

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, June 22, 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. Stephen Hoekendorf spoke in opposition to increased property taxes. There were no further comments, Mayor Maness closed the public hearing.

Public Hearing Notice

[1764](#)

Attachments: [Public Hearing Notice - 6-22-2026](#)

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, Commissioner Jennifer Milele, and Commissioner Scott Hefner

2. Set Agenda

Without objection, Item 9A (FY 26/27 Budget) was moved to be considered immediately prior to appointments. Additionally, Items 10B, 10C, and 10D were placed on the consent agenda without objection.

3. Invocation & Pledge of Allegiance

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

4. Approval of Minutes

4.A. Work Session Minutes - 6-8-2026

[1762](#)

Attachments: [Meeting Minutes to be Approved - Work Session - 6-8-2026](#)

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, Mayor Maness, Commissioner Milele, and Commissioner Hefner

4.B. Meeting Minutes - 6-8-2026

[1763](#)

Attachments: [Meeting Minutes to be Approved - 6-8-2026](#)

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, Mayor Maness, Commissioner Milele, and 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. Stephen Hoekendorf, 393 Page Drive, spoke in opposition to an increase in property taxes. There were no further comments, Mayor Maness closed the citizen comment period.

6. Commissioner Reports & Comments

Commissioner Giles wished everyone a Happy Father's Day and thanked everyone for attending the meeting. He announced the grand opening of Starbucks, at Citi Station is scheduled for the following day and expressed his excitement. Commissioner Giles also reminded residents to continue supporting local businesses and to shop local.

Vice Mayor Trivett thanked everyone for attending the meeting and wished all fathers a Happy Father's Day. He reminded residents to celebrate the Fourth of July safely and noted the upcoming celebration at Circle P Ranch. Commissioner Trivett also thanked residents who had reached out to him regarding the new development proposed within his district. In response to comments made during citizen comments, he stated that the City is continually looking for ways to save money while maintaining a safe and clean community and investing in infrastructure improvements. He noted that Mt. Juliet's high level of public safety services comes at a cost and stated that the City works diligently to use its resources wisely.

Commissioner Hefner wished everyone a Happy Father's Day and shared that his wife had surprised him by flying his daughters in for a visit, which he greatly appreciated. He stated that the budget process involves difficult decisions and that the Board relies heavily on the recommendations and expertise of the City Manager and Deputy City Manager.

Commissioner Hefner noted that numerous requests had been reduced or eliminated during the budget process and emphasized that maintaining Mt. Juliet as one of the safest cities in Tennessee requires significant investment, as services are not free. He concluded by wishing everyone a safe and happy Fourth of July.

Commissioner Milele thanked everyone for attending the meeting and reminded residents of the upcoming August 6 election, encouraging everyone to vote and emphasizing the importance of participating in the electoral process. She reminded residents that fireworks may only be legally discharged within the City on July 2nd, 3rd and 4th between the hours of 5:00 p.m. and 10:00 p.m. Commissioner Milele provided an update on the Senior Center, stating that their staff continues to work toward full operations with a tentative reopening date of June 29. She expressed pride in living in such a patriotic community and highlighted several upcoming events, including the June 27 Freedom 20 Celebrate America event at Charlie Daniels Park, the City's July 4 celebration at Circle P Ranch from 5:30 p.m. to 9:00 p.m., and Needham's sponsorship of the 250th Fireworks Bash at Mt. Juliet Christian Academy beginning at 7:00 p.m., with fireworks scheduled for 9:00 p.m. In response to comments made during citizen comments, Commissioner Milele clarified that the City Manager does not recommend property tax rates.

Mayor Maness thanked everyone for attending the meeting and clarified that Commissioner Milele was referring to the discharge of fireworks when she stated that you can only "shoot" during certain hours. He noted that Mt. Juliet is ranked as the fourth safest city overall and referenced recent public discussion regarding sign vandalism incidents, stating that the individual responsible was identified, apprehended, and arrested within 24 hours. Mayor Maness also emphasized that public safety remains the City's top priority. He stated that Mt. Juliet maintains one of the lowest property tax rates in the state and provides exceptional services with those limited tax dollars. He further noted that the City continually invests in

infrastructure improvements, which require significant funding, while also maintaining a strong commitment to public safety. Mayor Maness concluded by stating that it is remarkable what the City is able to accomplish with the resources available.

