

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, March 23, 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

The Public Hearing was opened by Vice Mayor/Commissioner Trivett. There being no public comment, the Public Hearing was closed.

Public Hearing Notice - 3-23-2026

[1632](#)

Attachments: [Public Hearing Notice - 3-23-2026](#)

1. Call to Order & Declare a Quorum Present

Rollcall

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

2. Set Agenda

Vice Mayor/Commissioner Trivett set the agenda, noting an amended copy of Item 8E at the table and proposing that Items 10A, 10B, 10C, 10D, and 10E be moved to the consent agenda. There being no objection, the agenda was adopted as amended.

3. Invocation & Pledge of Allegiance

Deputy City Manager Michael Mullins led the invocation and the Pledge of Allegiance.

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 3-09-2026

[1633](#)

Attachments: [Meeting Minutes to be Approved - 3-09-2026](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that the Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

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

Absent: Mayor Maness

5. Citizens Comments

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

Vice Mayor/Commissioner Trivett opened the floor for Citizen Comments. There being no comments, the Citizen Comments portion was closed.

6. Commissioner Reports & Comments

Commissioner Giles asked that Mr. Martin and Mayor Maness be kept in prayer, noting the recent passing of Mayor Maness's aunt and Mr. Martin's dad as he has been sick. He also mentioned Walk Across Wilson and encouraged community participation.

Commissioner Hefner welcomed everyone in attendance and wished all a Happy Easter. He extended well wishes for a speedy recovery to Mr. Martin. He also stated his intent to bring forward discussion regarding term limits through a non-binding referendum, as well as the potential expansion of the Board from five to seven members through a non-binding referendum.

Commissioner Milele encouraged residents to participate in the Walk Across Wilson initiative and highlighted several important upcoming election dates, encouraging everyone to stay engaged in the democratic process. She noted that the County Primary Election will take place on May 5, 2026, with the last day to register to vote being April 6, 2026. She also shared that the Federal and State Primary Election and County General Election will be held on August 6, 2026, followed by the November General and City Elections on November 3, 2026. Commissioner Milele encouraged residents to register, stay informed, and exercise their right to vote.

Vice Mayor/Commissioner Trivett thanked those in attendance and those watching live. He encouraged residents to remain weather aware as storm season approaches and expressed appreciation to Public Works for their efforts in storm cleanup. He also thanked PIO Justin Beasley for effectively communicating with residents, reminded the community to shop local, wished his daughter, Brianna, a happy 21st birthday, and expressed gratitude to the men and women who serve our country. He concluded by asking that prayers continue for Mr. Martin and Mayor Maness.

7. City Manager's Report

Deputy City Manager Michael Mullins echoed the Vice Mayor's comments. He thanked Public Works for their debris pickup efforts and recognized first responders for their service. He also expressed appreciation to the Parks Department for their work in preparing for the upcoming 250th celebrations of our country. He asked that prayers be lifted for Mr. Martin and Pops Martin and reminded everyone to shop local.

8. Unfinished Business Consent Agenda Items:

8.A. AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE MT. JULIET PARKS AND RECREATION DEPARTMENT AND TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 24 REGARDING PARK FEES [1573](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline City Code](#)

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-29

8.B. AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE MT. JULIET FIRE DEPARTMENT AND TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 12, ARTICLE I REGARDING FIRE RELATED FEES [1583](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline City Code](#)

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-30

8.C. AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE PLANNING & ZONING DEPARTMENT AND AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES CHAPTER 26, ARTICLE VI, SECTION 26-147 REGARDING FEES [1599](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline Fees/City Code](#)

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-31

8.D. AN ORDINANCE TO ADOPT A FEE SCHEDULE FOR THE BUILDING & CODES DEPARTMENT AND AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES CHAPTER 8, ARTICLE III, SECTION 8-59 REGARDING FEES [1587](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)
[Exhibit A - Fee Schedule](#)
[Exhibit B - Redline City Code](#)

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-32

8.E. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 2, ARTICLE VI TO ESTABLISH REASONABLE COURT COSTS, LITIGATION TAXES, AND AN E-CITATION FEE [1624](#)

