

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, October 27, 2025

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

Public Hearing Notice - 10-27-2025

[1422](#)

Attachments: [Public Notice - 10-27-2025](#)

No Public Comments were heard.

1. Call to Order & Declare 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

Mayor Maness made the following motions regarding the agenda:

Item 8.D. was removed, with no objection.

A resolution in the memorandum to the annexation, 8.A., was added as Item 8.E. and placed on the Consent Agenda, with no objection.

Items 10.A., 10.B., and 10.C. were moved to the Consent Agenda, with no objection.

Items 11.D. and 11.M. were moved to the Consent Agenda, with no objection.

Item 11.K. remained off the Consent Agenda due to an objection from Commissioner Milele.

Item 12.A. was removed at the request of the sponsor, Commissioner Giles, with no objection.

The Swearing-In Ceremony was moved to follow the Consent Agenda.

3. Invocation & Pledge of Allegiance

City Manager Kenny Martin led the Invocation and Pledge of Allegiance.

4. Approval of Minutes**4.A. Meeting Minutes to be Approved - 9-22-2025**

[1418](#)

Attachments: [Meeting Minutes to be Approved - 9-22-2025](#)

Passed without objection.

A motion was made that the minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

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

Rocky Lee, 16604 Central Pike, former Parks Director, addressed the Board. He expressed concerns regarding transparency and accountability within the City. Mr. Lee questioned the proposed raise for the City Manager, noting there was no cost-of-living adjustment for other employees. He asked whether the Board had reviewed the City Manager's personnel file and whether one exists. Mr. Lee also referenced a reported \$2 million deficit and ongoing hiring practices, as well as a TBI investigation. He urged the Board to "do what is right and what you were elected to do," requesting no raise for the City Manager and calling for increased transparency and noted the creation of an oversight committee.

Lauren Breeze, 1014 Bellwood Drive, County Commissioner, addressed the Board in opposition to the proposed annexation of property located at 3150 Nonaville Road. Commissioner Breeze requested a deferral of the item.

Chip Bailey, 140 Denney Drive, addressed the Board regarding the approval of grants related to volleyball program.

Bill Robinson, 1640 Tate Lane, addressed the Board regarding Item 11.J., stating he was in agreement with the item.

Lindsey with Home Safe addressed the Board and provided background information on the Home Safe program. She expressed appreciation for the Board's consideration and stated she was hopeful the Board would approve the grants.

Matthew Thomas, 1314 Clearview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

David Seeley, 1005 Clearview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

Sheila Weathers, 124 Nickolas Circle, staff member with Compassionate Hands, addressed the Board and asked for support for their grant application.

Rusty King, 1317 Clearview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

Ms. Misamore, 1410 Barret Drive, addressed the Board regarding Item 11.C., stating she was opposed to the item.

Jeremy Jernigan, 1006 Clearview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

Darin Cunningham, 1401 Fairview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

Charles Wilder, 1312 Clearview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

Michelle Schwart, 1738 Hartford Lane, Executive Director of Wilson County CASA, addressed the Board and provided background on the organization's work with children in the community.

Michelle Hill Bridget, 1041 Clemmons Road, with Impower Me Center, addressed the Board in support of their grant application.

Neal Zabkar, 1407 Fairview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

Tony Mercante, 1012 Clearview Drive, addressed the Board regarding Item 11.C., stating he was opposed to the item.

Michelle Kittle, 1511 Fairview Drive, addressed the Board regarding Item 11.C., stating she was opposed to the item.

Peggy Simpson, Coordinator for the Imagination Library, addressed the Board in support of the grant applications and thanked the Board for their continued support of local literacy initiatives.

6. Commissioner Reports & Comments

Commissioner Giles stated that today's ribbon cutting ceremony for the new Mt. Juliet Police Department was a wonderful event. He expressed pride in having the best Police Department and thanked everyone who supported them. Commissioner Giles also thanked the Mt. Juliet Chamber of Commerce for nominating the BPAC Committee for an award and stated he was honored to accept it on their behalf.

Vice Mayor Trivett thanked everyone for attending, noting the large turnout for the meeting. He stated it was a great day for the City and its citizens, highlighting the new technology, safety improvements, and equipment in the Police Department's vehicles. He congratulated Chief Mullins and Deputy Chief Chandler, thanking them both for their leadership. Vice Mayor Trivett reminded everyone to stay safe during Halloween and to remain proactive. He also mentioned the upcoming hometown football rivalry between Green Hill and Mt. Juliet High School and said he was looking forward to the game.

