. His goal, he stated, is to keep taxes low. He also noted that identifying waste is not always straightforward, as opinions on that topic can vary.

7. City Manager's Report

City Manager Kenny Martin reported that two ribbon cuttings were held this past week, including The Back Nine and Surcheros, and encouraged residents to shop local whenever possible. He stated that if residents live within the city limits and can purchase goods or services locally, they should do so.

He announced that Texas Roadhouse, Havertys, and Rooms To Go will be opening soon and noted that there is significant interest in the previously occupied Whataburger location.

City Manager Martin gave a special recognition to the Public Works team for their continued dedication and service to the City. He specifically highlighted Matt White for his instrumental role in securing grants for road improvements, including \$24 million for the Central Pike Interchange project.

He also thanked the Board of Commissioners for their efforts and support in relocating the Senior Citizens Center to the former Police Department building.

8. Unfinished Business Consent Agenda Items:

8.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. [1347](#)
MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054,
PARCEL 179.01 FROM RS-40 TO CTC

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness,
Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-01

8.B. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU. [1391](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-2

8.C. 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 ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT [1406](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-3

8.D. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE HALE PROPERTY, LOCATED AT 2964 OLD LEBANON DIRT ROAD MAP 073 PARCEL 064.05, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1533](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 1-2026

8.E. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1393](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-4

8.F. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE [1534](#)
 TO THE ANNEXATION OF APPROXIMATELY 6.58 ACRES OF
 PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL
 64.05

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness,
 Commissioner Milele, and Commissioner Hefner
 Enactment No: 2-2026

8.G. AN ORDINANCE AMENDING PART B OF THE UNIFIED [1468](#)
 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

Sponsors: Scott Hefner, Commissioner

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

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness,
 Commissioner Milele, and Commissioner Hefner
 Enactment No: 2026-5

9. Unfinished 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 Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
 Enactment No: 2026-6

9.B. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28, ARTICLE IX - TRUCK ROUTES [1505](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code](#)
[Exhibit B - Map of Truck Routes](#)

Discussion ensued.

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Art Giles

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
 Enactment No: 2026-7

9.C. AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026

[1506](#)

Sponsors: James Maness, Mayor

Attachments: [Ordinance](#)
[Ordinance 2024-05](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-8

9.D. AN ORDINANCE AMENDING PART B OF THE LAND 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 IX, SECTION 9-106, ACCESS MANAGEMENT

[1451](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

Attachments: [Ordinance](#)
[Redline Zoning Regs – Access](#)
[Redline Zoning Regs – Access \(w/ PC’s recommendations\)](#)

Commissioner Milele made a motion to approve the ordinance, Commissioner Giles seconded. The printed copy provided at the table was accepted for consideration, without objection. The City Attorney explained an incorrect version was uploaded to the packet and the version passed out at the table was the exact version at 1st reading. Commissioner Milele made a motion to remove the last sentence in Section 2, Commissioner Giles seconded, the sentence was stricken w/o objection. Commissioner Milele made a motion to remove the following sentence "When both stubs can be connected it is the financial responsibility of each owner to pay for their property portion of the connection" in Section 3, Commissioner Giles seconded. Discussion ensued. Mayor Maness made a motion to hold a work shop for further discussion and to defer until after the work session. Commissioner Hefner seconded. The item was unanimously deferred.

This Ordinance was deferred to the Board of Commissioners due back on 2/23/2026

RESULT: DEFERRED
MOVER: James Maness
SECONDER: Scott Hefner

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

South Greenhill Road - Annexation

9.E. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SOUTH GREENHILL ROAD 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 [1535](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 3-2026

9.F. 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](#)

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-9

9.G. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 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

[1536](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 4-2026

3971 Beckwith Road - Annexation and Rezone

9.H. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE KEELEAN PROPERTY, LOCATED AT 3971 BECKWITH ROAD MAP 078 PARCEL 021.06, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

[1528](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Resolution was deferred to the Board of Commissioners due back on 2/23/2026

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Jennifer Milele

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

- 9.I. 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](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Resolution was deferred to the 2/23/2026 Board of Commissioners meeting.

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Jennifer Milele

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

9.J. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 3971 BECKWITH ROAD MAP 078 PARCEL 021.06

[1529](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Resolution was deferred to the 2/23/2026 Board of Commissioners meeting.

RESULT: DEFERRED

MOVER: James Maness

SECONDER: Jennifer Milele

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

9.K. 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](#)

Mayor Maness made a motion to hear Items 9H, 9I, and 9J together, which was approved without objection. Vice Mayor Trivett made the motion, and Commissioner Hefner seconded.

Mayor Maness questioned staff regarding an email he received concerning a zoning violation on the subject property. Discussion ensued.

The applicant, Chad Keelan, 3971 Beckwith Road, addressed the Board and stated that he resides within a city neighborhood and uses the subject property to store recreational vehicles and equipment, including RVs and dirt bikes, as well as for riding dirt bikes. He further stated that a lawsuit with the County is currently on hold pending annexation into the City.

Mayor Maness made a motion to defer the items for 30 days to allow the City Attorney the opportunity to obtain additional information from the County Attorney. Commissioner Milele seconded the motion.

This Ordinance was deferred to the 2/23/2026 Board of Commissioners meeting.

RESULT: DEFERRED
MOVER: James Maness
SECONDER: Jennifer Milele

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

Courtyards at McFarland - Annexation and Rezone

9.L. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE COURTYARDS AT MCFARLAND PROPERTY, LOCATED AT 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1530](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Mayor Maness made a motion to hear Items 9L, 9M, 9N, and 9O together. The motion passed without objection.

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner
Enactment No: 5-2026

9.M. 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](#)

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner
Enactment No: 2026-10

9.N. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 5025 OLD LEBANON DIRT ROAD MAP 077 PARCELS 001.00

[1531](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner
Enactment No: 6-2026

9.O. 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](#)

Mayor Maness made a motion to hear Items 9L, 9M, 9N, and 9O together. The motion passed without objection. Vice Mayor Bill Trivett made the motion, and Commissioner Art Giles seconded.

Jay Easter of Pape-Dawson represented the project. Discussion ensued. Mayor Maness made a motion to designate the easterly “public access” as a private street. Commissioner Milele seconded the motion. The motion carried unanimously.

Mayor Maness made a motion to amend Planning Condition 32 to read as follows:

“32. The following items must be completed prior to the issuance of the 75th Residential Certificate of Occupancy:

Phase 1 Commercial Building of 5,500 square feet or greater shall be constructed along the commercial property frontage on Old Lebanon Dirt Road.

Remaining phases shall be graded to pad-ready condition with stubbed utilities.”

Commissioner Milele seconded the motion. The motion carried unanimously.

Commissioner Giles made a motion requiring that a permanent fence be erected around the perimeter of the cemetery and that a paved walkway, no less than five (5) feet in width, to the cemetery be completed in Phase 1. Commissioner Milele seconded the motion. The motion carried unanimously.

The meeting recessed for 5 minutes. The meeting reconvened.

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED AS AMENDED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Nay: Mayor Maness, and Commissioner Hefner

Enactment No: 2026-11

10. New Business

10.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET. [1483](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

This Ordinance was approved for Second Reading, due back to the Board of Commissioners on 2/9/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

10.B. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET. [1489](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Staff Report](#)

This Ordinance was approved for Second Reading due back to the Board of Commissioners on 2/9/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 10.C.** 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 V, SECTION 5-104.3, VARIABLE LOT RESIDENTIAL DEVELOPMENT [1493](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Variable Lots](#)
[Staff Report](#)

This Ordinance was approved for Second Reading due back to the Board of Commissioners on 2/23/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

- 10.D.** 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 VIII, OVERLAY DISTRICTS, SECTION 8-207.5, OPEN SPACE REQUIREMENTS [1494](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Redline Zoning Regs - Open Space](#)
[Staff Report](#)

After discussion, Commissioner Milele made a motion to amend to the open space requirements from 20% to 15%, Vice Mayor Trivett seconded. The motion carries by vote of 3-2-0, Mayor Maness and Commissioner Hefner voted nay.

This Ordinance was approved for second reading, due back to the Board of Commissioners on 2/23/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

10.E. AN ORDINANCE TO REZONE PROPERTY LOCATED 13135
LEBANON ROAD, APPROXIMATELY 0.35 ACRES, MAP 53K, PARCEL
027.00 FROM RS-40, LOW DENSITY RESIDENTIAL TO CRC,
COMMERCIAL RETAIL CENTER

[1511](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was approved for second reading, due back to the Board of Commissioners on 2/23/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Art Giles

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

Nay: Commissioner Hefner

- 10.F.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET. [1516](#)

Sponsors: Planning Commission Positive Recommendation

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

Following discussion by the Commission, Kris Koewan, 2555 Meridian Boulevard, Franklin, who represented the project, responded to questions from the Commission. He stated that the delays in the required improvements are due to Piedmont Gas and the relocation of their utility lines.

