

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, April 13, 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 floor for Public Comment.

Jennifer Marter, 533 Hunting Hills Drive, spoke in opposition to the proposed E Division Business Park. She stated that E Division Road should be improved prior to consideration of the development.

James Hopper, 886 Benders Ferry Road, came forward and asked questions regarding the Benders Cove development.

Amanda Kern, 534 Hunting Hills Drive, expressed concerns regarding the proposed E Division Business Park, particularly related to safety. She stated that she would like to see a barrier or berm installed along the property line.

Connie Mitchell, 511 Hunting Hills Drive, also expressed concerns regarding the proposed E Division Business Park, including potential criminal activity. She likewise stated that she would like to see a barrier along the perimeter of the development.

Ray Baker, 531 Hunting Hills Drive, spoke in opposition to the proposed E Division Business Park. He expressed concerns related to safety and light pollution and stated that he would like to see protection measures in place for existing residents.

There being no additional comments, Mayor Maness closed the Public Hearing.

Public Hearing Notice - 4-13-2026

[1659](#)

Attachments: [Public Hearing Notice - 4-13-2026](#)

1. Call to Order & Declare a Quorum Present

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

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

2. Set Agenda

Items 9B and 9C were moved to the Consent Agenda without objection. Items 10E and 10H were also moved to the Consent Agenda without objection. Commissioner Milele requested that Item 10G be deferred to the next meeting; there was no objection.

3. Invocation & Pledge of Allegiance

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

5. Citizens Comments

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

Mayor Maness opened the floor for Citizen Comments.

Albert Soto, 311 Benders Ferry Road, expressed concerns regarding the Benders Cove development. He requested clarification on the required buffer and the timeline for its installation.

Tom White, 500 11th Avenue North, Nashville, Tennessee, stated that he would like to speak during Item 10D, as he is representing the project.

Paul Garrison, 100 Catalpa Drive, thanked City staff, as well as City and County officials, for their responsiveness. He expressed concerns regarding potential sidewalks within the right-of-way along his property frontage and was complimentary of Public Works Director Matt White's responsiveness.

Leslie Penny, 705 Penny Lane, spoke in reference to Item 10G. She requested that the Board review the history of the proposed connection and asked that the Providence HOA be notified of any plans moving forward.

Robin Eakes, 56 West Caldwell Street, stated that a demolition permit was not issued for the former Mt. Juliet Funeral Home in 2016. She expressed concerns regarding correspondence from RJ Corman and development activity along Caldwell Street. She requested additional oversight of the development and emphasized the importance of ensuring all requirements are met prior to final approvals.

Steven Heckendorf, 300 Page Drive, thanked the Board of Commissioners for approving the recent moratorium.

There being no additional comments, Mayor Maness closed the Citizen Comments portion of the meeting.

6. Commissioner Reports & Comments

Commissioner Giles thanked everyone for attending the meeting. He announced that "Ride Mt. Juliet" will be held on May 3 and thanked the Police and Fire Departments for their continued support of the event. He noted that a bicycle will be given away and encouraged the community to attend. He also reminded everyone that Clemmons Road will be closed on the 18th for railroad improvements and thanked the Police Department for their hard work to keep Mt. Juliet safe.

Vice Mayor Trivett thanked the Police Department for their efforts in keeping the community safe and expressed appreciation to those who attended and participated in the meeting. He acknowledged the concerns of the Hunting Hills residents, particularly regarding berms and buffers, and noted that improvements to E Division Street would be a positive outcome. He encouraged residents to continue reaching out and reminded them that he is available. He also urged everyone to remain attentive, be mindful of children playing, and yield to crosswalks.

Commissioner Hefner thanked everyone for attending and encouraged residents to visit the City's website if they are unsure who their elected official is. He congratulated Stephen on the birth of his new baby. He expressed enthusiasm regarding the resolution to proceed with the widening of Old Lebanon Dirt Road, noting that a contractor has been selected and that he looks forward to the project being completed. He also spoke regarding the E Division Business Park, explaining that it was placed on the agenda through his sponsorship and outlining that process. He highlighted that nearby industrial projects currently under construction are outside the city limits and will not provide road improvements, and noted that annexation of this development would allow the City greater control over the project.

Commissioner Milele thanked everyone for attending and sharing their perspectives. She provided additional information regarding "Ride Mt. Juliet," noting that the event will take place on the May 3rd and this is one of BPAC's largest events. She stated that the rain out date is scheduled for May 17 should the May 3 date be rained out and encouraged participants to arrive before 2:00 PM to take part in the rodeo. She noted that the trail is approximately 3.3 miles and relatively flat, utilizing the Cedar Creek Greenway Trail. She also reiterated Commissioner Hefner's comments regarding the E Division Business Park.

Mayor Maness reminded everyone that early voting begins Wednesday and encouraged community members to participate. He also expressed appreciation for the calls and prayers received during a recent family event.

