

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, September 22, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Workshop: Architect Workshop 5:15 PM

Board of Commissioners Workshop Notice

[1409](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Public Notice - Workshop](#)

Commissioner Giles asked about another entrance for commissioners and parking and raised security considerations.

Discussion was held on comments that had been heard from all members.

Mayor Maness provided comments on the history of City Hall and commissioners.

The Architect Workshop representatives asked what board members would like to see within the building.

Mayor Maness stated a need for more seating capacity and the ability to leave the table safely.

Commissioner Milele requested a larger seating area for meetings and expressed that a separate meeting room for commissioners may not be necessary.

City Manager Martin stated a separate meeting room would be beneficial for legal updates and individual meetings between citizens and their elected official.

Commissioner Giles responded that additional meeting rooms were not needed.

Discussion was held on whether another room would be needed for workshops. Mayor Maness stated it would require cameras, City Manager Martin responded no due to security reasons, and Commissioner Giles agreed.

Commissioner Milele requested separate buttons for voting. Mayor Maness noted that it had previously slowed the meeting process greatly.

Mayor Maness stated the building should look professional and welcoming, with a balance between cost and upkeep.

Commissioner Giles noted the need to be cautious in comparison to the new MJPD facility and emphasized the importance of protection for employees.

Discussion was held.

Commissioner Giles spoke about adding more signage showing where and what everything is within City Hall.

Commissioner Hefner recommended staying in the current location, noting that additional space may not be needed in the foreseeable future; however, if expansion is required, a larger conference room and commission chamber would be beneficial.

1. Public Hearing 6:15 PM

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

1.A. Public Hearing Notice**1408**

Attachments: [Public Notice - 9-22-2025](#)

Lucas Dancy-Cabeal, 602 Cooks Hill Road - Spoke against the Mira Bella development.

Jeff Brown Jr., 1005 Bass Lane - Spoke against the Mira Bella development.

Cheri Lynn Baltz, 51 Bass Lane - Spoke against the Mira Bella development.

Lois Sabino, 419 Golden Grove - Spoke against the Mira Bella development.

W.D. Wheeler, 2019 Stonebrook Circle - Spoke against the Mira Bella development.

2. Call to Order & Declare a Quorum Present

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

Present: Commissioner Art Giles, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Scott Hefner

Absent: Vice Mayor/Commissioner Bill Trivett

3. Set Agenda

Commissioner Hefner stated that an email had been received from the attorney representing the Mira Bella development requesting a deferral. His motion was to remove all items pertaining to Mira Bella from the agenda. Commissioner Milele seconded the motion.

Vote: Commissioner Hefner - Aye; Commissioner Milele - Aye; Commissioner Giles - Nay; Mayor Maness - Nay. Motion failed.

Mayor Maness noted that Items 12.A. and 12.E. would be moved to the Consent Agenda with no objection.

4. Invocation & Pledge of Allegiance

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

5. Approval of Minutes

5.A. Meeting Minutes to be Approved – 9-8-2025**1407****Attachments:** [Meeting Minutes to be Approved - 9-8-2025](#)

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

RESULT: APPROVED**MOVER:** Art Giles**SECONDER:** Scott Hefner**Aye:** Commissioner Giles, Mayor Maness, Commissioner Milele, and Commissioner Hefner**Absent:** Vice Mayor/Commissioner Trivett**6. Citizens Comments**

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

Brad Young, 3138 Hidden Creek Drive - Spoke against the Mira Bella development.

Cynthia Sharp, 902 Lexie Court - Spoke against the Mira Bella development.

Glenn Etvir, 1026 Stonehollow Way - Spoke against the Mira Bella development.

Alan Stephens, 1010 Stonehollow Way - Spoke against the Mira Bella development.

Julie Silliman, 2014 Stonebrook Circle - Spoke against the Mira Bella development.

Teresa Hollingsworth, 1024 Stonehollow Way - Spoke against the Mira Bella development.

Brian Risner, 361 Bass Lane - Spoke against the Mira Bella development.

Dalton Gleaves, 911 Beckwith Road - Spoke against the Mira Bella development.

Dave Clock, 2026 Stonebrook Circle - Spoke against the Mira Bella development.

Kyle Allen, 2078 Morgans Way, Hendersonville, TN - Representing the Mira Bella development; explained the development plans.

Jeff Morrison, 3113 Hidden Creek Drive - Requested alternate routes for sewer lines for the Mira Bella development.

Melinda Miller, 1004 Stonehollow Way - Spoke against the Mira Bella development.

Michael Hartlein, 2034 Stonebrook Circle - Spoke against the Mira Bella development.