Vice Mayor Trivett made a motion to amend Condition 1 in Section 1 to read as follows:

1. The Benders Ferry Road improvements shall be completed by whichever occurs first: July 31, 2026, or the issuance of the 50th Certificate of Occupancy.

Commissioner Hefner seconded the motion. The motion failed by a vote of 2-3-0, with Mayor Maness, Commissioner Giles, and Commissioner Milele voting nay

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/9/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Mayor Maness, and Commissioner Milele

- 10.G.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS [1552](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code - Residency](#)
[Ordinance 2023-33](#)

This Ordinance was approved for second reading, due back to the Board of Commissioners on 1/26/2026.

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Commissioner Milele, and Commissioner Hefner

Nay: Vice Mayor/Commissioner Trivett, and Mayor Maness

10.H. AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE [1553](#)

Sponsors: Scott Hefner, Commissioner

Attachments: [Ordinance](#)

The Commission discussed the proposal and directed questions to staff. Mayor Maness recognized Tim Forkum, Utilities Director, to address sewer capacity in north Mt. Juliet.

Mayor Maness made a motion to remove the zoning classifications CMU and CTC from the proposed ordinance. Commissioner Hefner seconded. The motion carried unanimously.

Mayor Maness made a motion to replace the word “multifamily” in Sections 1 and 2 with RM-8 and RM-16. Vice Mayor Trivett seconded. The motion carried unanimously.

Commissioner Hefner moved the previous question. Vice Mayor Trivett seconded. The motion to close debate was approved by a vote of 3-1-0, with Commissioner Giles absent for the vote.

The motion to approve this Ordinance for second reading and forward this Ordinance to the Planning Commission for the meeting scheduled on February 19, 2026. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Nay: Commissioner Milele

Away : Commissioner Giles

10.I. A RESOLUTION APPROVING A POLICE CANINE TRANSFER AGREEMENT AND RELEASE WAIVER FOR CANINE AKSEL BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND BRIAN DALHOVER [1537](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Police Canine Transfer Agreement & Release Waiver \(Aksel\)](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 7-2026

10.J. RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE HWY 70 PUMP STATION VALVE REPLACEMENT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1539](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[Agreement](#)
[Award Recommendation Letter](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 8-2026

10.K. RESOLUTION APPROVING AGREEMENTS BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND VARIOUS ENGINEERING FIRMS FOR DESIGN AND CONSTRUCTION INSPECTION SERVICES ON CITY CAPITAL TRANSPORTATION PROJECTS AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENTS [1544](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[OLDR WSP Contract Supplement #7](#)
[OLDR - SSR CEI Agreement](#)
[PleasantGroveRd Barge Contract Amendment 1](#)

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 9-2026

10.L. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE DONATED TO OVERTON COUNTY EMA [1545](#)

Sponsors: Kenneth Martin, City Manager,

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

This Resolution was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 10-2026

10.M. A RESOLUTION ACCEPTING A DONATION OF A DIESEL ENGINE PORTABLE LIGHT TOWER FOR THE CITY OF MT. JULIET POLICE DEPARTMENT

[1551](#)

Sponsors: Kenneth Martin, City Manager,

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

This Ordinance was adopted as recorded in the vote below:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 11-2026

6325 Central Pike - Annexation and Rezone

10.N. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY ONE (1) ACRE OF PROPERTY AT 6325 CENTRAL PIKE, MAP 097, PARCEL 14.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

[1517](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 10.O.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6325 CENTRAL PIKE, APPROXIMATELY ONE (1) ACRE, MAP 097, PARCEL 14.01 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1518](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

6365 Central Pike - Annexation and Rezone

- 10.P.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6365 CENTRAL PIKE, MAP 097, PARCEL 14.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1519](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 10.Q.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6365 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 14.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE. [1520](#)

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

6391 Central Pike - Annexation and Rezone

- 10.R.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.92 ACRES OF PROPERTY AT 6391 CENTRAL PIKE, MAP 097, PARCEL 15.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1521](#)

Sponsors: Planning Commission Positive Recommendation

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

Commissioner Milele noted that the acreage is listed in the ordinance as .92 acres and needs to be correctly shown as 2 acres, and made a motion to replace .92 with 2 acres, Mayor Maness seconded. The motions carries unanimously.

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

- 10.S.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6391 CENTRAL PIKE, APPROXIMATELY 0.92 ACRES, MAP 097, PARCEL 15.00 FROM WILSON COUNTY R-1 TO CMU, COMMERCIAL MIXED USE [1523](#)

Sponsors: Planning Commission Positive Recommendation

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

Commissioner Milele noted that the acreage is listed in the ordinance as .92 acres and needs to be correctly shown as 2 acres, and made a motion to replace .92 with 2 acres, Mayor Maness seconded. The motions carries unanimously.

This Ordinance was approved for second reading to the Board of Commissioners due back on 2/23/2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

11. Appointments

- 11.A.** Joint Economic & Community Development Board Appointment - Position #9 [1426](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [JECDB Position #9 - Letter](#)

Mayor Maness appointed Commissioner Scott Hefner to the Joint Economic and Community Development Board. The appointment was approved by unanimous consent.

A motion was made that this appointment be approved. The motion carried by the following vote:

RESULT: APPROVED

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

12. Adjournment

The meeting adjourned at 9:57pm.

Mayor James Maness

Jennifer Hamblen, CMC, City Recorder



Mt. Juliet, Tennessee

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

Staff Report

File #: 1483

Agenda Date: 2/9/2026

Agenda #: 8.A.

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET.

ORDINANCE NO. 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET

WHEREAS, the amendment will allow outdoor sales in the Providence Central PUD and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of November 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on January 21, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Providence Central PUD, Ordinance 2013-12, located at map 097, parcels 025.00 & 075.07.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Providence Central Planned Unit Development be amended as follows:

Section 1. The Preliminary Master Development Plan for the Providence Central PUD, ordinance 2013-12, shall be amended to allow outdoor sales. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning & Zoning:

1. Tractor trailers, 18-wheeler trailers, containers and portable/prefab buildings are prohibited from being stored, displayed or otherwise utilized for the sale of goods.
2. Consumer trailer products displayed for sale are allowed.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 025.00 & 075.07 IN THE CITY OF MT. JULIET.

WHEREAS, the amendment will allow outdoor sales in the Providence Central PUD and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of November 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on January 21, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Providence Central PUD, Ordinance 2013-12, located at map 097, parcels 025.00 & 075.07.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, while in regular session on _____, 2026 that the Preliminary Master Development Plan for the Providence Central Planned Unit Development be amended as follows:

Section 1. The Preliminary Master Development Plan for the Providence Central PUD, ordinance 2013-12, shall be amended to allow outdoor sales **in parcels 025.00 and 075.07, as shown in Exhibit A.** The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Planning & Zoning:

1. Tractor trailers, 18-wheeler trailers, containers and portable/prefab buildings are prohibited from being stored, displayed or otherwise utilized for the sale of goods.
2. Consumer trailer products displayed for sale are allowed.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

