

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, August 10, 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

Mayor Maness opened the Public Hearing. There were no public comments, Mayor Maness closed the Public Hearing.

Public Hearing Notice 8-10-2026

[1827](#)

Attachments: [Public Hearing Notice](#)

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting to order and declared a quorum present.

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

Absent: Commissioner Scott Hefner

2. Set Agenda

Mayor Maness set the agenda, requesting that Items 8.C, 8.G, and 8.J be removed from the Consent Agenda. Mayor Maness further requested that "An Ordinance Amending the Fiscal Year 2026/2027 Budget Ordinance 2026-48 to Appropriate Funds for the Stormwater Fund for the Emergency Repair of a Roadway" be added to the agenda as Item 10.D. The agenda was amended without objection..

3. Invocation & Pledge of Allegiance

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

4. Approval of Minutes

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, to approve the minutes. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

Abstain: Commissioner Giles

4.A. Meeting Minutes to be Approved - 7-27-2026

[1826](#)

Attachments: [Meeting Minutes 7-27-2026](#)

5. Citizens Comments

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

Mayor Maness opened the floor for Citizens Comments. The following individuals addressed the Board:

Gayelynn Wilson, 132 Privateer Lane, Mt. Juliet, thanked the Board of Commissioners for its continued support of Wilson Rides and provided an update on the organization's services and statistics from the past year.

Ralph Cook, 426 Cooks Road, thanked the Board of Commissioners for its support of Lantern Lane Farm and provided an overview of the organization's services and impact within the community.

Tracy Horvath from the Mt. Juliet Library, 2765 N. Mt. Juliet Road, thanked the Board of Commissioners for its continued support and requested consideration of the Library's grant request to assist with utility costs.

Kylee Ferguson, Mt. Juliet Help Center, thanked the Board of Commissioners for its continued support and consideration of the organization's grant request.

Britt Linville, West Wilson Basketball Association (WWBA), thanked the Board of Commissioners for its continued support and consideration of the organization's grant request.

6. Commissioner Reports & Comments

Commissioner Giles announced that the City recently received a grant for the widening of Lebanon Road. He thanked the Greater Nashville Regional Council (GNRC) for awarding the grant, the Board of Commissioners for voting to accept the funding, and Matt White for his efforts in helping secure the grant. He also announced the BPAC Annual Greenway Walk scheduled for Thursday at 6:00 p.m. at the Cedar Creek Greenway Trail and encouraged the community to attend.

Vice Mayor Trivett thanked those in attendance and those watching online. He also thanked the representatives of the organizations requesting grant funding for attending the meeting and sharing how the funding is utilized and benefits the community. He reminded everyone as summer is winding down, to take advantage of Movie Night at Charlie Daniels Park and encouraged residents to visit the Parks Department website for information on upcoming activities. With students returning to school, he encouraged residents to be patient as new school bus procedures are implemented.

Commissioner Milele encouraged residents to attend the BPAC Annual Greenway Walk, noting that the approximately three-mile walk is mostly flat and family-friendly. She announced that Friends of BPAC received a \$15,000 grant to assist with completing a missing sidewalk connection along Belinda Parkway to Rutland Elementary School. She provided an update on construction along Benders Ferry Road, noting that the improvements are being funded by the developer rather than taxpayer funds, and asked residents for patience during construction. She also discussed Phase I of the Belinda Parkway sidewalk project, which took approximately five years to reach construction, and noted that grant funding is being pursued for Phase II, with an item related to that effort appearing on tonight's agenda. She also discussed Home Rule, stating that she supports limited government and believes Home Rule is in the best interest of the City. She provided a brief history of Home Rule in Tennessee and noted that, if approved by the Board, the question would be placed on the November 3 ballot. She stated that public meetings would be held to provide information and educate residents on the issue.

Mayor Maness commented on Home Rule and stated that, in his view, repealing Home Rule is necessary for the City to establish fair and equitable impact fees.

7. City Manager's Report

City Manager Kenny Martin thanked everyone for attending the meeting and thanked the grant applicants for attending and sharing information about the services they provide to the community. He also provided an economic development update, highlighting several businesses coming to Mt. Juliet, including Einstein Bros. Bagels, Horizon Bank in the former Whataburger location, Slick City, Jim 'N Nick's, and Victory Nissan.

