

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, March 10, 2025

6:30 PM

Commission Chambers

Board of Commissioners

1. Public Hearing 6:15 PM

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

Mayor Maness called the Public Hearing to order at 6:15 PM.

Mayor Maness stated the Public Hearing would adjourn at 6:25 PM.

Citizens Comments: No pros or cons voiced.

Mayor Maness closed the Public Hearing at 6:17 PM

1.A. Public Hearing Notice

Attachments: [Public Hearing Notice - 2nd Reading - 3-10-25](#)

2. Call to Order & Declare a Quorum Present

Mayor Maness called the regular meeting of the Board of Commissioners to order at 6:30 PM and declared a quorum present.

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

3. Set Agenda

Mayor Maness stated the sponsor has requested removal of item 13C (Amend Part B of the Unified Development Code by Amending Section 5-104.4, Development Standards for Single Family Residential, to include a requirement for playground facilities in Single Family Residential Subdivisions). No objections voiced. Item 13 C removed from agenda with no objections.

4. Invocation & Pledge of Allegiance

City Manager Kenneth Martin

5. Approval of Minutes**5.A. BoC Minutes February 24, 2025**

Attachments: [BoC Minutes for 2-24-25](#)

Mayor Maness stated without objection the minutes would be approved as published.
No objections voiced.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

6. Citizens Comments

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

No pros or cons voiced.

7. Commissioner Reports & Comments

Commissioner Giles: mayor Maness gave the State of the City at the Chamber luncheon, he did a great job. Mt. Juliet has lots of musical talent and he tries to use the Mt. Juliet talent when he books events. He booked "Burlap and Lace" from Mt. Juliet, who were very good, they also run Resha's School of Dance. "Walk Across Wilson" begins March 23rd - April 19th. You can sign up to support a Wilson County school, BPAC and many other organizations. Please sign up to support the organizations. Kick off is 3/22 at 9 am at the Train Station, you start submitting your time on 3/23.

Vice Mayor Trivett: Thanked everyone for attending in person and online. The State of the City was a great event. Today is the first day of Spring Break for Wilson County, please be careful. Please visit the Parks webpage for many upcoming events.

Commissioner Hefner: Thanked everyone for attending in person and online. Mt. Juliet does have many talented musicians in town. Thanked Matt Harvell for opening the Honky Tonk Creamery, they offer great music and ice cream. Thanks to everyone for attending the memorial ceremony for the 3/2020 tornado.

Commissioner Milele: She had the wrong link on her agenda notice, and apologized for that. Happy early birthday to her husband.

8. City Manager's Report

City Manager Martin: Thanked everyone for attending. We are very blessed here in Mt. Juliet. Please shop local. Thanked the BoC for their leadership.

9. Unfinished Business - Annexation of 1191 Nonaville Rd

9.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 1191 NONAVILLE ROAD PROPERTY, LOCATED AT 1191 NONAVILLE ROAD, MAP 050 PARCELS 50.00, 98.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Attachments: [1191 Nonaville - POS](#)

Mayor Maness stated that without objection Items 9 A, B, & C would be read and considered together (Annexation of 1191 Nonaville Road), no objections voiced.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

9.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.02 ACRES, PROPERTY LOCATED AT 1191 NONAVILLE ROAD, MAP 050, PARCEL 098.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

Attachments: [1191 Nonaville Rd AX ORD](#)
[1191 Nonaville Rd AX SR](#)
[1191 Nonaville Road Legal Desc](#)
[1191 Nonaville Road Annexation 10 17 24 Exhibit B](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

9.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 1191 NONAVILLE ROAD, MAP 050 PARCELS 50.00, 98.00

Attachments: [Res in Memorandum Relative to Annexation - 1191 Nonaville Rd](#)

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

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

10. Unfinished Business - Annexation of 2460 Old Lebanon Dirt Rd

10.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE 2460 OLD LEBANON DIRT ROAD PROPERTY, LOCATED AT 2460 OLD LEBANON DIRT ROAD, MAP 073 PARCELS 71.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY

Attachments: [2460 Old Lebanon Dirt Rd - POS](#)

Mayor Maness stated that without objection Items 10 A, B & C would be read and considered together (Annexation of 2460 Old Lebanon Dirt Road), no objections voiced.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

10.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 1.32 ACRES, PROPERTY LOCATED AT 2460 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 071.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY..