ORDINANCE 2026-

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

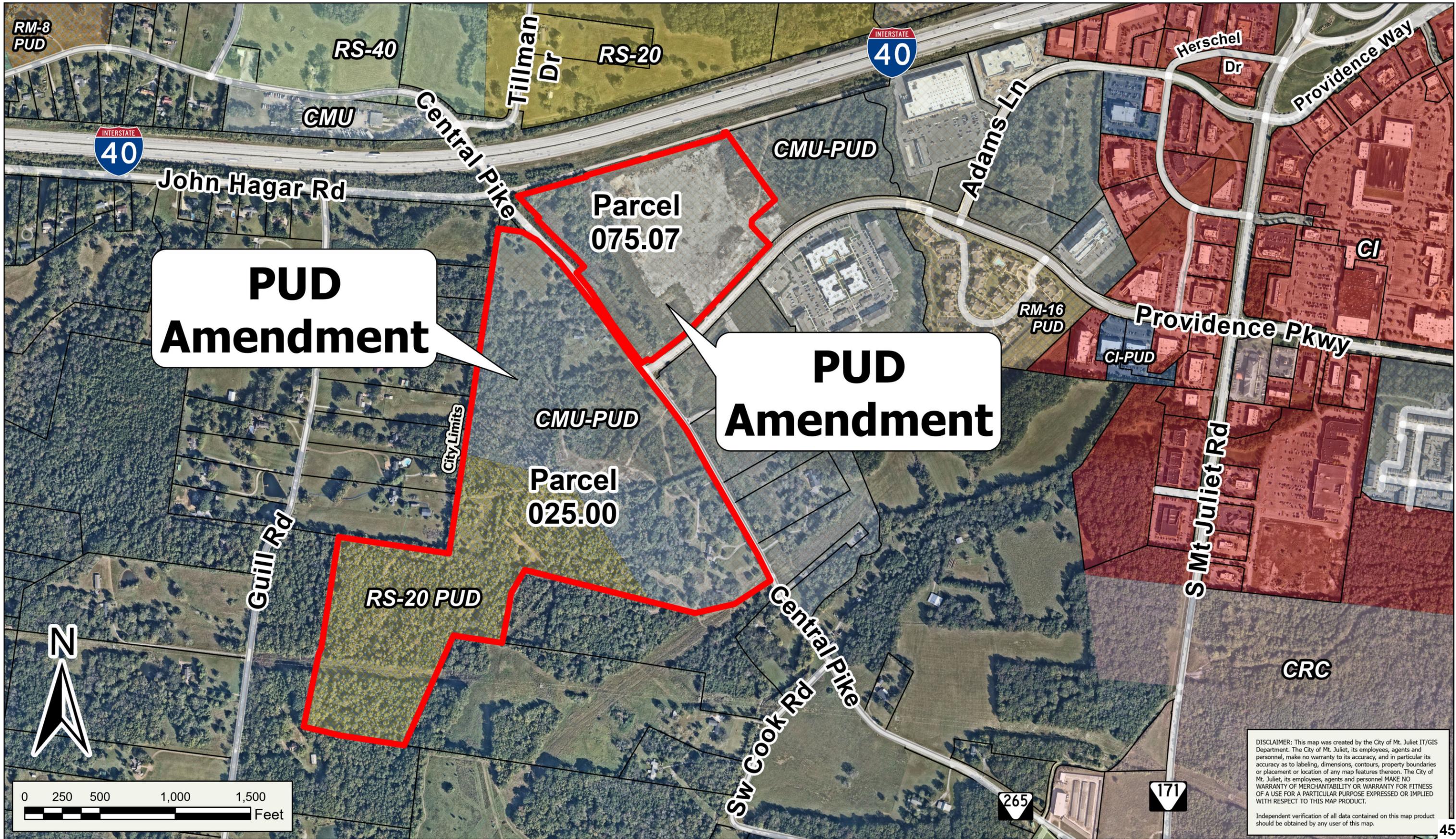
APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Providence Central Map 097, Parcels 025.00 & 075.07





MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Providence Central PUD
PMDP-PUD Amendment
Map – 097
Parcel(s) – 025.00 & 075.07

Request: Heritage Civil, on behalf of their client, requests a major PUD amendment for the Providence Central PUD, that was originally approved (via Ord. 2013-12) to amend the use listing for the CMU zoned portions of the PUD.

History: The Preliminary Master Development Plan for Providence Central was approved in 2013. Over time, some amendments to the PUD have been approved by the Board of Commissioners. The property is composed of three base zoning districts, including CMU, RM-16 and RS-20, and several uses permitted by right within the zoning code were removed from the permitted use list of the PUD as part of the approval.

Analysis: The revised PUD amendment request is to return a use to two of the CMU zoned portions of the PUD. The parcels to be included are 025.00 and 075.07, and the requested use is for “outside material and equipment sales and repair yards”. The applicant notes the reason for this request is multiple national retailers are interested in this location, and the prospective tenants would require having an outside material storage component, such as plants, lumber, etc. The property owner would like to request this use be included within the PUD allowances again, so they can provide this use for the prospective tenants.

Summary: Staff supports the inclusion of this use back within the CMU portions of this PUD, as it has been an allowed use for similar locations zoned CMU throughout the City.

Recommendation: Staff recommends the Planning Commission forward the plan with a positive recommendation to the Board of Commissioners, subject to any conditions listed below:

Planning and Zoning:

1. No Comments

Engineering:

1. No Comments.

WWUD:

1. No Comments.



Mt. Juliet, Tennessee

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

Staff Report

File #: 1489

Agenda Date: 2/9/2026

Agenda #: 8.B.

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET.

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE VILLAGE AT PLEASANT GROVE PLANNED UNIT DEVELOPMENT, LOCATED ON PLEASANT GROVE ROAD, MAP 076, PARCELS 037.00, 037.01 & 040.00 IN THE CITY OF MT. JULIET

WHEREAS, the City desires to amend the conditions of PUD approval found in ordinances 2021-48 and 2022-45 and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of November 20, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 7-0-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on January 21, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Village at Pleasant Grove, ordinances 2021-48 and 2022-45, located on Pleasant Grove Road, map 076, parcels 037.00, 037.01 and 040.00.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Village at Pleasant Grove Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Village at Pleasant Grove PUD, ordinances 2021-48 and 2022-45, shall be amended as shown below. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

Engineering Comments:

1. The following conditions of Ord. 2021-48 shall be removed:
 - Public Works #1.b. (Central Pike at Pleasant Grove Road)
2. The \$2,500 per residential unit contribution for Phase 1 shall instead be directed toward the City's Pleasant Grove Road widening project.
3. The development shall widen Pleasant Grove Road along the frontages of the site to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening.
 - a. This work shall be completed prior to the issuance of the first certificate of occupancy of Vintage Pleasant Grove (multifamily Phase 2).
4. The development shall widen the section of Pleasant Grove Road in front of the current Church, between the two project frontages, to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City's consultant. This improvement shall include milling and overlaying the

existing road in conjunction with the widening. The construction cost of this portion of the widening shall be credited toward the voluntary contribution for Phase 2 of the development (Ord 2022-45).

- a. The City, at the City’s expense, shall acquire the right-of-way by December 31, 2026.
 - b. Developer will complete this scope prior to the issuance of the first certificate of occupancy of multifamily Phase 2.
5. The widening along both sections outlined in conditions 3 & 4 of Pleasant Grove Road shall occur congruently to reduce total impact to the area and public.
 6. All PMDP/PUD conditions for Ord. 2021-28 and 2022-45 not explicitly mentioned above shall still apply.

WWUD Comments:

1. WWUD has no comments

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

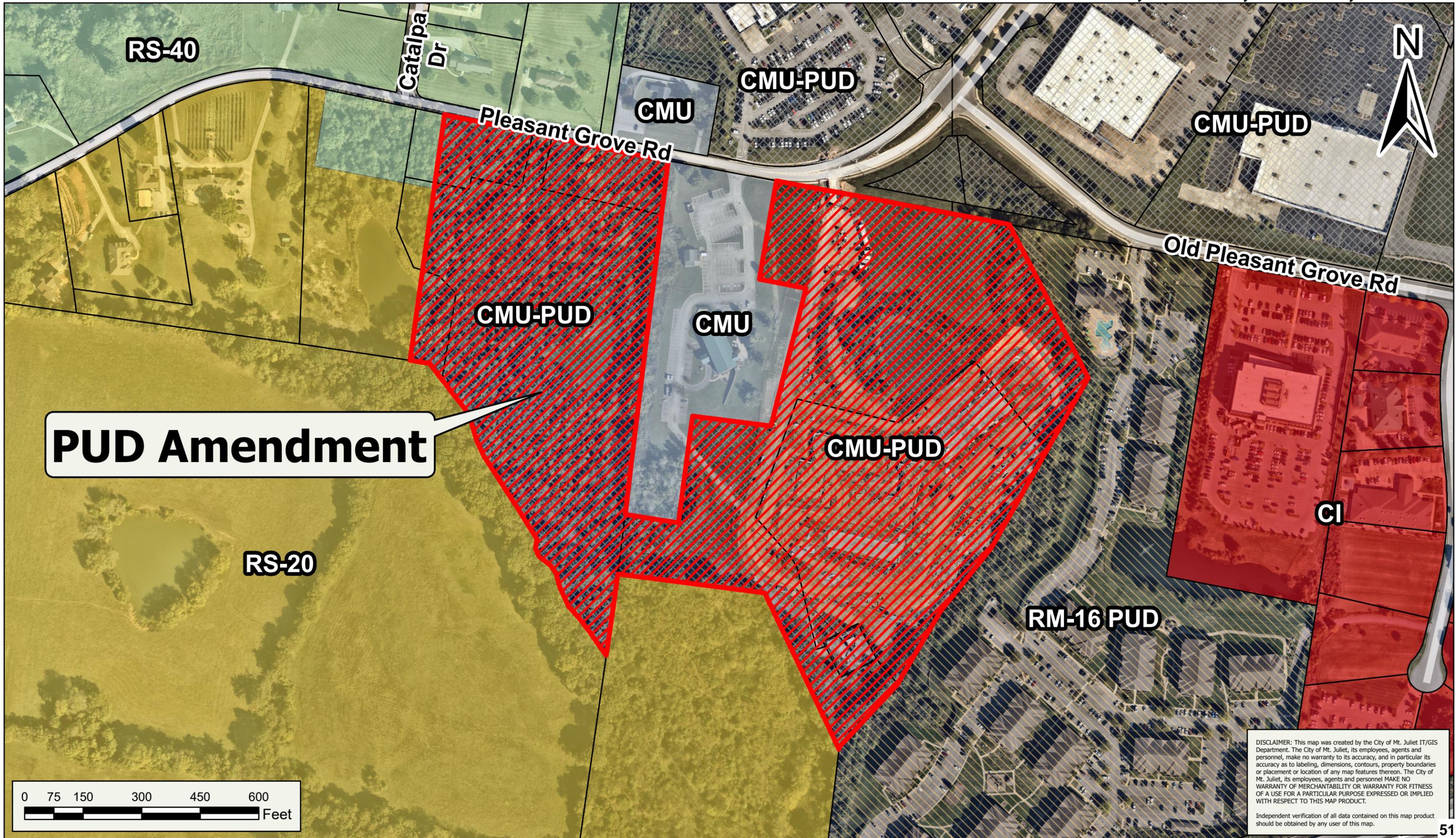
APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Exhibit A PUD Amendment