Sponsors: Kenneth Martin, City Manager,

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

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-33

8.F. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28 TO ADOPT STATE TRAFFIC OFFENSES & RULES OF THE ROAD AND TO REPEAL SECTION 28-66 REGARDING RECKLESS / CARELESS DRIVING [1625](#)

Sponsors: Kenneth Martin, City Manager,

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

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-34

8.G. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR A COST-OF-LIVING ADJUSTMENT FOR CITY EMPLOYEES [1613](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

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

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-35

8.H. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO TRANSFER FUNDS FROM POLICE DEPARTMENT PERSONNEL BUDGET TO OPERATING BUDGET [1626](#)

Sponsors: Kenneth Martin, City Manager,

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

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 2026-36

10.A. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE AND AUCTION PROCEEDS AND APPROPRIATE FUNDS FOR VEHICLES FOR THE CITY OF MT JULIET POLICE DEPARTMENT [1653](#)

Sponsors: Kenneth Martin, City Manager,

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

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

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, to approve this Ordinance for Second Reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Absent: Mayor Maness

10.B. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO ACCEPT A GRANT FROM THE TN OPIOID ABATEMENT COUNCIL FOR THE PURCHASE OF A MX908 MASS SPECTROMETER FOR THE CITY OF MT JULIET POLICE DEPARTMENT [1652](#)

Sponsors: Kenneth Martin, City Manager,

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

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

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, to approve this Ordinance for Second Reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Absent: Mayor Maness

10.C. A RESOLUTION APPROVING A GRANT CONTRACT FROM THE TN OPIOID ABATEMENT COUNCIL FOR THE CITY OF MT JULIET POLICE DEPARTMENT [1628](#)

Sponsors: Kenneth Martin, City Manager,

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

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

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

RESULT: ADOPTED

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

Absent: Mayor Maness
Enactment No: 29-2026

10.D. A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE WILLOUGHBY STATION STORMWATER PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1622](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[Bid](#)
[Willoughby Station Contract](#)

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

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 30-2026

10.E. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT PROPERTY AS SURPLUS TO BE SOLD [1651](#)

Sponsors: Kenneth Martin, City Manager,

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

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

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Jennifer Milele

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

Absent: Mayor Maness
Enactment No: 31-2026

9. Unfinished Business

9.A. AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL FOR RM-8 AND RM-16 ZONED DEVELOPMENT IN THE CITY OF MT. JULIET, TENNESSEE [1553](#)

Sponsors: Scott Hefner, Commissioner, Planning Commission Negative Recommendation

Attachments: [Ordinance](#)

Following discussion, Commissioner Hefner made a motion to amend the original motion to add CMU and CTC zoning classifications back into the moratorium; however, the motion failed for lack of a second.

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Bill Trivett

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

Nay: Commissioner Milele

Absent: Mayor Maness
Enactment No: 2026-37

11. Discussion Items**11.A. Downtown RFP Discussion**[1630](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Mission Sellars Revised Offer](#)
[Imagine1 Revised Offer](#)

Deputy City Manager Mullins stated that he was seeking direction from the Board regarding how to proceed. Vice Mayor/Commissioner Trivett invited representatives from Mission Sellars to come forward. John Wageman stated that they had revised their offer to \$6,701,481.00, based on the appraisal, and that the offer excludes the 1.3-acre public amenity. He further noted their interest in establishing a CBID and expressed that they look forward to working with the City. He also stated that they are working with a marketing firm to incorporate public input.

Matt Gardner, representing Imagine One, stated that they had also received the appraisal and revised their bid to \$7,941,500.00, which includes a \$7,500 voluntary contribution. He noted their desire for strong community involvement and stated they plan to utilize charrettes to gather public input. He further stated that they are not currently proposing a CBID unless the City would like to explore that option.

Vice Mayor/Commissioner Trivett indicated that further direction would be provided once the City Manager and Mayor return.

11.B. Aquatic Center Bond Process Discussion[1631](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution 54-2025](#)

The City Attorney responded to questions from the Board and advised that, to move forward with the referendum, a Commissioner or the City Manager would need to sponsor the item for placement on a future agenda.

12. Adjournment

Vice Mayor/Commissioner Trivett adjourned the meeting at 7:09 p.m.