7. City Manager's Report

City Manager Kenny Martin gave a shout-out to the Public Works Department, thanking them for their efforts on road improvements and their proactive approach to securing grant funding. He also thanked the community for their patience during ongoing construction projects. He reminded everyone to shop local and support Mt. Juliet businesses, noting the growing diversity of economic development and the abundance of food options now available. He encouraged both businesses and residents to display American flags in celebration of the nation's 250th birthday.

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 3-23-2026 **1658**

Attachments: [Meeting Minutes to be Approved - 3-23-2026](#)

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

RESULT: APPROVED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Abstain: Mayor Maness

8. Unfinished Business Consent Agenda Items:

8.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT, ORDINANCE 2024-04, LOCATED AT MAP 078, PARCEL 17.01 IN THE CITY OF MT. JULIET **1588**

Sponsors: Planning Commission Positive Recommendation

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

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, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-38

- 9.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 Hefner, 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, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-40

- 9.C.** 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, 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, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2026-41

- 10.E.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 023.00, PART OF 025.00 & 075.07 IN THE CITY OF MT. JULIET [1641](#)

Sponsors: Planning Commission Positive Recommendation

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

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 Ordinance be approved 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, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.H.** A RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE OLD LEBANON DIRT ROAD WIDENING PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1635](#)

Sponsors: Kenneth Martin, City Manager,

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

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, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 32-2026

9. Unfinished Business

9.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BENDERS COVE PLANNED UNIT DEVELOPMENT, LOCATED AT 771 BENDERS FERRY ROAD, MAP 049, PARCELS 069.00, 069.02, 069.03 & 069.09 IN THE CITY OF MT. JULIET [1516](#)

Sponsors: Planning Commission Positive Recommendation, Scott Hefner, Commissioner

Attachments: [Ordinance](#)
[Staff Report](#)

Kris Kowen, 2555 Meridian Boulevard, represented the project and stated that Piedmont Gas is approximately 30 to 45 days out and expressed his belief that the widening project could be completed by June or early July.

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, Mayor Maness, and Commissioner Hefner

Nay: Commissioner Milele
Enactment No: 2026-39

10. New Business

10.A. AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN [1637](#)

Sponsors: Planning Commission Positive Recommendation

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

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Scott Hefner

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

10.B. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR APPROXIMATELY 47.17 ACRES OF PROPERTY ON EAST DIVISION STREET, MAP 077, PARCELS 13.01, 13.02, 15.00, 16.02, 16.03 AND PART OF PARCELS 16.01, 17.00 and 17.01 FROM MEDIUM DENSITY RESIDENTIAL TO BUSINESS DEVELOPMENT IMPACT ZONE [1524](#)

Sponsors: Planning Commission Negative Recommendation, Scott Hefner, Commissioner

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

Tom Noble, 600 Highway 169 North, Minnesota, represented the project and responded to questions from the Board of Commissioners.

Commissioner Milele made a motion stating that, the land use shall automatically revert back to Medium Density Residential if the associated Preliminary Master Development Plan Planned Unit Development fails to obtain approval. This was the first amendment to the original motion.

A motion was made by Commissioner Hefner, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading by the Board of Commissioners. 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.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM MEDIUM DENSITY RESIDENTIAL TO TOWN CENTER 1589

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness asked that Items 10C and 10D be heard together, which was approved without objection.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be approved 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, Mayor Maness, Commissioner Milele, and Commissioner Hefner

10.D. AN ORDINANCE TO REZONE APPROXIMATELY 5.0 ACRES OF PROPERTY AT 107 TIMBER TRAIL DRIVE, MAP 072, PARCEL 001.03 FROM AR-40 TO CTC 1590

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness asked that Items 10C and 10D be heard together, which was approved without objection.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be approved 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, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 10.F.** AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TREYMOR PLANNED UNIT DEVELOPMENT, LOCATED OFF BENDERS FERRY ROAD, MAP 032, PARCELS 031.00, 029.00, 029.02 & 029.01 IN THE CITY OF MT. JULIET [1642](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Map](#)
[Applicant Letter](#)

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be approved for second reading by the Board of Commissioners. The motion carried by the following vote:

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Scott Hefner

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

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

Sponsors: Planning Commission Positive Recommendation

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

This item was removed from the agenda and placed on the April 27, 2026 agenda during Item 2 Set Agenda at the request of Commissioner Milele, without objection.

This Ordinance was deferred by the Board of Commissioners to the April 27, 2026 meeting.

RESULT: DEFERRED

11. Appointments

- 11.A.** Mt. Juliet Alcoholic Beverage Board Appointment [1654](#)

Sponsors: James Maness, Mayor

Attachments: [City Code re Alcoholic Beverage Board Appointment](#)

Mayor Maness appointed Carolyn Christoffersen to the Alcoholic Beverage Board without objection.

This Action Item was approved.

RESULT: APPROVED

12. Adjournment

Mayor Maness adjourned the meeting at 7:25pm.