Village at Pleasant Grove
Map 076, Parcels 037.02, 037.05, 040.08,
& 037.00, 040.00, 040.06, 040.07



DISCLAIMER: This map was created by the City of Mt. Juliet IT/GIS Department. The City of Mt. Juliet, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The City of Mt. Juliet, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PARTICULAR PURPOSE EXPRESSED OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.

**City of Mt. Juliet
Department of Engineering
Report of Submittal Review**

Date Received: October 16, 2025

Project Name: Vintage Vines (Pleasant Grove Road)

Project Phase:

Submitted By: Catalyst Design Group

Nature of Submittal:

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan – Mass Grading |
| <input checked="" type="checkbox"/> PMDP – PUD | <input type="checkbox"/> FMDP | <input type="checkbox"/> Construction Plans |

Engineering Comments:

1. The following conditions of Ord. 2021-48 shall be considered invalid:
 - Public Works #1.b. (Central Pike at Pleasant Grove Road)
2. The \$2,500 per residential unit contribution for Phase 1 shall instead be directed toward the City’s Pleasant Grove Road widening project.
3. The development shall widen Pleasant Grove Road along the frontages of the site to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City’s consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening.
 - a. This work shall be completed prior to the issuance of the first certificate of occupancy of Vintage Pleasant Grove (multifamily Phase 2).
4. The development shall widen the section of Pleasant Grove Road in front of the current Church, between the two project frontages, to a three-lane section including curb and gutter and 10-foot-wide multi-use path per the design provided by the City’s consultant. This improvement shall include milling and overlaying the existing road in conjunction with the widening. The construction cost of this portion of the widening shall be credited toward the voluntary contribution for Phase 2 of the development (Ord 2022-45).
 - a. The City, at the City’s expense, shall acquire the right-of-way by December 31, 2026.
 - b. Developer will complete this scope prior to the issuance of the first certificate of occupancy of multifamily Phase 2.
5. The widening along both sections outlined in conditions 3 & 4 of Pleasant Grove Road shall occur congruently to reduce total impact to the area and public.
6. All PMDP/PUD conditions for Ord. 2021-28 and 2022-45 not explicitly mentioned above shall still apply.

WWUD Comments:

1. WWUD has no comments

Recommendation: Approve with conditions

Review Date: October 23, 2025
Reviewed By: Shane Shamanur, P.E.
Engineering – Director
City of Mt. Juliet
(615) 773-7957

Note: Review of this submittal does not relieve the Developer and Consultant from full compliance with the requirements of the Subdivision Regulations for the Mt. Juliet Regional Planning Commission and/or from full compliance with the requirements of the Zoning Ordinance for the City of Mt. Juliet



Mt. Juliet, Tennessee

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

Staff Report

File #: 1552

Agenda Date: 2/9/2026

Agenda #: 9.A.

Title:

AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS

ORDINANCE 2026 –

**AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES,
CHAPTER 2 REGARDING RESIDENCY REQUIREMENTS**

WHEREAS, Ordinance 2008-39 adopted residency requirements for the City Manager and Chief of Police into the City Code and Ordinance 2011-30 amended the Employee Personnel Manual to correspond with the verbiage from Ordinance 2008-39; and

WHEREAS, Ordinance 2012-52 then amended the Employee Personnel Manual to include the following verbiage related to residency requirements:

The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within.

; and

WHEREAS, Ordinance 2023-33 amended the City Code and Employee Personnel Manual by changing the residency requirements for the Chief of Police and Fire Chief to require living within a 30-minute response time from the City limits.

WHEREAS, the Board of Commissioners now desires to amend the City Code by adopting the previously adopted and current verbiage of the Employee Personnel Manual regarding residency requirements for the City Manager, Chief of Police, and Fire Chief; and

WHEREAS, Chapter 2, Article III of the Code of Ordinances is desired to be amended as follows:

Chapter	Article	Section	Section Title	Action
2	III	2-57	Residency Requirements for city manager, chief of police, and fire chief	Amended

; and

WHEREAS, the specific amendments desired to be made to Chapter 2, Article III of the Code of Ordinances are shown in redline form in the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The Code of Ordinances, Chapter 2, Article III, Section 2-57, “Residency requirements for city manager, chief of police, and fire chief,” is amended to read in its entirety as follows:

ORDINANCE 2026 –

- (a) *Residency requirement.* The city manager shall live within the city limits of the city. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet.
- (b) *Beginning date.* The requirements of this section shall be applied and enforced upon the employment of the next city manager, chief of police, and/or fire chief hired after July 24, 2023.
- (c) *Applicability.* Notwithstanding the foregoing, however, to the fullest extent allowed by law, this section shall apply to the current city manager, chief of police, and/or fire chief if, at any time while they hold those respective positions, they move to or reside within the city limits for more than 30 days. The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

The redline is the proposed amendments to be considered by the Board of Commissioners.

The blue text reflects amendments previously adopted by Ordinance 2023-33, which were inadvertently not entered into the Municode codification database and are included here solely to ensure accurate codification.

PART II – CODE OF ORDINANCES
CHAPTER 2 - ADMINISTRATION
ARTICLE III. CITY MANAGER

Sec. 2-57. Residency requirements for city manager, chief of police, and fire chief.

- (a) *Residency requirement.* The city manager shall live within the city limits of the city. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet.
- (b) *Beginning date.* The requirements of this section shall be applied and enforced upon the employment of the next city manager, ~~and/or~~ chief of police, ~~and/or fire chief after passage of the ordinance from which this section is derived~~ hired after July 24, 2023.
- (c) *Applicability.* ~~Nothing in this section shall apply to the individuals currently holding the positions of city manager or chief of police, as to do so would constitute implementation of a retroactive job requirement and would not be legally permissible.~~ Notwithstanding the foregoing, however, to the fullest extent allowed by law, this section shall apply to the current city manager, ~~and/or~~ chief of police, ~~and/or fire chief~~ if, at any time while they hold those respective positions, they move to or reside within the city limits for more than 30 days. ~~The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within.~~

(Ord. No. 2008-39, §§ 1—3, 7-28-2008; Ord. No. 2023-33, 8/14/2023)

Secs. 2-58—2-87. Reserved.