Commissioner Hefner thanked everyone for coming out and said it was good to see past neighbors from the Clearview area. He commended Deputy Chief Chandler and Chief Mullins, noting that the new Police Department building turned out wonderfully. Commissioner Hefner offered thoughts and prayers to those injured in the recent hayride accident on Central Pike. He discussed the importance of communication, transparency, and public notification, referencing recent changes to how the City handles rezoning notices. He stated that while the City is following state guidelines, citizens need a transition period and he would like to revert back to previous procedures regarding signage. He announced he would be sponsoring an ordinance to address these changes to sign requirements prior to Planning Commission meetings. Commissioner Hefner also mentioned the ongoing TBI investigation, stating he looks forward to seeing the report, will request a copy, and emphasized that everyone is innocent until proven guilty. He announced his intent to sponsor a moratorium on high-density housing for a period of 12 months at the November 10th meeting. He closed by reminding everyone to be mindful of children while out on Halloween night.

Commissioner Milele thanked everyone for coming out and stated that the ribbon cutting and tour of the new Police Department were awesome. She noted that her next newsletter will be coming out soon and expressed agreement with the comments regarding notifications, acknowledging that many residents are unaware of certain developments. Commissioner Milele stated that she tries to do her best to keep citizens informed through her newsletter and by sending out notifications and agenda notices as a service to the community. She said she looks forward to the completion of the TBI investigation, as she has questions she hopes will be answered. She closed by reminding everyone to watch for children and slow down while driving on Halloween.

Mayor Maness stated that he too has received questions regarding the TBI investigation. He explained that two employees have been terminated, but as the matter is still under investigation, he has no facts to comment on at this time. He stated that he, too, will be reviewing the report once it is released. Mayor Maness referenced comments made by County Commissioner Breeze earlier in the meeting, stating that while he has no reason not to believe her comments, he does not believe the issue falls under the section of law she

referenced. He further stated that he does not support deferring the item and prefers to vote it down. Mayor Maness thanked the Police Department, noting that the new facility looks beautiful and that all City staff helped make the project a success. He expressed appreciation to the Mt. Juliet Police Department for their continued dedication and service to the community.

7. City Manager's Report

City Manager Kenny Martin thanked everyone for attending and stated that today was an exciting time for the City of Mt. Juliet. He reflected on his career, noting that he began as a police officer with the Mt. Juliet Police Department, and shared historical background on both the old and new police facilities. He thanked the current and past Commissions, as well as City employees, stating that they are what make Mt. Juliet what it is today. He noted, "It's not ours-it's yours," acknowledging the citizens' role in the City's success.

City Manager Martin also provided background on Chief Mullins' service, announcing that Chief Mullins will become the new Deputy City Manager for the City of Mt. Juliet and that Deputy Chief Tyler Chandler will serve as the new Chief of Police. He stated that the City is putting "the best of the best" in the positions where they are most needed. He commended the City's departments as some of the greatest and expressed appreciation to Mrs. Mundy and her family, as well as to the citizens, for their continued support of the community.

8. Unfinished Business Consent Agenda Items:

- 8.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET ROADWAY AND ASSOCIATIVE RIGHT-OF-WAY ON E. DIVISION STREET FROM THE EXISTING CITY LIMITS, AT THE NORTHWESTERN PROPERTY CORNER OF PARCEL 072 067.00, TO A POINT, APPROXIMATELY 2,293 LINEAR FEET, EAST ALONG E. DIVISION STREET, BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1344](#)

Sponsors: Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-43

- 8.B.** A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE E DIVISION ST ROADWAY AND RIGHT-OF-WAY, LOCATED AROUND CLEMMONS RD, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1453](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 67-2025

- 8.C.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 43 E. CALDWELL STREET, APPROXIMATELY 0.57 ACRES, MAP 0721, GROUP A, PARCEL 003.00 FROM RS-40 TO CTC [1348](#)

Sponsors: Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-44

- 8.D.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054, PARCEL 179.01 FROM RS-40 TO CTC [1347](#)

Sponsors: Planning Commission Positive Recommendation

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

A motion was made that this Ordinance be deferred to the Board of Commissioners, on meeting date of 11/24/2025. The motion carried by the following vote:

RESULT: DEFERRED

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

- 8.E.** A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF E. DIVISION STREET FROM THE EXISTING CITY LIMITS, AT THE NORTHWESTERN PROPERTY CORNER OF PARCEL 072 067.00, TO A POINT, APPROXIMATELY 2,293 LINEAR FEET, EAST ALONG E. DIVISION STREET [1455](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Res in Memorandum Relative to Annexation](#)

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 68-2025

Swearing-In Ceremony

Mayor Maness conducted the Swearing-In Ceremony for Deputy Chief Tyler Chandler, who was sworn in as the new Chief of Police for the City of Mt. Juliet.