Attachments: [2460 OLDR City Property AX ORD](#)
[2460 OLDR AX SR](#)
[2460 OLDR Legal Desc](#)
[ROW Old Lebanon Dirt Road Annexation 10 17 24 Exhibit B](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

10.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 2460 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 071.00

Attachments: [Res in Memorandum Relative to Annexation - 2460 Old Lebanon Dirt Rd](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

11. Unfinished Business - Annexation, Rezone, and Land Use Amendment of Chrisman Properties

11.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTIES PROPERTY, LOCATED AT 9127 LEBANON ROAD MAP 054 PARCELS 63.00, 64.00, 65.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Attachments: [Chrisman Properties - POS](#)

Mayor Maness stated that without objection Items 11 A, B C, D , & E would be read and considered together (Annexation, Rezone and LUA - Chrisman Properties), with no objections voiced.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

11.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 3.53 ACRES, PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 9127 LEBANON ROAD, MAP 054, PARCELS 063.00, 064.00, 065.00 AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

- Attachments:** [Chrisman Properties AX ORD](#)
- [Chrisman Properties LUA,RZ,AX SR](#)
- [Chrisman Properties Legal Desc](#)
- [Chrisman Properties Exhibit B- Annexation 12-31-24](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Art Giles

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

11.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF THE CHRISMAN PROPERTIES, LOCATED AT 9127 LEBANON ROAD, MAP 054, PARCELS 063.00, 064.00, 065.00

- Attachments:** [Res in Memorandum Relative to Annexation - Chrisman Properties](#)

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

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Art Giles

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

11.D. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS THE CHRISMAN PROPERTY, LOCATED AT 0 KAREN DRIVE, MAP 054, PARCEL 063.00 FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL

- Attachments:** [Chrisman Property LUA ORD](#)
[Chrisman Properties LUA,RZ,AX SR](#)
[Chrisman Properties Legal Desc](#)
[Chrisman Properties Exhibit B- LUA 12-31-24](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Art Giles

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

11.E. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS THE CHRISMAN PROPERTIES, LOCATED 9127 LEBANON ROAD, APPROXIMATELY 3.53 ACRES, MAP 054, PARCELS 063.00, 064.00, 065.00 FROM RS-40 TO CNS.

- Attachments:** [Chrisman Properties RZ ORD](#)
[Chrisman Properties LUA,RZ,AX SR](#)
[Chrisman Properties Legal Desc](#)
[Chrisman Properties Exhibit B- Rezone 12-6-24](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Art Giles

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

12. Unfinished Business

12.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS SILVER SPRINGS PH. 8-13 LOCATED AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL.

Attachments: [SilverSpringsPh8 LUA ORD](#)
[Silver Springs Ph8-13 LUA, AX, PUD Amend SR](#)
[Silver Springs Ph. 8-13 Exhibit A- LUA 7-12-24](#)
[Silver Springs LUA - Proof of Publication](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, for 2nd Reading 4/14/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

13. New Business

13.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 0.5 ACRES OF PROPERTY LOCATED AT 9385 LEBANON ROAD, MAP 054D, GROUP B, PARCEL 001.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

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

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, for 2nd Reading on 4/14/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Art Giles

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

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

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

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, for 2nd Reading on 4/14/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

13.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 SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL, TO INCLUDE A REQUIREMENT FOR PLAYGROUND FACILITIES IN SINGLE FAMILY RESIDENTIAL SUBDIVISIONS.

- Attachments:** [ZOA Playground Single Family ORD](#)
[ZOA Playground Single Family SR](#)

Removed under set agenda. Will be 1st Reading when placed on a future agenda.