ORDINANCE 2023 – 33

AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE CITY OF MT. JULIET EMPLOYEE PERSONNEL MANUAL AND THE MT. JULIET CITY CODE SEC. 2-57 (a) BY AMENDING THE RESIDENCY REQUIREMENTS FOR THE CHIEF OF POLICE AND FIRE CHIEF AND TO CORRECT CITY CODE SEC. 2-57 (a) TO MATCH THE PERSONNEL MANUAL

Whereas, the Board of Commissioners of the City of Mt. Juliet desires to amend and update the City of Mt. Juliet Employee Personnel Manual concerning Residency Requirements; and;

Whereas, currently the City of Mt. Juliet Chief of Police and Fire Chief are required to live within the city limits of Mt. Juliet; and

Whereas, Residency Requirements are amended to state that the Mt. Juliet Chief of Police and Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet; and

WHEREAS, the City of Mt. Juliet City Code, Sec. 2-57 “Residency requirement for the City Manager, Chief of Police and Fire Chief are amended to have the same in the Personnel Manual and the City Code.

Now, therefore, be it ORDAINED by the City of Mt Juliet Board of Commissioners the City of Mt. Juliet Employee Personnel Manual is amended as follows:

E. Residency Requirements:

The City Manager shall live within the City limits of the City of Mt. Juliet. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet. The requirements of this ordinance shall be applied and enforced upon employment of the next City Manager, Chief of Police and/or Fire Chief hired after July 24th, 2023. Notwithstanding the foregoing, however, to the fullest extent allowed by law, this ordinance shall apply to the current City Manager, Chief of Police and/or Fire Chief if, at any time while at any time they hold those respective positions, they move to or reside within the city limits for more than 30 days. The City Commission may waive these requirements if the candidate is currently employed by the City and is being considered for a promotion from within. (*Amended Ordinance 2011-30, 6/13/11 – Ordinance 2012-52, 8/13/12*)

The City of Mt. Juliet City Code is amended as follows:

Sec. 2-57. Residency requirements for city manager and chief of police.

(a) *Residency requirement.* The city manager shall live within the city limits of the city. The Chief of Police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet.

BE IT FURTHER ORDAINED

Section 1. In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 2. If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

Section 3. That this ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

PASSED: 8/14/23


James Maness, Mayor

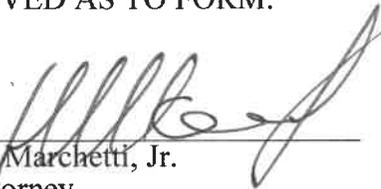
FIRST READING: 7/10/23

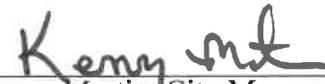
SECOND READING: 8/14/23

ATTEST:


Sheila S. Lockett, MMC
City Recorder

APPROVED AS TO FORM:


L. Gino Marchetti, Jr.
City Attorney


Kenny Martin, City Manager

Sec. 2-57. Residency requirements for city manager, and chief of police and fire chief.

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~~(a) — Residency requirement. The city manager shall live within the city limits of the city. The chief of police and the Fire Chief shall live no farther than five miles by way of a road from the closest boundary of the city to the place of residency. Within thirty minutes (30) response time from the City limits of Mt. Juliet.~~

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(Ord. No. 2008-39, §§ 1–3, 7-28-2008),(2011-30 & 2012-52) (2012-52- 8/13/12)

Sec. 2-57. Residency requirements for city manager, chief of police and fire chief

Residency requirement. The city manager shall live within the city limits of the city. The chief of police and the Fire Chief shall live within thirty minutes (30) response time from the City limits of Mt. Juliet. (Ord. No. 2008-39, §§ 1—3, 7-28-2008) (2011-30 & 2012-52) (2012-52- 8/13/12)



Mt. Juliet, Tennessee

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

Staff Report

File #: 1516

Agenda Date: 2/9/2026

Agenda #: 9.B.

Title:

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET.

ORDINANCE 2026-

AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET

WHEREAS, the City desires to amend the condition of PUD approval found in ordinance 2022-47 to require Benders Ferry Road improvements be completed by the issuance of the 50th certificate of occupancy and;

WHEREAS, the Regional Planning Commission considered this request during their meeting of December 18, 2025, and forwarded a positive recommendation to the Board of Commissioners by a vote of 6-2-0 and;

WHEREAS, a public hearing before the City Commission of the City of Mt. Juliet was held on _____ 2026 and notice thereof published in the Chronicle of Mt. Juliet on January 21, 2026; and

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to amend the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, located at 771 Benders Ferry Road, map 049, parcels 069.00, 069.02 and 069.09.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee, that the Preliminary Master Development Plan for the Benders Cove Planned Unit Development be amended as follows:

Section 1. The conditions of the Preliminary Master Development Plan for the Benders Cove PUD, ordinance 2022-47, shall be amended as shown below. The PMDP-PUD shall comply with the Zoning Ordinance, be in conformance with all other applicable rules, regulations, approvals and ordinances of the City of Mt. Juliet and is further conditioned upon the following:

1. The Benders Ferry Road improvements shall be completed **no later than the earlier of July 1, 2026, or the issuance of the fiftieth (50th) certificate of occupancy** ~~by the issuance of the 50th certificate of occupancy.~~
2. All PMDP/PUD conditions contained in Ord. 2022-47, not explicitly mentioned above, shall still apply.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: January 12, 2026

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

**City of Mt. Juliet
Department of Engineering
Report of Submittal Review**

Date Received: December 05, 2025 (November 20, 2025)

Project Name: Benders Cove PUD Amendment

Project Phase: CO Trigger

Submitted By: Kimley-Horn

Nature of Submittal:

- Preliminary Plat Final Plat Site Plan
 PMDP – PUD Amendment FMDP Construction Plans

Engineering Comments:

1. The PC/BOC initially set the CO Trigger, and the PC/BOC shall debate this request.

WWUD Comments:

1. WWUD has no comments.

Recommendation: *Defer to the Planning Commission for recommendation and Board of Commissioners for approval*

Review Date: December 11, 2025 (November 26, 2025)

Reviewed By: Shane Shamanur, P.E.

Director - Engineering

City of Mt. Juliet

(615) 773-7957

Note: Review of this submittal does not relieve the Developer and Consultant from full compliance with the requirements of the Subdivision Regulations for the Mt. Juliet Regional Planning Commission and/or from full compliance with the requirements of the Zoning Ordinance for the City of Mt. Juliet



Mt. Juliet, Tennessee

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

Staff Report

File #: 1577
10.A.

Agenda Date: 2/9/2026

Agenda #:

Title:

AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR A NEW POLICE K-9

ORDINANCE 2026 –

AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE PROCEEDS AND APPROPRIATE FUNDS FOR A NEW POLICE K-9

WHEREAS, the City of Mt. Juliet maintains property insurance coverage for its Police Department K-9s; and

WHEREAS, K-9 Aksel sustained a career-ending injury as a result of a motor vehicle accident in April 2025;

WHEREAS, the Police Department’s K-9 program is a vital component of the City’s public safety operations and mission; and

WHEREAS, the City’s insurance carrier will reimburse the City for the cost of a new police K-9

WHEREAS, the city’s insurance carrier will reimburse the city for the cost of a new K-9.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The 2025/2026 Budget Ordinance (Ordinance 2025-35) is hereby amended as follows:

Drug Fund

Increase the Following Expenditures:

123-42129-320	Operating Supplies	\$ 20,000
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Increase the Following Revenue:

123-36350	Insurance Recoveries	\$ 15,000
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Decrease the Following:

123-27100	Fund Balance	\$ 5,000
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Section 2. The budget ordinance, as amended, is ratified and readopted in all respects and this amendment is incorporated therein.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

ORDINANCE 2026 –

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



MT. JULIET POLICE DEPARTMENT

EXECUTIVE SUMMARY

Budget Amendment to Replace Injured/Retired Police K9

- 1) Who: Mt. Juliet Police Department
- 2) What: Budget Amendment (Drug Fund) to Replace Injured/Retired Police K9
- 3) When: Approval for Purchase around March
- 4) Where: City-Wide
- 5) Why: Following the unfortunate injury of K9 Aksel during an April 2025 vehicle crash, our department was left with only one operational K9, K9 Citron. K9 Aksel's injury/leg removal rendered him unable to continue service, and his early retirement creates a critical gap in our K9 capabilities.

The Department's K9 program is a vital part of our public safety mission. Our K9s are not only instrumental in searching for missing persons and locating suspects, but they also play a key role in narcotics investigations. With only one K9 team currently available, our ability to respond promptly and effectively across multiple shifts and incidents is limited.

Replacing K9 Aksel is essential to reestablishing the strength and readiness of our K9 program. A second K9 will ensure we continue to meet the operational demands of our growing community, provide vital backup in high-risk situations, and maintain our proactive efforts in keeping Mt. Juliet safe.

- 6) Costs: H.R. continues to work with insurance for some level of reimbursement, which could offset these costs.