Chief Chandler gave brief remarks following the ceremony, stating it was an honor to become Chief of Police in a department where his supervisors are former Chiefs of Police. He thanked the community for their continued support and emphasized that trust is essential in keeping the City safe. Chief Chandler expressed gratitude for his team, calling them “an amazing group of people,” and thanked the elected officials for their unwavering support of law enforcement, including Mayor Maness.

He also highlighted the importance of supporting local businesses and expressed appreciation for the City’s strong financial stewardship, noting the low tax rate and the accomplishments made possible through it. Chief Chandler reflected on his own career path, sharing that he began working for the City at just 18 years old after being apart of the Police Explorer program. He expressed gratitude for his mentors and former Chiefs.

9. Unfinished Business - The Sutton - Land Sale Agreement, Land Use Amendment, Rezone

- 9.A.** A RESOLUTION APPROVING A SALES AGREEMENT FOR THE CITY OF MT. JULIET TO SELL APPROXIMATELY 5.16 ACRES OF LAND IDENTIFIED AS MAP 077, PARCEL 012.02, AND APPROXIMATELY 1.32 ACRES OF LAND IDENTIFIED AS MAP 077, PARCEL 011.01 (COLLECTIVELY KNOWN AS THE “GOLDEN BEAR PROPERTIES”), LOCATED IN THE CITY OF MT. JULIET, WILSON COUNTY, TENNESSEE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

[1452](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)
[Purchase Agreement](#)
[Appraisal](#)
[Explanation](#)
[Map](#)

City Manager Kenny Martin explained there had been a slight oversight where a small sliver of land was not included in the Real Estate Committee’s previous review. He stated that he believed the Board of Commissioners should have an opportunity to determine whether or not to include it. In his opinion, the value for the sliver of land should be increased.

Commissioner Giles asked for clarification regarding the sliver of land and whether it included a Public Access Easement.

Applicant Tulsi Patel stated that the 10-foot path would remain in place and may shift slightly. She confirmed there would be a Public Access Easement and explained that while the developer would maintain it, the City would still have access and use of it. Ms. Patel also provided reasoning behind the appraisal.

Commissioner Giles clarified with City Attorney Burnett that the Real Estate Committee did not have access to the appraisal when the matter was originally presented to the Commission.

Discussion was held regarding the public access areas and clarification of what portions would remain open to the public.

Commissioner Milele spoke on the history of the sliver of land, stating it was originally purchased as right-of-way. She said she was unsure whether the parcel was beneficial to the City and expressed support for the agreement.

Commissioner Hefner stated he viewed the matter as a savings to the citizens, noting that the City has no current plans for a fire department in that area and that the agreement makes sense. He expressed support for the proposal.

Vice Mayor Trivett stated that land is limited in Tennessee and expressed concern

that the City should preserve what it owns.

Mayor Maness stated that he had been encouraging City Manager Martin to move forward with selling the property for some time due to the ongoing maintenance costs. He said the development was a great concept but noted that some operational aspects of previous restroom facilities had presented issues. He added that the offer presents an opportunity for a significant development.

City Manager Martin stated he was excited about the development and the elimination of ongoing costs for the City, and that he supported the agreement.

A motion was made by Mayor Maness to modify Paragraph 28 to include the easements, specifying that all greenways, restrooms, and associated parking areas be identified as “trailhead parking” and included as a Public Access Easement. Seconded by Commissioner Milele.
Vote: yea unanimous.

Back on as 1x amended:

Commissioner Giles asked for clarification regarding the restrooms.

Commissioner Hefner then made a motion to amend Paragraph 2 to change the purchase price to \$2,000,000. Seconded by Vice Mayor Trivett.
Vote: Passed unanimously.

Back on as 2x amended:

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: 70-2025

- 9.B.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS THE SUTTON LOCATED ON GOLDEN BEAR GATEWAY, MAP 072, PARCELS 047.00, 047.01, 048.00 & 049.00, MAP 077, PARCELS 010.02, 011.01, & 012.02 FROM MIXED USE TO MIXED USE AND HIGH DENSITY RESIDENTIAL

[1295](#)

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness stated that Items 9.B. and 9.C. would be read together.
There were no objections.

