

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, July 27, 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 comments. Mayor Maness closed the Public Hearing.

Public Hearing Notice

[1810](#)

Attachments: [Public Hearing Notice - 7-27-2026](#)

1. Call to Order & Declare a Quorum Present

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

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

Absent: Commissioner Art Giles

2. Set Agenda

Mayor Maness requested that Items 8.A and 8.B be removed from the Consent Agenda and that Item 9.A be moved to the Consent Agenda. There was no 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 - 7/13/2026

[1809](#)

Attachments: [Meeting Minutes to be Approved 7-13-2026](#)

This Minutes were approved.

RESULT: APPROVED

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

Absent: Commissioner Giles

Abstain: Commissioner Hefner

5. Citizens Comments

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

There were no Citizen Comments.

6. Commissioner Reports & Comments

Vice Mayor Trivett thanked everyone for attending the meeting and congratulated the Senior Activity Center on its ribbon cutting, noting his excitement for them to be in their new space. He reminded everyone that school begins next week and encouraged motorists to be cautious and watch for school buses. He encouraged residents to complete the Parks survey to provide input regarding the City's parks. He announced the Community Yard Sale at Charlie Daniels Park on September 12. He also noted that Early Voting is taking place at Charlie Daniels Park and asked residents to be mindful of the additional traffic. Vice Mayor Trivett shared that a resident recently asked whether he would seek office again in four years. He stated that he believes in term limits and that perhaps he may have a different calling at that time.

Commissioner Hefner thanked everyone for attending. He discussed the recent flooding and stated that one of the best decisions the Board made was creating the Stormwater Utility. He noted that great things are coming from the program and that improvements are underway in the Clearview area and Belinda City. He congratulated the Senior Activity Center on its opening and welcomed students back to school, reminding everyone to be mindful as the school year begins.

Commissioner Milele announced the BPAC Greenway Walk scheduled for August 13 on the Cedar Creek Greenway, with a rain date of August 27. She reminded residents that Early Voting ends August 1 and Election Day is August 6. She announced that Victory Nissan is preparing to break ground and that an official groundbreaking ceremony will be held, noting that the business will be a great addition to the City. She welcomed students back to school and recognized the City's teachers. She announced the Animal Shelter's Pickles for Pups fundraiser scheduled for October 3 and reminded residents of the Sales Tax Holiday from July 31 through August 2. She congratulated the Senior Activity Center on its new building, which is being leased from the City. She noted that out-of-city sewer is on the agenda and referenced state requirements related to providing sewer service. She stated that she had additional comments regarding the downtown project and Home Rule that she would address when those items were considered. She also discussed infrastructure needs, stating that N. Mt. Juliet Road will not be widened and that it is time to bring the Western Connector back to the forefront of the City's infrastructure discussions.

Mayor Maness asked everyone to keep Commissioner Giles in their prayers.

7. City Manager's Report

City Manager Kenny Martin reminded residents that the Sales Tax Holiday is this coming weekend and encouraged everyone to shop local. He agreed with Commissioner Hefner, stating that the City made a great decision by being proactive and creating the Stormwater Utility, and thanked everyone for coming to the meeting this evening.

8. Consent Agenda

8.C. A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE STORMWATER DRAINAGE IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **1805**

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Clearview Belinda - Bid Tab](#)
[Bid Evaluation Letter](#)
[Mt. Juliet Stormwater Drainage Improvements 100% Submittal - Issued for Bid](#)

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

Absent: Commissioner Giles
Enactment No: 60-2026

8.D. A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE LEBANON ROAD SIDEWALKS, PHASE 3 PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT **1811**

Sponsors: Art Giles, Commissioner

Attachments: [Resolution](#)
[Executive Summary](#)
[Contract Signature Pages](#)
[Bid Tabulations](#)

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

Absent: Commissioner Giles
Enactment No: 61-2026

- 9.A.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01

[1772](#)

Sponsors: Planning Commission Positive Recommendation

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

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

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

Absent: Commissioner Giles
Enactment No: 2026-61

- 8.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS LOCK BOX SELF STORAGE LOCATED AT 12337 LEBANON ROAD, MAP 053, PARCEL 046, FROM THOROUGHFARE COMMERCIAL TO LIGHT INDUSTRIAL

[1681](#)

Sponsors: Planning Commission Positive Recommendation

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

This item was removed from the Consent Agenda during Item 2, Set Agenda. Mayor Maness requested that Items 8.A and 8.B be heard together. There was no objection.

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

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Giles
Enactment No: 2026-59

- 8.B.** AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 4.10 ACRES OF PROPERTY ON LEBANON ROAD, MAP 053, P/O PARCEL 46.00 FROM COMMERCIAL GENERAL TO RESTRICTIVE INDUSTRIAL PLANNED UNIT DEVELOPMENT

[1682](#)

Sponsors: Planning Commission Positive Recommendation

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

This item was removed from the Consent Agenda during Item 2, Set Agenda. Mayor Maness requested that Items 8.A and 8.B be heard together. There was no objection.

Mayor Maness requested that Public Works Comment No. 1 be stricken and replaced with the following language:

“A sidewalk at least six (6) feet wide shall be constructed along Lebanon Road along the project frontage. Should the TDOT sidewalk project have broken ground prior to this development going vertical, this condition shall be omitted.”

Commissioner Milele moved to amend Public Works Comment No. 1 with the proposed language. Vice Mayor Trivett seconded the motion. The motion to amend carried unanimously.

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

RESULT: ADOPTED AS AMENDED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Giles
Enactment No: 2026-60

10. New Business

- 10.A.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1888 GOLDEN BEAR GATEWAY, APPROXIMATELY 18.40 ACRES, MAP 054, PART OF PARCEL 16.01 AND PART OF PARCEL 16.02 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CMU, COMMERCIAL MIXED USE [1798](#)

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness noted that the Legal Description should be reviewed for spelling and accuracy prior to Second Reading.

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

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Absent: Commissioner Giles

- 10.B.** 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 made comments regarding the item and stated that several town hall meetings will be held to seek public input and educate residents on the topic.

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

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Scott Hefner

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

Absent: Commissioner Giles

**10.C. A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT
FOR CERTAIN CITY-OWNED PROPERTY AND AUTHORIZING THE
CITY MANAGER TO EXECUTE THE AGREEMENT**

1813

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Purchase Agreement](#)
[Real Estate Advisory Committee Report](#)
[Planning Commission Recommendation](#)

Commissioner Hefner disclosed that he has no financial interest in the project or property. He recused himself from consideration of the item and did not participate in the discussion or vote.

Commissioner Milele provided a brief presentation outlining information related to the item.

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

Absent: Commissioner Giles

Abstain: Commissioner Hefner
Enactment No: 62-2026

11. Adjournment

Mayor Maness adjourned the meeting at 6:57pm