7. City Manager's Report

City Manager Martin wished everyone a Happy Father's Day and thanked those in attendance for coming to the meeting. He welcomed Commissioner Hefner's daughters to Mt. Juliet and expressed his appreciation for their visit.

City Manager Martin noted that property values within the City have continued to increase and stated that, despite encompassing only approximately 30 square miles, Mt. Juliet remains a relatively small community that does an exceptional job utilizing its resources. He further noted that Mt. Juliet continues to rank as the fourth safest city in the state. City Manager Martin expressed his appreciation for all that City staff accomplishes while operating with one of the lowest property tax rates in Tennessee. He stated that he wishes more residents could see the work performed behind the scenes by City employees to make Mt. Juliet a great place to live, work, and visit.

City Manager Martin encouraged residents to continue shopping local and emphasized that the City works diligently to save taxpayer dollars while continuing to provide a high level of service.

8. Consent Agenda Items

8.A. A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT MINI-PUMPER TRUCK AS SURPLUS TO BE SOLD

[1765](#)

Sponsors: City Manager Kenny Martin,

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

A motion was made by Vice Mayor/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/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 46-2026

8.B. A RESOLUTION AUTHORIZING THE EXECUTION OF A VERIZON WIRELESS CUSTOMER AGREEMENT UNDER THE STATE OF TENNESSEE DEPARTMENT OF SERVICES CONTRACT [1781](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Verizon Wireless Customer Agreement](#)
[State of Tennessee Customer Agreement](#)

A motion was made by Vice Mayor/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/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 47-2026

8.C. A RESOLUTION APPROVING A SUPPLEMENT TO AN AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND PAPE-DAWSON FOR THE DESIGN OF THE CENTRAL PIKE WIDENING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1782](#)

Sponsors: City Manager Kenny Martin,

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

A motion was made by Vice Mayor/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/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 48-2026

- 10.B.** A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) FOR THE SAFE STREETS FOR ALL IMPLEMENTATION PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1785](#)

Sponsors: City Manager Kenny Martin,

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

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

A motion was made by Vice Mayor/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/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 50-2026

- 10.C.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE CREEKSIDE DRIVE INTERCEPTOR UPSIZING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1786](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Executive Summary](#)
[Recommendation Letter](#)
[Contract](#)
[Bid Tabulation](#)

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

A motion was made by Vice Mayor/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/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 51-2026

- 10.D.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE WYNFIELD PUMP STATION MODIFICATIONS PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1787](#)

Sponsors: City Manager Kenny Martin,

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

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

A motion was made by Vice Mayor/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/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 52-2026

10. New Business

- 10.A.** A RESOLUTION APPROVING A CONTRACT WITH WEST WILSON UTILITY DISTRICT (WWUD) FOR THE RELOCATION OF THE WATER LINE LOCATED ON GOLDEN BEAR GATEWAY FOR THE CITY'S WIDENING PROJECT [1784](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[WWUD Interlocal Agreement](#)
[WWUD Estimate](#)

Public Works Director Matt White answered questions from the Commission.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Nay: Commissioner Hefner
Enactment No: 49-2026

10.E. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC. [1644](#)

Sponsors: Planning Commission Positive Recommendation

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

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, Commissioner Milele, and Commissioner Hefner

10.F. 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](#)

Mayor Maness requested that Items 10F and 10G be heard together, without objection.

City Planner Jon Baughman and Traffic Engineer Todd Serbent answered questions from the Commission. Darren Raines, 12337 Lebanon Road, representing the applicant, also answered questions from the Commission.

A motion was made by Commissioner Hefner, 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: Scott Hefner

SECONDER: Bill Trivett

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

10.G. 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](#)

Mayor Maness requested that Items 10F and 10G be heard together, without objection.

City Planner Jon Baughman and Traffic Engineer Todd Serbent answered questions from the Commission. Darren Raines, 12337 Lebanon Road, representing the applicant, also answered questions from the Commission.

A motion was made by Commissioner Hefner, 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: Scott Hefner

SECONDER: Bill Trivett

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

9. Unfinished Business

9.A. AN ORDINANCE OF THE CITY OF MT. JULIET, TENNESSEE
ADOPTING THE ANNUAL BUDGET, PROPERTY TAX RATE AND
SEWER RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026
AND ENDING JUNE 30, 2027

[1757](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Ordinance](#)
[FY 27 Budget - 2nd Reading 6-22-26](#)

The Commission considered several amendments to the original motion regarding the Fiscal Year 2026-2027 budget.

First Amendment: Commissioner Milele made a motion to approve the following employee compensation adjustments:

A 6% increase for Public Works employees at a cost of \$99,653;
A 3% increase for Garage mechanics at a cost of \$6,816;
A 6% increase for Utility employees at a cost of \$172,937; and
A 9% increase for three Utility positions at a cost of \$10,517.

Commissioner Giles seconded. The motion carried by the following vote: Vice Mayor Trivett, Commissioner Giles, and Commissioner Milele voted aye. Mayor Maness and Commissioner Hefner voted nay.

Second Amendment: Mayor Maness made a motion to remove the new Police Department K-9 from the Drug Fund budget and transfer the expense to the General Fund Police Department budget as follows:

Line Item 123-42129-949 reduced by \$15,000 to \$26,000;
Line Item 110-42100-949 increased by \$15,000 to \$86,934; and
Increase donations revenue (Account No. 110-36710) by \$15,000 to offset the cost of the K-9.

The motion carried unanimously.

Third Amendment: Commissioner Hefner made a motion to remove the Fire Department rollover purchase order for an SUV, as the vehicle had arrived prior to fiscal year-end, and to reduce Line Item 110-42200-944 by \$55,000 to \$30,000. Vice Mayor Trivett seconded. The motion carried unanimously.

Fourth Amendment: Vice Mayor Trivett made a motion to remove the Fire Department rollover purchase order for a tool, as the equipment had arrived prior to fiscal year-end, and to reduce Line Item 110-42200-940 by \$68,611 to \$190,000. Commissioner Hefner seconded. The motion carried unanimously.

Fifth Amendment: Commissioner Milele made a motion to increase Fire Department 110-42200- personnel code 111-147 by a total of \$44,000 to cover staffing changes

associated with new apparatus. The motion died due to a lack of a second.

Sixth Amendment: Mayor Maness made a motion to add \$3.3 million to Line Item 300-43171-910 (Capital Projects Fund) based upon the approval of Item 10A, a resolution authorizing the relocation of water lines as part of the Golden Bear Gateway widening project. Vice Mayor Trivett seconded. The motion carried by the following vote: Mayor Maness, Vice Mayor Trivett, Commissioner Giles, and Commissioner Milele voted aye. Commissioner Hefner voted nay.

Seventh Amendment: Commissioner Milele made a motion to increase Line Item 300-36920 (Borrowing) to \$11.4 million. Commissioner Giles seconded. The motion carried by the following vote: Commissioner Giles, Vice Mayor Trivett, and Commissioner Milele voted aye. Mayor Maness and Commissioner Hefner voted nay.

Eighth Amendment: Mayor Maness made a motion to increase borrowing in the Capital Projects Fund by \$3.3 million. Vice Mayor Trivett seconded. The motion carried by the following vote: Mayor Maness, Vice Mayor Trivett, Commissioner Giles, and Commissioner Milele voted aye. Commissioner Hefner voted nay.

Ninth Amendment: Mayor Maness made a motion to remove the Belinda Parkway Pedestrian Signal Crossing project from the Capital Projects Fund (Budget Page 66), including \$30,000 in engineering costs and \$150,000 in construction costs, thereby recapturing \$180,000 within the budget. Commissioner Hefner seconded. The motion carried unanimously.

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

Nay: Commissioner Hefner

Enactment No: 2026-48

11. Appointments

11.A. Ethics Board Appointment for District 2: Joseph Viscusi

[1759](#)

Sponsors: Bill Trivett, Vice Mayor/Commissioner

Attachments: [Ethics Commission - 2-355](#)

The appointment of Joseph Viscusi to the Ethics Commission was approved unanimously.

12. Adjournment

Mayor Maness adjourned the meeting at 7:49pm.