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: 2025-49

- 9.C.** AN ORDINANCE TO REZONE APPROXIMATELY 73.96 ACRES OF PROPERTY KNOWN AS THE SUTTON, LOCATED ON GOLDEN BEAR GATEWAY, MAP 072, PARCELS 047.00, 047.01, 048.00 & 049.00, MAP 077, PARCELS 010.02, 011.01, & 012.02, FROM OPS-PUD, OPS AND RS-40 TO CMU-PUD AND RS-10-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED USE DEVELOPMENT

1296

Sponsors: Planning Commission Positive Recommendation

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

Engineering Director Shane Shamanur stated that the contribution would be applied at the time of the issuance of the erosion control permit.

Commissioner Hefner stated that the stoplight shall be constructed and built within 90 days after the issuance of the first Certificate of Occupancy and that the light must be operational. He further stated that 100% of the cost of the traffic signal would be credited toward the developer's voluntary contributions.

The Letter of Credit amount will include the total cost of the traffic signal.

Commissioner Giles seconded the motion.

Vote yea unanimous.

Back on as 1x amended.

Commissioner Hefner made a motion to install guardrails in designated areas as defined by the Public Works Department along East Division within the City limits. The applicant would be responsible for installing the proper safety guardrails as approved by Public Works, and the cost of the guardrails would be credited back to the developer's voluntary contributions. Vice Mayor Trivett seconded the motion.

City Traffic Engineer Todd Serbent requested adding that the total guardrail length be 3,000 linear feet; there were no objections. Mr. Serpent also requested that the paragraph below from McFarland Farms be included for consistency; there were no objections.

"For the offsite improvements, the developer will make all due diligence to acquire the necessary easements or right-of-way. If unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process in order to facilitate the attainment of said easements or right-of-way including, if necessary, the imminent domain process as the improvements in question are necessary to the health, safety, and welfare of the general public. The easements

or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer."

Commissioner Milele stated she would prefer that the funds go toward the future widening project, as the guardrails would ultimately be removed when that occurs.

Commissioner Hefner responded that the City does not currently have funds allocated for widening. Public Works Director Matt White noted that the City will pursue grant funding for the widening project.

Commissioner Milele proposed capping the contribution at \$500,000, stating that if the cost exceeds that amount, the guardrails should not be installed. Commissioner Giles seconded the amendment.

Commissioner Hefner stated he preferred that if the cost exceeds the cap, the matter come back to the Board for consideration rather than being automatically stopped. The Board agreed that any such consideration would occur by separate resolution. There were no objections.

Vote yea unanimous.

Back on as 2x amended.

Commissioner Hefner made a motion to require a \$7,500 voluntary contribution, with any remaining funds from the improvements, including the guardrails and traffic light-to be allocated toward the future East Division Road widening project. The contribution shall be paid at the time of issuance of the erosion control permit. Vice Mayor Trivett seconded the motion.

Applicant Tulsi Patel noted that the erosion control permits would be issued by phases.

Vote yea unanimous.

Back on as 3x amended.

Engineering Director Shane Shamanur stated that all greenway trails, restrooms, and trailhead parking areas shall be maintained by the master HOA and that this requirement be captured in the PUD and included in the ordinance. He noted that these areas fall within the Public Access Easement (PAE).

Commissioner Milele made a motion to add this requirement as Public Works Condition #33. Commissioner Giles seconded the motion.

Vote yea unanimous.

Back on as 4x amended.

Applicant Tulsi Patel requested discussion regarding Public Works Condition 17.C. and asked if the request could be supported.

City Traffic Engineer Todd Serbent provided an explanation of the condition and clarified that the request pertains to a variance.

Commissioner Giles made a motion to approve the variance and to strike the word “not” from the phrase “not supported,” thereby indicating the condition is supported. Commissioner Hefner seconded the motion.

Vote yea unanimous.

Back on as 5x amended.

Applicant Tulsi Patel requested that the right-of-way acquisition (ROW) be removed from the project’s contribution requirements.

Mayor Maness made a motion for the ROW acquisition to be included in the cost of the guardrails within the \$500,000 cap under the Engineering conditions. Commissioner Hefner seconded the motion.

Vote yea unanimous.

Back on as 6x amended.

Applicant Tulsi Patel requested that in Planning Condition 27, the word “utility” be added in front of “easements.”

Mayor Maness made a motion to approve the change. Commissioner Hefner seconded the motion.

Vote Yea Unanimous.

Back on as 7x amended.

Applicant Tulsi Patel requested the following amendments:

Planning Condition 37.B.: Requested a 15-foot side setback, allowing 7.5 feet per lot aggregated.

Planning Condition 39: Requested 55 feet of livable space, excluding architectural features.

Planning Condition 45: Clarified language to reference yard and/or setback area.

Planning Condition 46: Requested to change the ratio to 70% / 30% to 50%/50%.

There were no objections to considering all four amendments together.

Commissioner Milele objected to Condition 46, but there were no objections to the other three conditions.

Commissioner Hefner made a motion to approve the amendments to Conditions 37.B., 39, and 45 as requested. Commissioner Giles seconded the motion.

Vote yea unanimous.

Back on as 8x amended.

Planning Condition 46:

Applicant Tulsi Patel requested to modify the condition from 70% / 30% to 50% / 50%.

Commissioner Hefner stated there shall be no vinyl permitted. Commissioner Giles seconded the motion.

Commissioner Milele proposed an amendment to change the ratio to 60% / 40%, but later withdrew the amendment.

Vote: Yea-Mayor Maness, Vice Mayor Trivett, Commissioner Hefner, and Commissioner Giles. Nay-Commissioner Milele.

Back on as 9x amended.

A motion was made by Mayor Maness to approve a variance to permit outdoor displays associated with the big box commercial element of the PUD, allowing such displays to be located 15 feet from the exterior of the building. Commissioner Hefner seconded the motion.

Vote yea unanimous.

Back on as 10x amended.

City Traffic Engineer Todd Serbent referenced Public Works Comment 20, recommending that the language be updated to state: "Residential streets only - deriving access from private streets shall also be private streets."

Mayor Maness made a motion to approve the revision. Commissioner Hefner seconded the motion.

Vote yea unanimous.

Back on as 11x 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/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-48

10. Unfinished Business

10.A. 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](#)

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-45

10.B. 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 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-46

- 10.C.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 47/47B E. CALDWELL STREET, APPROXIMATELY 1.2 ACRES, MAP 0721, GROUP A, PARCELS 005.00 AND 006.00 FROM RS-40 TO CTC [1349](#)

Sponsors: Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 2025-47

11. New Business

- 11.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.56 ACRES OF PROPERTY AT 3150 NONAVILLE ROAD, MAP 031, PARCEL 32.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1390](#)

Sponsors: Planning Commission Positive Recommendation

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

No motion or second was made.

This Ordinance was no motion made.

RESULT: NO MOTION MADE

- 11.B.** AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU.

[1391](#)

Sponsors: Planning Commission Positive Recommendation

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

A motion was made by Mayor Maness, seconded by Commissioner Hefner, that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 11/24/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: James Maness

SECONDER: Scott Hefner

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

11.C. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1316 CLEARVIEW DRIVE, APPROXIMATELY 1 ACRE, MAP 077H, GROUP C, PARCEL 002.00, FROM OPS TO CTC.

1392

Sponsors: Planning Commission Positive Recommendation

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

Applicant Kenneth Powers addressed the Board, representing the proposed development. He stated the project would include a mix of uses such as offices, barbershop and salon suites, a steakhouse, breakfast restaurant, QSR concepts, Waldo's Chicken, ice cream, bagel, and coffee shops. He described the development as a live-work-play concept within the neighborhood, similar to Providence Station but improved.

Mr. Powers explained that the purpose of the rezoning request was to allow for a drive-thru component, noting that it would primarily operate during morning hours. He stated he was willing to extend a buffer zone between the development and the adjacent neighborhood to address concerns.

Discussion was held regarding traffic impacts related to the proposed development.

Vice Mayor Trivett noted the importance of communication with nearby residents, and Mr. Powers stated he would be happy to meet with them.

Commissioner Hefner noted that there have been five or six previous attempts by various applicants to rezone this property and surrounding properties and expressed his opinion that it should remain OPS zoning.

Vote:

Yea: Commissioner Giles, Commissioner Milele

Nay: Mayor Maness, Vice Mayor Trivett, Commissioner Hefner.

Motion failed.

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

RESULT: DENIED

MOVER: Jennifer Milele

SECONDER: Art Giles

Aye: Commissioner Giles, and Commissioner Milele

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

- 11.D.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1393](#)

Sponsors: Planning Commission Positive Recommendation

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

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made that this Ordinance be recommended for second reading to the Board of Commissioners, on meeting date of 11/24/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

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

- 11.E.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR 12.29 ACRES OF PROPERTY KNOWN AS HAMILTON RESERVE ON LEBANON ROAD, MAP 053, PARCEL 44.01, FROM MEDIUM DENSITY RESIDENTIAL TO THOROUGHFARE COMMERCIAL [1396](#)

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness stated that Items 11.E. and 11.F. would be read together. There were no objections.