8. Consent Agenda

- 8.A.** A RESOLUTION APPROVING THE AWARD OF THE ON-CALL MAINTENANCE CONTRACTS FOR CONCRETE MAINTENANCE, ROAD RESURFACING, AND TRAFFIC SIGNAL MAINTENANCE AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACTS [1829](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Contract - On-Call Concrete](#)
[Contract - On-Call Resurfacing](#)
[Contract - On-Call Signal Maintenance](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 63-2026

- 8.B.** A RESOLUTION APPROVING TASK ORDER NO. 6 TO THE MASTER AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND CDM SMITH, INC FOR THE WEST DIVISION ST. STORMWATER DRAINAGE PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1823](#)

Sponsors: City Manager Kenny Martin,

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

Enactment No: 64-2026

- 8.D.** A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND KIMLEY-HORN FOR BID AND CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE 2 PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1824](#)

Sponsors: City Manager Kenny Martin,

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 66-2026

- 8.E.** A RESOLUTION SUPPORTING A GRANT APPLICATION FOR THE BELINDA PARKWAY SIDEWALK, PHASE II PROJECT BY THE CITY OF MT. JULIET FOR THE TENNESSEE DEPARTMENT OF TRANSPORTATION'S (TDOT) UPCOMING TAP GRANT CYCLE [1830](#)

Sponsors: Art Giles, Commissioner, Jennifer Milele, Commissioner

Attachments: [Resolution](#)
[Executive Summary](#)
[Grant Application Narrative](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 67-2026

- 8.F.** A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND KIMLEY-HORN FOR ENGINEERING DESIGN SERVICES FOR THE SAFE STREETS FOR ALL IMPLEMENTATION PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1828](#)

Sponsors: City Manager Kenny Martin,

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 68-2026

- 8.H.** A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE MT. JULIET ROAD ADA UPGRADES, PHASE II PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT [1825](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[TDOT Contract Amendment 4](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 70-2026

- 8.I. A RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF MT. JULIET AND MOTOROLA SOLUTIONS, INC FOR COMMUNICATIONS EQUIPMENT AND SERVICES AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT

[1835](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Contract](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 71-2026

9. **Unfinished Business**

**8.C. A RESOLUTION APPROVING GRANTS BY THE CITY OF MT. JULIET
AS PREVIOUSLY BUDGETED IN THE 2026/2027 BUDGET
ORDINANCE 2026-48**

1832

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[FY 2026/2027 Community Grants Allocation](#)

This item was removed from the Consent Agenda during Item 2. Set Agenda. Commissioner Milele made a motion to adopt this Resolution. Vice Mayor Trivett seconded.

Commissioner Giles disclosed a financial conflict and recused himself from the final vote on this item but remained present for the discussion.

Mayor Maness read proposed amended language to the Resolution, adding a new Section 3 to read as follows:

“The Board of Commissioners approves an allocation to the RTA in the amount of \$30,000. The City Manager is currently working with RTA to resolve outstanding issues concerning a pending license agreement related to the City’s use of RTA property. An additional allocation of \$52,000, for a total allocation of \$82,000, is approved contingent upon resolution of those issues and subsequent approval of the license agreement by the Board of Commissioners. If those conditions are not met, the total allocation to RTA shall remain \$30,000.”

Commissioner Milele made the motion to approve the amendment. Commissioner Giles seconded the motion. The amendment was approved unanimously.

Commissioner Giles made a motion to allocate \$1,000 to Wilson United Soccer. Vice Mayor Trivett seconded the motion. The motion was subsequently withdrawn.

Mayor Maness amended the original motion to add to "Section 3" that, should the required agreement with RTA not be executed by Columbus Day, the \$52,000 shall be brought back before the Board of Commissioners for consideration of reallocation. Vice Mayor Trivett seconded the amendment. The amendment was approved unanimously. Commissioner Milele’s original motion, as amended, and previously seconded by Vice Mayor Trivett, was then approved unanimously.

Mayor Maness made a motion to reconsider this item. Vice Mayor Trivett seconded. The motion carried unanimously.