13.D. AN ORDINANCE REINSTATING ORDINANCE 2020-11 AND EXTENDING THE INITIAL VESTING PERIOD FOR THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE DISTRICT BEING LOCATED AT 108 STONEY CREEK ROAD, IN THE CITY OF MT. JULIET, TN

Attachments: [Ordinance Reinstating and Extending The District PMDP Ordinance 2020-11](#)

Motion made by Commissioner Milele to amend the 2nd Whereas to state " WHEREAS, the Applicant failed to obtain approval for the Final Master Development plan from the City of Mt. Juliet Planning Commission before the expiration of the initial three-year vesting period set by Tennessee state law, as a result of staff providing inaccurate information regarding the vesting period"; and , 2nd by Mayor Maness.

Commissioner Hefner stated this is state law, the onus is on the applicant to know the state laws. City Attorney Burnett stated yes the applicant should know the law.

Discussion was held.

Vote on Amendment:

Yea: Unanimous

Back on original ordinance as amended one time:

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, for 2nd Reading on 3/24/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Nay: Commissioner Giles, and Commissioner Hefner

13.E. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR A PROFESSIONAL SERVICES AGREEMENT WITH THE ARCHITECT WORKSHOP

Attachments: [2025- Amd buget for CH needs assess Architect Workshop](#)
[Mt.Juliet City Hall Space Needs Assessment Agreement](#)

Motion made by Mayor Maness to amend said ordinance to \$63,000.00 and change the Department Name to City Manager as recommended by City Attorney Burnett, 2nd by Vice Mayor Trivett.

Discussion was held.

Vote on Amendment:Yea: Unanimous

Commissioner Giles stated that many members of the BoC travels. Feels they need more leeway to meet on the Commissioners' timeline.

Discussion was held.

Commissioner Giles state he would like this to start after the budget passes.

A motion was made by Commissioner Milele, seconded by Commissioner Giles, that this Ordinance be recommended for approval to the Board of Commissioners, for 2nd Reading on 3/24/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Art Giles

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

13.F. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE PROFESSIONAL SERVICES AGREEMENT WITH THE ARCHITECT WORKSHOP FOR A SPACE NEEDS STUDY FOR A PROPOSED CITY HALL

Attachments: [Res needs analysis for a new City Hall](#)
[Mt.Juliet City Hall Space Needs Assessment Agreement](#)

James Kennon, Architect Workshop addressed the BoC and stated they feels it will take 2 meetings, they do realize they have to work with the BoC schedules to be sure it works for the BoC. This is a consensus building process so the BoC can hear everything. We will visit other City Halls to see how they are set up. We will have a spreadsheet with all the rooms and square footage and they provide a graphic to see if it works. This then becomes a talking piece to see who needs to be located next to each other and who needs to be accessible to the public.

Commissioner Milele questioned City Manager Martin, and if there is still a hiring freeze? City Manager Martin stated yes, except when there is a replacement if someone leaves.

Discussion was held.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Milele, that this Resolution be recommended for approval . The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

13.G. A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND BOWEN ENGINEERING CORPORATION FOR THE CONSTRUCTION OF AN EQUALIZATION BASIN AND PUMP STATION LOCATED ON OLD LEBANON DIRT ROAD AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT

- Attachments:** [2025-03-10, EQ Basin Resolution](#)
[2025-03-10, EQ Basin Resolution - Exec Summary Agreement](#)
[Bowen proposal WMS#23135](#)
[Bid tab #23135](#)
[Award Recommendation Letter](#)

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

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Art Giles

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

14. Appointments

14.A. Alcoholic Beverage Board Appointment

- Attachments:** [Sec. 4 28. Membership terms.](#)

Mayor Maness appointed Preston George to the Alcoholic Beverage Board.

A motion was made by Commissioner Giles, seconded by Vice Mayor and Commissioner Trivett, that this Appointment be approved. The motion carried by the following vote:

RESULT: APPROVED
MOVER: Art Giles
SECONDER: Bill Trivett

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

Nay: Commissioner Hefner

15. Adjournment

At 7:11 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC