

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes**

**Monday, May 12, 2025**

**6:30 PM**

**Commission Chambers**

**Board of Commissioners**

**1. Workshop 5:15PM-6PM****1.A. Workshop: Rec/Aquatic Center Discussion****1204**

**Sponsors:** Jennifer Milele, Commissioner, Bill Trivett, Vice Mayor and Commissioner

**Attachments:** [Workshop Public Notice - Rec Center](#)

Public Comments:

Chip Bailey, 140 Denney Dr, For the Rec Center  
Seth Zamek, 225 Citadel Dr; For the Rec Center

Workshop Summary:

Commissioner Milele provided a recap of previous discussions and outlined the projected plans for the proposed recreation center.

Vice Mayor Trivett shared his perspective on the proposed plans.

Public Works Director Matthew White offered additional thoughts regarding the designs and future development of the recreation center.

Discussion was held.

Sam Anderson of Anderson Architects presented architectural renderings during the workshop session and elaborated on the design elements.

Discussion was held.

Steve Hall of Anderson Architects addressed specific questions regarding the proposed pool size and its ability to host events.

Discussion was held.

Parks Director Rocky Lee spoke about anticipated pricing structures and staffing requirements for the aquatic center.

City Recorder Sheila Luckett read an email from Mayor James Maness, who inquired about cost projections. Commissioner Milele responded, providing her insights regarding the financial aspects.

Discussion was held.

**2. Public Hearing 6:15 PM**

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

**2.A. Public Hearing Notice 5-12-25****1207****Attachments:** [Public Notice - 5-12-25](#)

No comments were heard.

**3. Call to Order & Declare a Quorum Present**

Vice Mayor Trivett called the meeting to order and declared that a quorum was present.

**Present:** Commissioner Art Giles, Vice Mayor and Commissioner Bill Trivett,  
Commissioner Jennifer Milele, and Commissioner Scott Hefner**Absent:** Mayor James Maness**4. Set Agenda**

Commissioner Scott Hefner made a motion to add a resolution amending Resolution 26-2024, seconded by Commissioner Milele.

The motion carried, with all members voting yes except Commissioner Giles, who abstained.

Vice Mayor Trivett requested the removal of Item 10.E. from the consent agenda.

No objections were heard.

Vice Mayor Trivett requested a deferral of Item 11.A. to the June 9 meeting, following a request from the developer.

No objections were raised, and the item was deferred.

**5. Invocation & Pledge of Allegiance**

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

**7. Citizens Comments**

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

David Milton, of 180 Tillman Drive, spoke on behalf of his family, who owns the property in question tonight, known as Tillman Property. He provided background on how the situation developed.

Joe Haddix, of 1113 Hillview Dr, stated that he had a brief presentation prepared regarding 6235 Central Pike, to be shown during discussion of the relevant agenda item.

**6. Approval of Minutes**

**6.A. Meeting Minutes to be Approved 4-28-25****1205****Attachments:** [Meeting Minutes to be Approved - 4-28-25](#)

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

**RESULT:** APPROVED**MOVER:** Bill Trivett**SECONDER:** Jennifer Milele**Aye:** Commissioner Giles, Vice Mayor and Commissioner Trivett,  
Commissioner Milele, and Commissioner Hefner**Absent:** Mayor Maness**8. Commissioner Reports & Comments**

Commissioner Giles thanked everyone for attending and announced that a rain-out date has been scheduled for the Ride Mt. Juliet event. He provided details about the event, including a bike giveaway and mentioned that Starbucks will be offering a free cup of coffee to participants.

Commissioner Hefner had no report.

Commissioner Milele invited everyone to attend Ride Mt. Juliet, emphasizing that this is the 10th annual event and the largest event they host. She mentioned that the weather forecast looks great for the event.

Vice Mayor Trivett mentioned the absence of the Mayor and asked the community to bear with him as he does his best in the Mayor's absence. He thanked everyone for being present at the meeting. He shared that he attended a Parks Board meeting and highlighted that on June 28th, astronaut Barry Wilmore will be honored as a Hometown Hero. He also expressed appreciation for our first responders, thanking them for their continuous efforts to protect the community.

**9. City Manager's Report**

City Manager Kenny Martin thanked everyone for attending and expressed appreciation to the city employees for their hard work. He spoke about astronaut Barry Wilmore and described the city as a patriotic community, emphasizing the pride the residents have in their city. He issued a challenge to citizens to display the American flag at their homes and businesses. He also mentioned that he would be attending the Ride Mt. Juliet bike event.

**10. Unfinished Business Consent Agenda Items:**

Items 10.A., 10.B., 10.C., and 10.D. were read together during the consent agenda and carried by the following vote:

Commissioner Milele made the motion,

Vice Mayor Trivett seconded.

The motion passed unanimously, with no objections.

**10.A.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 12 - FIRE PREVENTION AND PROTECTION / EMERGENCY SERVICES / FIREWORKS, ARTICLES I, V, AND VI

**1143**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Ordinance re City Code Chapter 12 Amendments & Additions Chapter 12 - Art I, V, and VI - Amendments - Redline Version](#)

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, Commissioner Milele, and Commissioner Hefner

**Absent:** Mayor Maness

Enactment No: 2025-19

**10.B.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 30 - UTILITIES, DIVISIONS 1 THROUGH 12

**1149**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Ordinance re City Code Chapter 30 Amendments Chapter 30 - Amendments - Redline Version](#)

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, Commissioner Milele, and Commissioner Hefner

**Absent:** Mayor Maness  
Enactment No: 2025-20

- 10.C.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28 - TRAFFIC AND VEHICLES, ARTICLE II - TRAFFIC COMMISSION, SECTION 28-24

**1153**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Ordinance re City Code Chapter 28 Amendments](#)  
[Amendment To Traffic Commission redline Code](#)

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,  
Commissioner Milele, and Commissioner Hefner

**Absent:** Mayor Maness  
Enactment No: 2025-21

- 10.D.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 4 - ALCOHOLIC BEVERAGES, ARTICLES I, III, AND IV

**1155**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [Ordinance re City Code Chapter 4 Amendments](#)  
[Amendment to CH 4 ALCOHOLIC BEVERAGE LAWS](#)  
[Executive Summary - Alcoholic Beverage Laws Amendment](#)

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,  
Commissioner Milele, and Commissioner Hefner

**Absent:** Mayor Maness  
Enactment No: 2025-22

**10.E. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET  
ORDINANCE 2024-25 TO APPROPRIATE FUNDS FOR THE  
PURCHASE OF VEHICLES FOR THE POLICE DEPARTMENT**

**1169**

**Sponsors:** Kenneth Martin, City Manager,

**Attachments:** [2025- Amend 24-25 budget to purchase PD vehicles](#)  
[2025- Exec Sum Amd Bud for PD Vehicle Replcmnts](#)  
[Fiscal Note Amend 24-25 budget for PD vehicles](#)

This ordinance was removed from the consent agenda during the set agenda portion of the meeting.

City Attorney Burnett read two amendments proposed by Finance Director Dana Hire on behalf of the Police Department (PD).

The first amendment addressed two vehicles that were recently involved in accidents, and the department had just received insurance reimbursement for them.

The net effect on the fund balance will remain zero, but the amendment increases the Insurance Recovery Revenue and the Transportation Equipment line to allow the PD to use those funds to purchase replacement vehicles.

The proposed changes are as follows:

110-36350 Insurance Recoveries:

From \$80,500

To \$157,704

110-42100-944 Transportation Equipment:

From \$617,000

To \$694,204

The amounts received for the two vehicles were \$19,778.25 and \$57,425.75, totaling \$77,204.

Commissioner Hefner made a motion to approve the amendment, which was seconded by Vice Mayor Trivett.

No objections were heard, and the motion passed unanimously with all members voting yes.

Back on ordinance as one time amended.

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 and Commissioner Trivett,  
Commissioner Milele, and Commissioner Hefner

**Absent:** Mayor Maness  
Enactment No: 2025-23

## 11. New Business

- 11.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE  
PROPERTY KNOWN AS WINDTREE PINES TOWNHOMES, LOCATED  
AT 764 NONAVILLE ROAD, MAP 050, PARCELS 114.00, 115.00, 116.00  
FROM NEIGHBORHOOD COMMERCIAL TO MULTI-FAMILY

[0959](#)

**Sponsors:** Scott Hefner, Commissioner, Planning Commission Negative  
Recommendation

**Attachments:** [Windtree Pines Townhomes Addition LUA ORD](#)  
[Windtree Pines LUA Amendment Exhibit B 5 5 25](#)  
[Windtree Pines Townhomes PUD Amend, LUA SR](#)

This Ordinance was deferred to the Board of Commissioners due back on 6/9/2025

**RESULT:** DEFERRED

- 11.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU

**1115**

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [615 Rutland Drive RZ ORD](#)  
[615 Rutland Drive EX A- Legal Description](#)  
[615 Rutland Drive EX B RZ](#)  
[615 Rutland Drive RZ SR](#)

Discussion was held.

Commissioner Brian Trivett made a motion to defer the item due to no representation being at the meeting to answer questions, which was seconded by Commissioner Art Giles.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Giles, that this Ordinance be deferred to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

**RESULT:** DEFERRED

**MOVER:** Bill Trivett

**SECONDER:** Art Giles

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

**Absent:** Mayor Maness

**11.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE** **1125**  
PROPERTY LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL  
053.00 FROM MEDIUM DENSITY RESIDENTIAL TO MULTI-FAMILY  
RESIDENTIAL

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [6235 Central Pike LUA ORD](#)  
[6235 Central Pike EX A- Legal Description](#)  
[6235 Central Pike EX B- LUA](#)  
[6235 Central Pike LUA AX PMDP PUD SR](#)

Greg Gamble, with Gamble Design Collaborative, gave a presentation regarding the Tillman property.

Discussion was held following the presentation.

A motion was made by Commissioner Giles, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Art Giles

**SECONDER:** Scott Hefner

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

**Absent:** Mayor Maness

**11.D. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF** **1126**  
THE CITY OF MT. JULIET APPROXIMATELY 15.08 ACRES, PROPERTY  
LOCATED AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00 AND  
LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [6235 Central Pike AX ORD](#)  
[6235 Central Pike EX A- Legal Description](#)  
[6235 Central Pike EX B- Annexation](#)  
[6235 Central Pike LUA AX PMDP PUD SR](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Scott Hefner

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

**Absent:** Mayor Maness

**11.E.** AN ORDINANCE TO REZONE APPROXIMATELY 34.14 ACRES OF PROPERTY AT 6235 CENTRAL PIKE, MAP 076, PARCEL 053.00, AND MAP 097, PARCEL 013.00 FROM WILSON COUNTY R-1 AND RS-40 TO RM-8 PUD AND RS-15 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN

[1127](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [6235 Central Pike PMDP PUD ORD](#)  
[6235 Central Pike EX A- Legal Description](#)  
[6235 Central Pike EX B- PMDP PUD Rezone](#)  
[6235 Central Pike LUA AX PMDP PUD SR](#)

Discussion was held.

Commissioner Hefner made a motion that the remaining \$7,500 per-unit contribution, after covering the cost of the traffic light, be allocated toward the \$25 million interchange project and provided to the city at the time the Erosion Control Permit is issued. This motion was seconded by Vice Mayor Trivett.

No objections were heard.

Back on the ordinance as one time amended.

City Planner Baughman clarified that there was a clerical error in the documentation and recommended an amendment to correct the zoning from RS-15 to RS-30, with a base zoning of RM-16.

Vice Mayor Trivett made a motion to proceed, which was seconded by Commissioner Hefner.

No objections were heard.

Back on ordinance as twice amended.

Discussion was held.

City Attorney Burnett recommended that the Board make an amendment to ensure that the conditions from the staff report are copied into the ordinance agenda pages for consistency and clarity.

Vice Mayor Trivett made a motion to proceed, which was seconded by Commissioner Milele.

No objections were heard.

Back on the ordinance as three times amended.

Commissioner Milele made a motion to amend the ordinance to add a 10% rental cap on the development and that no more than one owner can own more than two homes, in the Planning and Zoning section. Commissioner Milele would like this written in the HOA bylaws, as the city cannot enforce this. This was seconded by Commissioner Giles.

Discussion was held.