A motion was made by Commissioner Milele, seconded by Mayor Maness, that this Resolution be adopted as amended. The motion carried by the following vote:

RESULT: ADOPTED AS AMENDED

MOVER: Jennifer Milele

SECONDER: James Maness

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

Absent: Commissioner Hefner

Abstain: Commissioner Giles
Enactment No: 65-2026

8.G. A RESOLUTION DECLARING CITY OF MT. JULIET POLICE DEPARTMENT PROPERTY AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION

1833

Sponsors: City Manager Kenny Martin,

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

This item was removed from the Consent Agenda during Item 2, Set Agenda. Mayor Maness made a motion to approve the revised language provided at the table, which included the donation of 30 Tasers to the Tazewell Police Department. Vice Mayor Trivett seconded the motion. The motion carried unanimously.

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

RESULT: ADOPTED AS AMENDED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 69-2026

- 8.J.** A RESOLUTION TO APPROVE AN IMAGE MANAGEMENT AGREEMENT WITH NOVATECH FOR THE USE OF COPY AND PRINTING EQUIPMENT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT [1834](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Contract](#)

This item was removed from the Consent Agenda during Item 2, Set Agenda. Mayor Maness made a motion to authorize the City Manager to execute the agreement once it is revised to reflect the correct spelling of "Mt. Juliet." Vice Mayor Trivett seconded the motion. The motion carried unanimously.

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

RESULT: ADOPTED AS AMENDED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 72-2026

- 9.A.** AN ORDINANCE TO SUBMIT TO THE VOTERS OF THE CITY OF MT. JULIET THE QUESTION: "SHALL THIS MUNICIPALITY REPEAL THE ADOPTION OF HOME RULE?" [1814](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance](#)
[Exhibit A - Sample Charter](#)

Commissioner Milele presented a slideshow providing additional information regarding the proposed repeal of Home Rule and discussed how the repeal could provide the City with additional tools to hold development more accountable. She advised that at least five community meetings would be held, including one in each district and one citywide meeting, to provide information and educate residents on the Home Rule referendum.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner
Enactment No: 2026-62

10. New Business

- 10.A.** AN ORDINANCE TO AMEND ORDINANCE 2023-14 FOR MCFARLAND FARMS, LOCATED AT 5238, 5266, 5404 AND 0 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 23, 22, 22.01 AND 22.03, BY REMOVING PUBLIC WORKS CONDITION 10.C. [1822](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance](#)
[Exhibit A](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

10.B. AN ORDINANCE TO REZONE AND ADOPT A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 115 OAKMONT DRIVE, APPROXIMATELY 10 ACRES, MAP 072, PARCELS 005.01 FROM RS-40 TO RS-20

1490

Sponsors: Planning Commission Positive Recommendation

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

The Board of Commissioners discussed the item and asked questions of staff.

Commissioner Milele made a motion to require the streets and sidewalks within the development to be private. Mayor Maness seconded the motion. The motion carried unanimously.

Mayor Maness made a motion to approve the requested variances listed in Engineering Comment 5 (a,b,c). Vice Mayor Trivett seconded the motion. The motion carried unanimously.

Mayor Maness made a motion to remove Public Works Condition 3 and replace it with language requiring the development to be served by gravity sewer. Vice Mayor Trivett seconded the motion. The motion carried unanimously.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

- 10.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28, TRAFFIC AND VEHICLES, REGARDING U-TURNS AND TO AUTHORIZE THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR TO DESIGNATE AND SIGN LOCATIONS WHERE U-TURNS ARE PROHIBITED [1831](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A](#)

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Milele, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

- 10.D.** AN ORDINANCE AMENDING THE FISCAL YEAR 2026/2027 BUDGET ORDINANCE 2026-48 TO APPROPRIATE FUNDS FOR THE STORMWATER FUND FOR THE EMERGENCY REPAIR OF A ROADWAY [1846](#)

Sponsors: City Manager Kenny Martin,

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

This item was added to the agenda during Item 2. Set Agenda.

A motion was made by Vice Mayor/Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be approved for second reading. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Art Giles

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

Absent: Commissioner Hefner

11. Adjournment

7:51 PM