7. Commissioner Reports & Comments

Commissioner Giles thanked everyone for attending the meeting, including those from his district. He commented on the recent vigil held in the City of Mt. Juliet, expressing appreciation to the preachers and musicians who participated, and encouraged everyone to continue praying for the family. Regarding the Mira Bella development, Commissioner Giles noted that he has reconsidered his prior position. He stated that he can no longer support the development because Lebanon Road is not included in the 10-year transportation plan. He further commented that blasting has become excessive within the city.

Commissioner Hefner echoed Commissioner Giles' remarks about Charlie Kirk's vigil, and noted the importance of bringing people together to engage in discussion even when there is disagreement. He expressed appreciation for everyone who attended the meeting to voice their opinions. He addressed comments regarding the Planning Commission, acknowledging both negative and positive feedback, and clarified that all appointments are made by the Mayor except for the BOC representative. Commissioner Hefner stated he was extremely proud of how the new Mt. Juliet Police Department building turned out. He apologized to those he was unable to respond to by email and again thanked everyone for coming out.

Commissioner Milele thanked everyone for attending the meeting, noting that it takes effort for citizens to come out and participate. She stated that she had reached out to Public Works regarding the Mira Bella development and will ask them to come speak when the items come before the Board. She commented that the Charlie Kirk vigil went very well and expressed her thankfulness to live in a city where events like this can be held.

Mayor Maness reflected on Charlie Kirk's life, stating that he lived a good life and that he hopes to emulate him. He noted that he had responded to all emails received regarding the Mira Bella development. The Mayor commented that while the development is a beautiful project, he shared concerns raised during the public comments regarding sewer capacity and emergency response times. From a financial standpoint, he stated that he is against growth that stretches the City's resources too thin.

8. City Manager's Report

City Manager Martin thanked everyone for attending and stated that Mt. Juliet is the most patriotic city in the country. He encouraged residents and businesses to display American flags, noting that this is the only country we have.

He expressed thankfulness for sidewalks and the work of the Bicycle and Pedestrian Advisory Committee (BPAC). He also thanked Commissioner Milele and Commissioner Giles for their efforts.

City Manager Martin concluded his comments by encouraging everyone to shop local.

9. Unfinished Business Consent Agenda Items

Items 9.A., 12.A., and 12.E. were read together.

- 9.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026
BUDGET ORDINANCE 2025-35 TO ACCEPT INSURANCE
PROCEEDS AND APPROPRIATE FUNDS FOR REPAIR OF
TRAFFIC SIGNAL CABINET

[1378](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance](#)

Items 9.A., 12.A., and 12.E. were read together on the consent agenda.

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

RESULT: ADOPTED

MOVER: Art Giles

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Mayor Maness, Commissioner Milele, and
Commissioner Hefner

Absent: Vice Mayor/Commissioner Trivett
Enactment No: 2025-41

10. Unfinished Business - Annexation, Land Use Amendment, Rezone of Mira Bella Development

Items 10.A., 10.B., 10.C., 10.D., and 10.E.

Mayor Maness stated that Items 10.A. through 10.E. would be read together. There was no objection.

Commissioner Hefner provided context on the City's Urban Growth Boundary, noting that other options would remain available if the project were to fail, such as development in the county. He discussed alternatives to blasting, adding that the developer is a local resident who plans to live in the neighborhood.

Commissioner Milele agreed with many of Commissioner Hefner's points, expressing disappointment that the item was not deferred and that Vice Mayor Trivett was not present to provide input. She stated that she liked the project and found it to be a beautiful development, and explained her conversations with Public Works regarding road improvements and the TDOT 10-year plan.

Commissioner Giles stated that voluntary contributions are not collected up front, that Lebanon Road improvements only extend to West Elementary School, and that he agreed with the Mayor in not supporting the project.

Mayor Maness reiterated that while a property may be located within the City's Urban Growth Boundary, that does not require annexation. He expressed long-term concerns with out-of-city sewer service.

The Mayor opened the floor for staff input. City Traffic Engineer Todd Serpent stated concerns with traffic accessing Lebanon Road. Commissioner Milele asked the Director of Engineering Shane Shamanur to address an email that had been received earlier in the day.

Discussion was held.

Commissioner Hefner asked the applicant about build time. Applicant responded that construction would begin in 2027 and take approximately 8-10 years to complete.

Discussion was held on sewer capacity. Commissioner Hefner asked Utilities Director Tim Forkum about the use of rock saws, to which he responded that he had no issue with them as an alternative to blasting. The applicant confirmed they were agreeable to this alternative.

Discussion was held on extending coverage for MJPd and MJFD, as well as on the proposed gated community and its effect on police zones.

Emily Lamb, Winston Law Firm, 1221 Broadway, and Kyle Allen, applicant, stated that materials would be stored off site with Mr. Bradshaw.