Commissioner Milele moved to withdraw the motion, with a second by Commissioner Giles. No objections were raised.

Back on ordinance as three times amended.

Discussion was held.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Scott Hefner

**SECONDER:** Jennifer Milele

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

**Absent:** Mayor Maness

- 11.F.** AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS VIRTUE MODERN MT. JULIET HEADQUARTERS, LOCATED AT 3073 CURD ROAD, APPROXIMATELY 1 ACRE, MAP 054, PARCEL 090.00 FROM RS-20 TO CNS [1180](#)

**Sponsors:** Planning Commission Negative Recommendation

**Attachments:** [3073 Curd Rd ORD](#)  
[3073 Curd Rd EX A - Legal Description](#)  
[3073 Curd Rd EX B - RZ](#)  
[3073 Curd Rd RZ SR](#)

Discussion was held.

Lysle Oliveros, of 4039 Planters Trail, representing Virtue Modern, gave a presentation as the Founder and CEO.

Discussion was held following the presentation.

A motion was made by Commissioner Giles, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Art Giles

**SECONDER:** Scott Hefner

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

**Absent:** Mayor Maness

- 11.G.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART A, SUBDIVISION REGULATIONS, ARTICLE IV. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGNS [1186](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance re Amending Subdivision Regs Article IV](#)  
[Redline Edits re Amending Subdivision Regs Article IV](#)  
[Staff Report - Code Amendment for City Street Regulations](#)

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Scott Hefner

**SECONDER:** Jennifer Milele

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

**Absent:** Mayor Maness

**11.H.** AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND  
DEVELOPMENT CODE, PART B, ZONING REGULATIONS, ARTICLE  
IX. PARKING, LOADING AND ACCESS REGULATIONS

[1187](#)

**Sponsors:** Planning Commission Positive Recommendation

**Attachments:** [Ordinance re Amending Zoning Regs Article IX](#)  
[Redline re Amending Zoning Regs Article IX](#)  
[Staff Report - Code Amendment for Access Management](#)

City Attorney Burnett read a suggested amendment for Section 1 of the ordinance, and Section 9-106: On-Street Parking, of the proposed code amendment, to avoid repetition of information already included in the code.

She recommended removing the proposed wording, as it was already addressed in the code, and suggested replacing it with:

"Parking on existing public streets is governed by The Code of the City of Mt. Juliet."  
for 9-106.1 *Parking on existing public streets*.

Commissioner Milele made the motion to approve the amendment, which was seconded by Vice Mayor Trivett.

No objections were heard.

Back on ordinance as one time amended.

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

**RESULT:** RECOMMENDED FOR SECOND READING

**MOVER:** Jennifer Milele

**SECONDER:** Scott Hefner

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

**Absent:** Mayor Maness

**11.I. A RESOLUTION AMENDING RESOLUTION 26-2024 TO CHANGE  
SWIMMING POOL TYPE AND MAXIMUM BUDGET FOR THE  
COMMUNITY RECREATION FACILITY**

**1243**

**Sponsors:** Scott Hefner, Commissioner

**Attachments:** [RESOLUTION 47-2025](#)  
[26-2024](#)

Under Set Agenda, Commissioner Scott Hefner made a motion to add this resolution amending Resolution 26-2024, which was seconded by Commissioner Milele.

Commissioner Hefner explained that the amendment was necessary to align Resolution 26-2024 with updated prices received during today's workshop.

Commissioner Hefner motioned to amend the resolution to specify that the cost should not exceed \$14 million, instead of \$11 million. The motion was seconded by Commissioner Milele.

No objections were heard, Commissioner Giles abstained.

Commissioner Milele made a motion to remove the phrase "two Olympic-sized" from the description of the swimming pools in the original resolution, which was seconded by Vice Mayor Trivett.

No objections were heard, Commissioner Giles abstained.

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:** Vice Mayor and Commissioner Trivett, Commissioner Milele, and  
Commissioner Hefner

**Absent:** Mayor Maness

**Abstain:** Commissioner Giles  
Enactment No: 47-2025

**12. Adjournment**

8:09 PM.

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Mayor James Maness

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City Recorder Sheila S. Lockett, MMC