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 11/10/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Art Giles

SECONDER: Scott Hefner

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

- 11.F.** AN ORDINANCE TO REZONE PROPERTY LOCATED ON LEBANON ROAD, APPROXIMATELY 12.29 ACRES, MAP 053, PARCEL 044.01 FROM RS-40 TO CRC. [1397](#)

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness stated that Items 11.E. and 11.F. would be read together. There were no objections.

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 11/10/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Art Giles

SECONDER: Scott Hefner

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

- 11.G.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 10 ACRES OF PROPERTY AT WATERMARK WAY, MAP 073, P/O PARCEL 021.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [1399](#)

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness stated that Items 11.G. and 11.H. would be read together. There were no objections.

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 11/10/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Art Giles

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

- 11.H.** AN ORDINANCE TO REZONE PROPERTY LOCATED ON WATERMARK WAY, APPROXIMATELY 10 ACRES, MAP 073, P/O PARCEL 021.00 FROM WILSON COUNTY R-1 TO RS-20. **1400**

Sponsors: Planning Commission Positive Recommendation

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

Mayor Maness stated that Items 11.G. and 11.H. would be read together. There were no objections.

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 11/10/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Art Giles

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

- 11.I.** AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT **1406**

Sponsors: Planning Commission Positive Recommendation

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

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 11/24/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Art Giles

SECONDER: Scott Hefner

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

- 11.J.** AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE IX, SECTION 9-106, ACCESS MANAGEMENT

[1451](#)

Sponsors: Jennifer Milele, Commissioner, Art Giles, Commissioner

Attachments: [Ordinance](#)
[Zoning Regulations Amendments Redline](#)

A motion was made by Commissioner Hefner, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be recommended for second reading to the Planning Commission, on meeting date of 11/20/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR SECOND READING

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

11.K. A RESOLUTION TO AMEND THE CITY MANAGER'S EMPLOYMENT AGREEMENT PREVIOUSLY APPROVED BY RESOLUTION 40-2023**[1415](#)****Sponsors:** Kenneth Martin, City Manager,**Attachments:** [Resolution Agreement Amendment 1](#)
[Resolution 40-2023](#)

Commissioner Milele made a motion to add that annual evaluations be conducted in a public setting as a workshop. Vice Mayor Trivett seconded the motion.

Vice Mayor Trivett suggested extending the evaluation period from 18 months to 24 months.

Discussion was held.

An idea to bring a resolution to evaluate the City Judge and City Manager was brought up.

The motion was pulled.

The Board returned to Item 11.K.

A motion was made by Commissioner Hefner, seconded by Vice Mayor/Commissioner Trivett, that this Resolution 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, Commissioner Milele, and Commissioner Hefner
Enactment No: 71-2025

**11.L. 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](#)

Commissioner Hefner asked why the item, which had previously failed for lack of a second, was brought back for consideration.

Commissioner Giles abstained from the vote, citing a potential financial gain related to the Friends of Mt. Juliet BPAC insurance.

Mayor Maness made a motion that if the Board approves the item with the RTA, the \$42,000 allocation be held pending the agreement. Commissioner Hefner seconded the motion.

Vote: Yea-Mayor Maness, Vice Mayor Trivett, Commissioner Hefner, and
Commissioner Milele

Abstained: Commissioner Giles

Back on as 1x amended:

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

Abstain: Commissioner Giles
Enactment No: 72-2025

11.M. A RESOLUTION DECLARING CITY OF MT. JULIET PARKS DEPARTMENT PROPERTY AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION [1450](#)

Sponsors: Kenneth Martin, City Manager,

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

Items 8.A., 8.B., 8.C., 8.E., 10.A., 10.B., 10.C., 11.D., and 11.M. were read together on the Consent Agenda.

A motion was made by Mayor Maness that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: James Maness

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 69-2025

12. Appointments

12.A. City of Mt. Juliet Ethics Commission - District 1 - Commissioner Giles [1339](#)

Sponsors: Art Giles, Commissioner

Attachments: [City Code Sec. 2-355 \(Relevant Sections\)](#)

This Action Item had no action taken.

RESULT: NO ACTION TAKEN

13. Adjournment

10:35

Mayor James Maness

City Recorder Sheila S. Luckett, MMC