Total: \$20,000 (Canine: \$15,000, Travel and Lodging: \$3,000, Kennel for Transport, Flight, and Flight Vet Clearance: \$2,000)

The majority of the costs will be reimbursed by the Insurance Carrier upon receipt of the new dog and the invoice.

- 7) Line Item: 42129-320 Drug Fund Operating

Staff Recommendation: City Manager's Office has provided a positive recommendation.

Prepared by: Chief Tyler Chandler



Mt. Juliet, Tennessee

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

Staff Report

File #: 1574
10.B.

Agenda Date: 2/9/2026

Agenda #:

Title:

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING
INFRASTRUCTURE CAPACITY-BASED MORATORIUM FOR IMPACTED AREAS

ORDINANCE 2026 –

AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING INFRASTRUCTURE CAPACITY-BASED MORATORIUM FOR IMPACTED AREAS

WHEREAS, the City of Mt. Juliet (“City”) is authorized under Tennessee law to plan for and manage public infrastructure, including sanitary sewer systems, in order to protect the public health, safety, and welfare; and

WHEREAS, the City currently owns and operates a sanitary sewer collection and conveyance system that must maintain adequate capacity to serve existing users and approved development; and

WHEREAS, the area generally served by the proposed Benders Ferry Regional Pump Station and associated force main (“Benders Ferry Service Area”) is presently at or near its available sewer capacity; and

WHEREAS, the construction of the Benders Ferry Regional Pump Station and force main is intended to provide additional sewer capacity to support future development within the Benders Ferry Service Area; and

WHEREAS, the Benders Ferry Regional Pump Station and force main are City capital projects that would require significant public investment and long-term operational obligations; and

WHEREAS, the City has determined that the timing of these sewer infrastructure investments should be coordinated with the planned widening of State Route 70 (U.S. Highway 70) to a minimum of four (4) travel lanes extending westward to West Elementary School, a project under the jurisdiction of the Tennessee Department of Transportation (“TDOT”); and

WHEREAS, the City finds that premature construction of major sewer infrastructure in advance of the commencement of the Highway 70 widening project could induce development that the existing and planned roadway network is not yet equipped to safely or efficiently support; and

WHEREAS, the City desires to align the availability of new sewer capacity with the provision of adequate transportation infrastructure in order to promote orderly growth, fiscal responsibility, and public safety; and

WHEREAS, the City further finds that limiting the extension of new sewer capacity in the Benders Ferry Service Area until the Highway 70 widening project has commenced is a reasonable and necessary infrastructure management measure, and not a blanket prohibition on development approvals; and

WHEREAS, the City wishes to adopt this ordinance as a temporary, objective, and infrastructure-based policy that conditions public capital expenditures and utility capacity on the commencement of a related state transportation project;

ORDINANCE 2026 –

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City Of Mt. Juliet, Tennessee as follows:

Section 1. PURPOSE AND INTENT

The purpose of this ordinance is to manage the timing and allocation of public sewer infrastructure capacity within the Benders Ferry Service Area by deferring the construction and funding of the Benders Ferry Regional Pump Station and force main until such time as the Tennessee Department of Transportation has commenced construction on the widening of State Route 70 to a minimum of four (4) lanes extending to West Elementary School. This ordinance is intended to ensure that sewer capacity expansion occurs in coordination with necessary roadway improvements and does not outpace the City's transportation infrastructure.

Section 2. FINDINGS

The Board of Commissioners hereby finds and declares that:

Existing sewer infrastructure within the Benders Ferry Service Area lacks sufficient available capacity to serve additional new development beyond that already approved.

The Benders Ferry Regional Pump Station and force main are City-funded capital improvements that would materially increase sewer capacity in the area.

The availability of new sewer capacity would enable additional development that would rely upon Highway 70 for access.

Highway 70 has not yet commenced construction to widen the roadway to a minimum of four (4) lanes to West Elementary School.

Coordinating sewer capacity expansion with the commencement of the Highway 70 widening project is necessary to protect the public health, safety, welfare, and fiscal interests of the City.

Section 3. TEMPORARY LIMITATION ON SEWER CAPACITY EXPANSION

- A. The City shall not fund, authorize, or commence construction of the Benders Ferry Regional Pump Station or its associated force main until such time as the Tennessee Department of Transportation has formally commenced construction activities for the widening of State Route 70 to a minimum of four (4) travel lanes extending to West Elementary School.
- B. For purposes of this section, "commenced construction" shall mean the issuance of a notice to proceed and the initiation of on-site construction activities by or on behalf of TDOT for the Highway 70 widening project.

ORDINANCE 2026 –

Section 4. EFFECT ON DEVELOPMENT APPROVALS

- A. This ordinance does not prohibit the submission, review, or approval of zoning applications, subdivision plats, site plans, or other development applications, nor does it revoke any previously granted vested rights.
- B. However, no new development within the Benders Ferry Service Area shall be entitled to new sewer capacity beyond that which is currently available, and no extension or allocation of additional sewer capacity shall be granted unless sufficient capacity exists without reliance on the Benders Ferry Regional Pump Station or force main.
- C. Where adequate sewer capacity is not available, development may not receive final utility approval or be permitted to connect to the City's sanitary sewer system.

Section 5. EXCEPTIONS

Nothing herein shall prohibit the planning, engineering, design, environmental review, right-of-way acquisition, or other preparatory actions related to the Benders Ferry Regional Pump Station and force main.

Section 6. DURATION AND REVIEW

This ordinance shall remain in effect until the conditions set forth in Section 3 have been satisfied. Upon confirmation that construction of the Highway 70 widening project has commenced, the City Commission may, by ordinance, authorize the funding and construction of the Benders Ferry Regional Pump Station and force main and take such additional actions as may be necessary to restore the allocation of new sewer capacity.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

ORDINANCE 2026 –

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

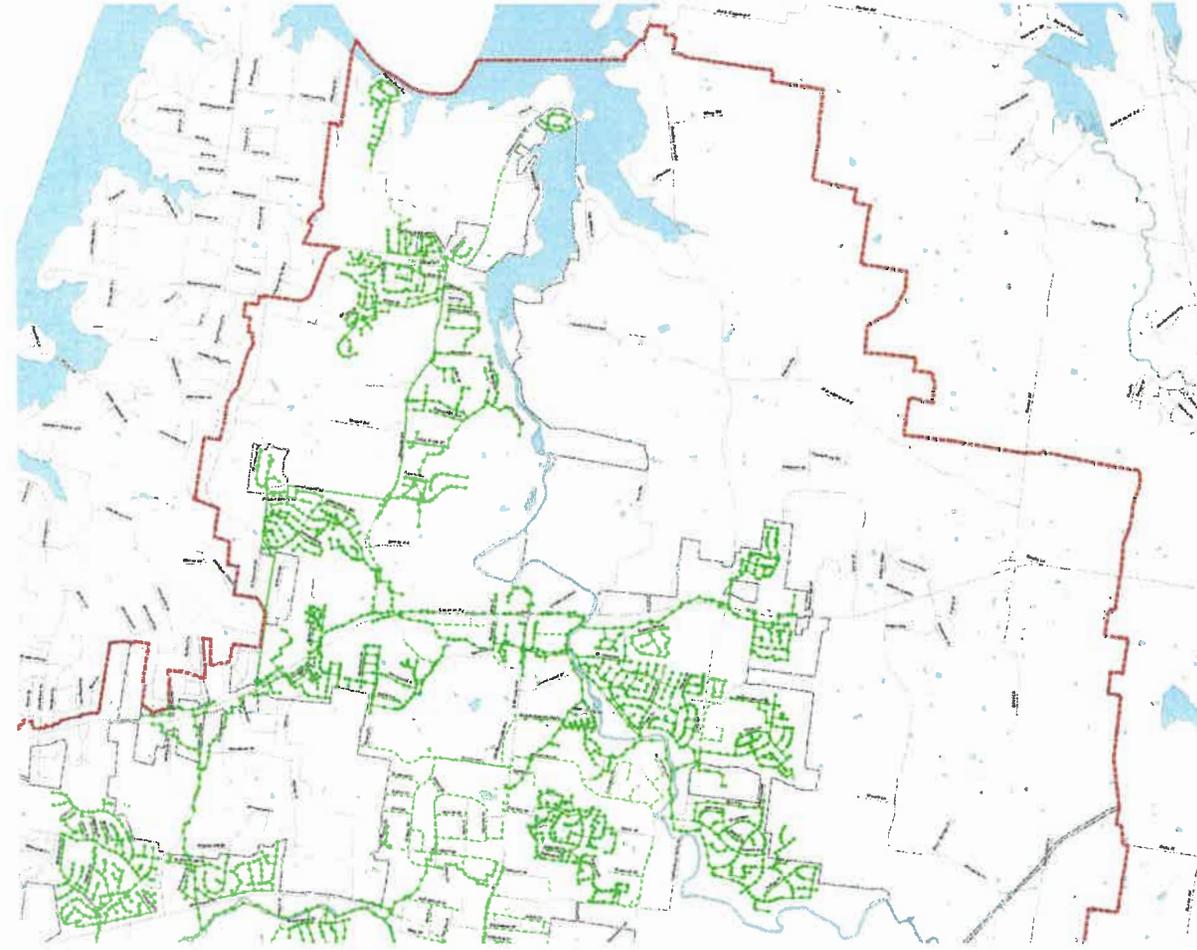
HWY 70 Drainage Basin Sewer Capacity



Existing Collection System

- Existing flows are collected at the Cedar Creek Pump Station
 - All flows from the Mt Juliet Library north
 - Flows from Jackson Hills
 - Flows from Hwy 70 up to Green Hill High School
 - Flows from Benders Ferry Road
- The existing station is at approximately 70% capacity