Further discussion was held addressing questions raised by the public during public comments, including manholes, impacts to Stone Hollow Trail, and related infrastructure concerns.

Commissioner Milele made a motion to defer the items to October 27, 2025.
Commissioner Hefner seconded the motion.

Vote: Commissioner Hefner - Aye; Commissioner Milele - Aye; Commissioner Giles - Nay; Mayor Maness - Nay. Motion failed.

The motion to defer failed.

10.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE
PROPERTY KNOWN AS THE MIRA BELLA SUBDIVISION
PROPERTY, LOCATED AT THE SOUTHEAST INTERSECTION OF
LEBANON ROAD AND BASS LANE MAP 055 PARCELS 70.02,
70.03, 92.00, 92.04, 102.00, IN WILSON COUNTY, TENNESSEE,
LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

1247

Sponsors: Planning Commission Negative Recommendation

Attachments: [Resolution](#)

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

RESULT: DENIED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness

Absent: Vice Mayor/Commissioner Trivett

- 10.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 403.44 ACRES, PROPERTY LOCATED OFF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1066](#)

Sponsors: Planning Commission Negative Recommendation

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

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

RESULT: DENIED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness

Absent: Vice Mayor/Commissioner Trivett

- 10.C.** A RESOLUTION IN MEMORANDUM OF ORDINANCE _____ RELATIVE TO THE ANNEXATION OF THE PROPERTY LOCATED OFF OF BECKWITH RD, LEBANON RD, AND BASS LN, ALSO KNOWN AS MIRA BELLA [1249](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Resolution](#)

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

RESULT: DENIED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness

Absent: Vice Mayor/Commissioner Trivett

- 10.D.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS MIRA BELLA SUBDIVISION LOCATED ON LEBANON ROAD, MAP 055, PARCELS 070.02 AND 070.03, FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL

[1065](#)

Sponsors: Planning Commission Positive Recommendation

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

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

RESULT: DENIED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness

Absent: Vice Mayor/Commissioner Trivett

- 10.E.** AN ORDINANCE TO REZONE APPROXIMATELY 403.44 ACRES OF PROPERTY OFF OF BECKWITH ROAD, LEBANON ROAD AND BASS LANE, MAP 055, PARCELS 070.02, 070.03, 092.00, 092.04, 102.00 FROM WILSON COUNTY R-1 TO RS-40 AND CNS PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR MIRA BELLA SUBDIVISION

[1067](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - PMDP Map](#)
[Exhibit C - Rezone Map](#)
[Exhibit D – Public Sewer License Agreement](#)
[Staff Report](#)

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

RESULT: DENIED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Milele, and Commissioner Hefner

Nay: Commissioner Giles, and Mayor Maness

Absent: Vice Mayor/Commissioner Trivett

11. Unfinished Business

11.A. AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER

[1265](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Ordinance re Approving Lease Agreement](#)
[Lease Agreement for Senior Center](#)
[Lease Agreement for Senior Center - EX A Floor Plan](#)

Commissioner Giles made a motion to adopt the redline edition of the lease agreement. Mayor Maness seconded the motion.

Vote: Yea - Unanimous.

Back on the ordinance as 1X amended.

Discussion was held on who would cover the utility bills.

It was noted that Rob Porter would represent the Senior Citizens on the matter.

Mayor Maness stated that he liked the idea of using the courtroom at the former Police Department for meetings.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Commissioner Giles, Mayor Maness, Commissioner Milele, and Commissioner Hefner

Absent: Vice Mayor/Commissioner Trivett
Enactment No: 2025-42

12. New Business

- 12.A.** AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET ORDINANCE 2025-35 TO APPROPRIATE FUNDS FOR THE TOWN CENTER TRAIL, PHASE 3 AND LEBANON ROAD SIDEWALKS, PHASE 3 PROJECTS THAT WERE RECENTLY AWARDED ADDITIONAL GRANT FUNDING [1412](#)

Sponsors: Kenneth Martin, City Manager,

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

Items 9.A., 12.A., and 12.E. were read together on the consent agenda.

A motion was made by Commissioner Giles, seconded by Commissioner Milele, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Art Giles

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Mayor Maness, Commissioner Milele, and Commissioner Hefner

Absent: Vice Mayor/Commissioner Trivett

**12.B. AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET
ORDINANCE 2025-35 TO TRANSFER PERSONNEL FUNDS FROM
THE POLICE DEPARTMENT TO THE EXECUTIVE DEPARTMENT****1414****Sponsors:** Kenneth Martin, City Manager,**Attachments:** [Ordinance](#)
[Executive Summary](#)

Commissioner Milele explained that this matter arose due to the upcoming retirement of Deputy City Manager/City Recorder Sheila Luckett and the resulting split of the City Recorder and Deputy City Manager positions. She requested that the matter be divided into two ordinances for two different positions, City Manager and Deputy City Manager, and moved to divide the question so the two positions could be considered separately. With no second, the motion failed.

Commissioner Milele stated she had no issue with the Deputy City Manager pay and the separate position.

City Manager Martin stated that he had not anticipated this change and explained the reasons it appeared unexpectedly.

Deputy City Manager/City Recorder Sheila Luckett explained her retirement and gave her thoughts on the discussion.

Mayor Maness commented that, on average, the City Manager's salary is less than that of many Deputy City Managers in other local jurisdictions.

Commissioner Hefner emphasized ensuring that the change would have zero impact on the General Fund. He stated that if the money was not available, he would be willing to allocate \$11,000 from his salary to cover the raise for the City Manager.

Commissioner Milele asked how the pay scale would work with the top out. City Manager Martin explained the process. He also thanked the Commission and promised to bring back a cost-of-living adjustment (COLA) for consideration.

A motion was made by Commissioner Hefner, seconded by Commissioner Giles, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING**MOVER:** Scott Hefner**SECONDER:** Art Giles**Aye:** Commissioner Giles, Mayor Maness, Commissioner Milele, and
Commissioner Hefner**Absent:** Vice Mayor/Commissioner Trivett

12.C. AN ORDINANCE TO AMEND THE FISCAL YEAR 25/26 BUDGET ORDINANCE 2025-35 TO INCREASE FUNDING FOR COMMUNITY GRANTS [1416](#)

Sponsors: Art Giles, Commissioner, James Maness, Mayor

Attachments: [Ordinance](#)

Commissioner Giles thanked Commissioner Milele for her work but stated that he felt the need to contribute to soccer.

Commissioner Milele explained the grant process and noted that this is the tightest budget since she has been on the Board. She stated that the money is not available, noting the request was for \$46,000 based on the number of participants. She further stated there is no reason to take funds from reserves and that feeling sympathy for the request is not sufficient justification for allocation.

Mayor Maness stated that Commissioner Milele made good points and expressed a desire to find \$5,000 from another source rather than from reserves.

A motion was made by Commissioner Giles, seconded by Commissioner Hefner, that this Ordinance be approved. The motion failed by the following vote:

RESULT: DENIED

MOVER: Art Giles

SECONDER: Scott Hefner

Aye: Commissioner Giles, and Mayor Maness

Nay: Commissioner Milele, and Commissioner Hefner

Absent: Vice Mayor/Commissioner Trivett

12.D. A RESOLUTION APPROVING GRANTS BY THE CITY OF MT. JULIET AS PREVIOUSLY BUDGETED IN THE 2025/2026 BUDGET ORDINANCE (ORDINANCE 2025-35) [1376](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[FY26 Grant allocation](#)

The item failed for lack of a second.

This Resolution had no action taken, as it failed for lack of second.

RESULT: NO ACTION TAKEN

MOVER: Jennifer Milele

- 12.E.** RESOLUTION APPROVING AN EASEMENT AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE, AND R.J. CORMAN RAILROAD COMPANY/NASHVILLE AND EASTERN RAILROAD AUTHORITY (NERA) FOR THE INSTALLATION, MAINTENANCE, AND PUBLIC USE OF A GREENWAY TRAIL WITHIN THE RAILROAD RIGHT-OF-WAY AND AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT [1368](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Executive Summary](#)
[Amendment Greenway Easement \(RJ Corman\)](#)

Items 9.A., 12.A., and 12.E. were read together on the consent agenda.

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

RESULT: ADOPTED

MOVER: Art Giles

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Mayor Maness, Commissioner Milele, and Commissioner Hefner

Absent: Vice Mayor/Commissioner Trivett
Enactment No: 65-2025

- 12.F.** A RESOLUTION TO HONOR THE LIFE AND LEGACY OF CHARLES JAMES "CHARLIE" KIRK [1413](#)

Sponsors: James Maness, Mayor, Art Giles, Commissioner

Attachments: [Resolution](#)

Mayor Maness stated that Vice Mayor Trivett would like to co-sponsor the item and that he was in agreement. He credited Robert G. Port with the inspiration and wording of the resolution.

Tyson Beavers announced the opening of the first Turning Point chapter in Wilson County at Green Hill High School, with its first meeting scheduled for Wednesday. He explained how the chapter was founded.

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Art Giles

Aye: Commissioner Giles, Mayor Maness, Commissioner Milele, and Commissioner Hefner

Absent: Vice Mayor/Commissioner Trivett
Enactment No: 66-2025

13. Adjournment

9:15 pm

Mayor James Maness

City Recorder Sheila S. Lockett, MMC