Cedar Creek Drainage Basin Map

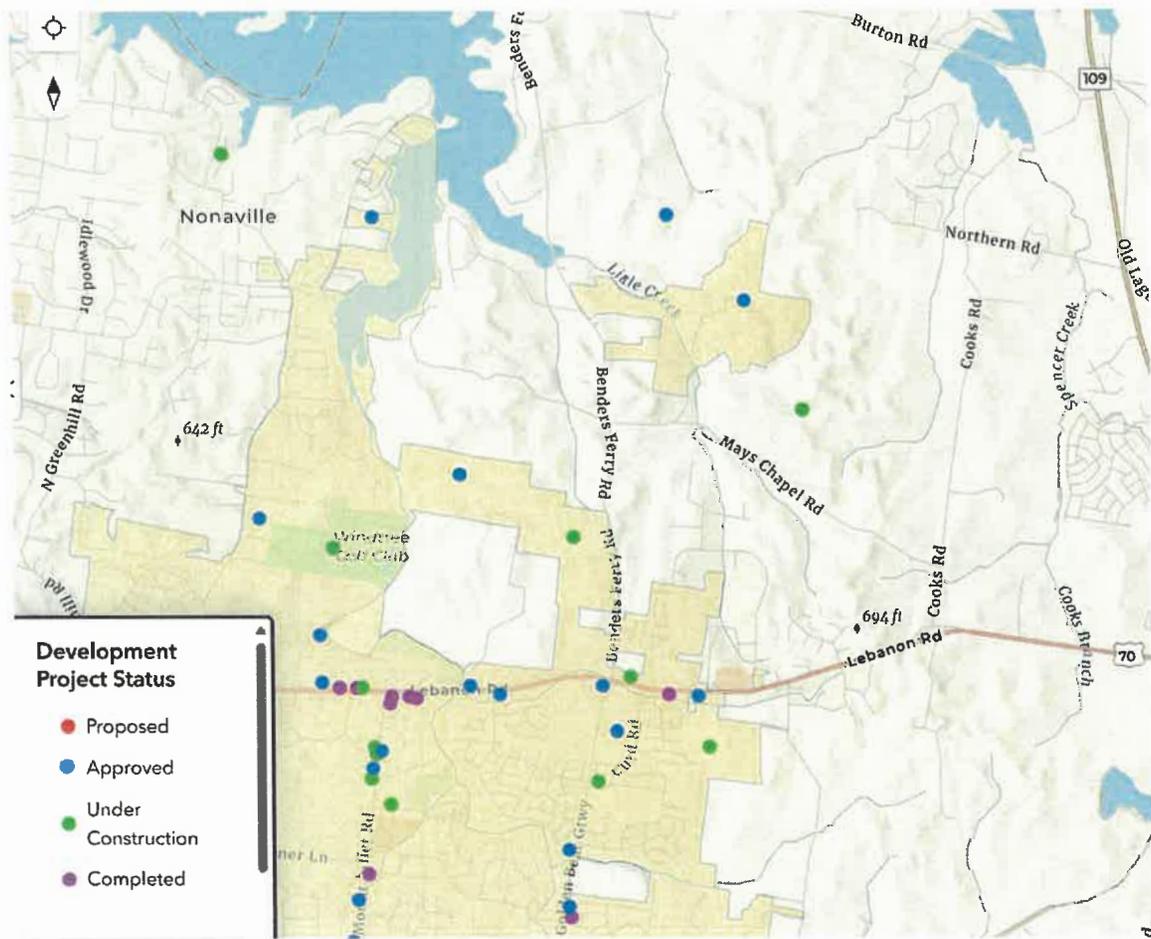


- Urban Growth Boundary 
- Existing Sewers 



Hwy 70E Interceptor Sewer

- Existing 15-inch interceptor sewer
 - Collects the area with the highest sewer availability request rate
 - All capacity within the sewer has been allocated
 - Requires improvements to accommodate additional development
- 



Hwy 70E Development Map



Proposed Improvements

- Construct a new pump station to intercept flow in the existing 15-inch interceptor sewer
 - Construct a new 16-inch force main along Golden Bear Gateway to convey flows into the Sinking Creek interceptor sewer
 - Project would provide capacity for approximately 3,500 single family units
- 



Proposed Improvements



Estimated Project Cost and Timeline

- New pump station and 16,000 feet of force main
- Estimated cost of 12.1 million dollars
- Estimated timeline for design is 12 months
- Estimated timeline for construction is 18 months
- Project operational by January 2028



BENDERS FERRY REGIONAL PUMP STATION AND FORCE MAIN PRELIMINARY ESTIMATE

ITEM	DESCRIPTION	QUANTITY	ESTIMATED UNIT PRICE	TOTAL
1	16" C900 (DR-21) PVC force main with 3" detection tape and tracer wire complete in place and ready for use.	15,000LF	\$350.00	\$5,250,000.00
2	16" C900 (DR-21) PVC force main in 30" diameter 0.0144" wall (solid weld) steel casing pipe by tunnel / bore method, with trace wire, complete in place and ready for use.	800LF	\$1,500.00	\$1,200,000.00
3	Miscellaneous compact DIP fittings, complete in place and ready for use.	16,000LBS	\$15.00	\$240,000.00
4	16" plug valve with valve box, complete in place and ready for use.	2EA	\$15,000.00	\$30,000.00
5	Combination sewage air/vacuum release valve assembly and manhole, complete in place and ready for use.	7EA	\$24,000.00	\$168,000.00
6	Trace wire stub-up boxes with frame and cover, complete in place and ready for use.	7EA	\$1,500.00	\$10,500.00
7	Utility marker with integral tracer wire test station, complete in place and ready for use.	5EA	\$300.00	\$1,500.00
8	"Type A" asphalt roadway replacement - full width, complete in place and ready for use.	120LF	\$400.00	\$48,000.00
9	"Type A" asphalt roadway replacement - repair / trench width, complete in place and ready for use.	2,910LF	\$40.00	\$116,400.00
10	Asphalt driveway / parking lot replacement, complete in place	500LF	\$40.00	\$20,000.00
11	Concrete driveway replacement, complete in place.	250LF	\$50.00	\$12,500.00
12	Concrete sidewalk replacement, complete in place and ready for use.	500LF	\$50.00	\$25,000.00
13	Gravel driveway replacement, complete in place and ready for use.	100LF	\$20.00	\$2,000.00
14	Topsoil and seeding of trenches, complete in place and ready for use.	15,000LF	\$2.00	\$30,000.00
15	Class C (2,000 psi) concrete for cradle, thrust blocking, encasement, etc., complete in place and ready for use.	75CY	\$150.00	\$11,250.00
16	Bituminous (temporary) cold mix asphalt for trenches, complete in place and ready for use.	50TONS	130	\$6,500.00
17	Unclassified excavation for undercuts, complete in place and ready for use.	50CY	\$10.00	\$500.00
18	Crushed stone backfill for undercuts, complete in place and ready for use.	50CY	\$10.00	\$500.00
19	Lump Sum item for connection of new 16" PVC force main to existing interceptor sewer, complete in place and ready for use.	1LS		\$20,000.00
20	Lump Sum item for connection of existing gravity sewer to new pump station, complete in place and ready for use.	1LS		\$80,000.00
21	Lump Sum item for construction of new pump station, complete in place and ready for use.	1LS		<u>\$3,250,000.00</u>
			Estimated Project Construction Cost	\$10,522,650.00
			Contingencies Engineering and Other Project Construction Cost @ 15%	<u>\$1,578,397.50</u>
			Estimated Probable Project Cost	\$12,101,047.50

Recovery of Cost

- Facilities are for the purpose of new development
 - City can recover cost by establishing an additional capacity charge
 - Charge would be levied to the first 3,500 units constructed
 - Estimated charge is \$4,000 per unit
- 



Mt. Juliet, Tennessee

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

Staff Report

File #: 1576
10.C.

Agenda Date: 2/9/2026

Agenda #:

Title:

AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR STREETLIGHTS

ORDINANCE 2026 –

AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR STREETLIGHTS

WHEREAS, the City of Mt. Juliet Board of Commissioners desires to ensure the safety of the citizens; and

WHEREAS, there is a need for additional lighting on Clearview Drive; and

WHEREAS, the Board desires to add five streetlights to improve safety and visibility on Clearview Drive; and

WHEREAS, the Public Works Department will also include the cost of power to operate the streetlights in future budgets.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The 2025/2026 Budget Ordinance (Ordinance 2025-35) is hereby amended as follows:

State Street Aid Fund

Increase the Following Expenditures:

121-43100-247	Street Lighting	\$ 3,000
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Decrease the Following Revenue:

121-27100	Fund Balance	\$ 3,000
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Section 2. The budget ordinance, as amended, is ratified and readopted in all respects and this amendment is incorporated therein.

BE IT FURTHER ORDAINED

In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

ORDINANCE 2026 –

PASSED:

FIRST READING:

SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney



Mt. Juliet, Tennessee

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

Staff Report

File #: 1575
10.D.

Agenda Date: 2/9/2026

Agenda #:

Title:

A RESOLUTION DECLARING CITY OF MT. JULIET VEHICLE AS SURPLUS TO BE TRADED FOR A SERVICE VEHICLE

RESOLUTION 2026 –

**A RESOLUTION DECLARING CITY OF MT. JULIET VEHICLE AS SURPLUS
TO BE TRADED FOR A SERVICE VEHICLE**

WHEREAS, the City of Mt. Juliet has certain property that has reached the end of its useful life with the City; and

WHEREAS, the property is identified as follows: 2017 Lexus SUV (VIN# JTJBZMCA3H2021013).

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Mt. Juliet, Tennessee as follows:

Section 1. The property listed is hereby declared to be surplus property.

Section 2. The property shall be traded in for a newer service vehicle.

Section 3. The City Finance Director is empowered to execute the documents required to affect this resolution.

Section 4. In the event of no agreement on the trade in value, the vehicle may be sold on Gov Deals to the highest bidder.

BE IT FURTHER RESOLVED

In case of conflict between this resolution or any part hereof, and the whole part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further.

If any section, clause, or provision or portion of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this resolution.

This resolution shall take effect on the earliest date allowed by law.

PASSED:

James Maness, Mayor

Kenny Martin, City Manager

RESOLUTION 2026 –

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney

Executive Summary

The City of Mt. Juliet has certain property that has reached the end of its useful life with the City. The City proposes trading the current ECD vehicle for a more functional and operationally appropriate vehicle. The existing vehicle was acquired during a period when available options were limited due to supply-chain constraints. Those conditions have since improved, and this trade would allow the City to obtain a vehicle better suited to current operational needs.

The vehicle is a 2017 Lexus SUV (VIN# JTJBZMCA3H2021013)

- Mileage: 82,146
- Condition: Excellent
- Trade-In Value per KBB: \$18,510 to \$22,260





Mt. Juliet, Tennessee

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

Staff Report

File #: 1584
11.A.

Agenda Date: 2/9/2026

Agenda #:

Title:

Mt. Juliet Parks and Greenways Board Appointment

ARTICLE IV. PARKS AND RECREATION AREAS

DIVISION 2. MT. JULIET PARKS AND GREENWAYS BOARD

Sec. 24-117. Purpose.

The purpose of the city parks and greenways board is to provide advice, assistance and recommendations to the director of parks and recreation, the city manager and the board of commissioners on operational and resource matters related to parks, greenways and other recreational facilities and programs within the city.

(Ord. No. 2009-04, § 1(12-4-102), 1-26-2009)

Sec. 24-118. Membership and appointment.

The parks and greenways board shall consist of seven voting members. Six members shall be nominated by the mayor and approved by the board of commissioners, and one shall be a city commissioner elected by the board of commissioners. In addition to the seven voting members, the city planner shall be an ex officio, nonvoting member.

(Ord. No. 2009-04, § 1(12-4-103), 1-26-2009)

Sec. 24-119. Terms and vacancies.

Members of the parks and greenways board as of February 1, 2009, with last names beginning with the letter "A" through the letter "K" shall be appointed to an additional one-year term on the board. Members of the board as of February 1, 2009, with last names beginning with the letter "L" through the letter "Z" shall be appointed to an additional two-year term on the board. All appointments to the board made after February 1, 2009, shall be for a term of five years. Vacancies created before the completion of a member's term shall be filled by the mayor and board of commissioners in like manner as original appointments, except that the term of office is restricted to the remainder of the unexpired term of the member being replaced.

(Code 1997, § 12-4-102; Ord. No. 2009-04, § 1(12-4-104), 1-26-2009)

Sec. 24-120. Removal of members.

The mayor may replace members of the parks and greenways board at any time upon:

- (1) A failure to perform duties;
- (2) An accrual of four or more unexcused absences from regular meetings;
- (3) The demonstration of a reoccurring conflict of interest;
- (4) The written request of the appointee; or
- (5) The demonstration of actions detrimental to the best interests of the city.

(Ord. No. 2009-04, § 1(12-4-105), 1-26-2009)

Sec. 24-121. Compensation.

Members of the parks and greenways board shall serve without compensation, but may be reimbursed by the city manager for necessary expenses.

(Ord. No. 2009-04, § 1(12-4-106), 1-26-2009)

Sec. 24-122. Enumeration and election of officers.

The officers of the parks and greenways board shall be the chairperson, vice-chairperson, and the secretary. The officers shall be elected annually by the board at the first regularly scheduled meeting of each calendar year.

(Ord. No. 2009-04, § 1(12-4-107), 1-26-2009)

Sec. 24-123. Vacancy.

If an officer resigns during a term, the board shall nominate and elect a new officer at the next meeting after the resignation.

(Ord. No. 2009-04, § 1(12-4-108), 1-26-2009)

Sec. 24-124. Duties.

- (a) *Chairperson.* The chairperson shall preside at all meetings, appoint committees, and call special meetings when he deems it advisable. The chairperson shall prepare, or cause to be prepared, an agenda for every regular or special meeting of the board. The chairperson shall prepare and post, or cause to be prepared and posted, a notice of each regular or special meeting of the board. Such notice shall contain the meeting agenda.
- (b) *Vice-chairperson.* The vice-chairperson, in the absence of the chairperson, shall perform all of the duties of the chairperson.
- (c) *Secretary.* The secretary shall keep a full and true permanent record of all meetings of the board. The secretary shall coordinate marketing activities and other communications the city and other stakeholders. The secretary, in the absence of the chairperson and vice-chairperson, shall perform all of the duties of the chairperson.

(Ord. No. 2009-04, § 1(12-4-109), 1-26-2009)

Sec. 24-125. Meetings.

- (a) *Quorum.* Four voting members shall constitute a quorum at any regular or special meeting for the purpose of conducting the business of the board, except that an amendment to the board's bylaws shall require a quorum of five voting members.
- (b) *Bylaws.* The board may adopt bylaws to govern its meetings and procedures.
- (c) *Robert's Rules of Order.* In the absence of specific rules to the contrary set by the board, Robert's Rules of Order shall govern all meetings of the board.

-
- (d) *Recordkeeping*. The board shall keep a written or electronically recorded record of its meetings, recommendations, findings and determinations. The original of these records shall be maintained by the director of parks and recreation, and a copy of these records shall be provided to the city recorder.

(Ord. No. 2009-04, § 1(12-4-110), 1-26-2009)

Sec. 24-126. Ethics.

The members of the board shall be subject to the requirements of chapter 2, article XII, pertaining to the city's code of ethics. Copies of chapter 2, article XII, pertaining to the code of ethics, along with subsequent amendments thereto, shall be made available to the members of the board.

(Ord. No. 2009-04, § 1(12-4-111), 1-26-2009)

Secs. 24-127—24-150. Reserved.