

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, December 8, 2025

6:30 PM

Commission Chambers

Board of Commissioners

Workshop 5:15 PM - Growth and Infrastructure

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

Absent: Commissioner Scott Hefner

Workshop Public Notice - 12-8-2025

[1504](#)

Sponsors: Jennifer Milele, Commissioner, James Maness, Mayor

Attachments: [Public Notice - Workshop - 12-8-2025](#)

Mayor Maness called the Work Session to order. Citizens' comments were accepted until 5:25 p.m.; however, no citizens came forward to speak.

Commissioner Milele presented a proposal focused on smart growth within the city. She outlined potential unintended consequences of a density moratorium, including impacts on infrastructure and economic development. She suggested considering a more targeted moratorium based on infrastructure capacity issues, emphasizing the importance of promoting the right kind of density, density that provides value, not simply additional housing units. She also addressed long-term infrastructure maintenance costs and noted that Mt. Juliet remains a wonderful place to live and raise a family.

Mayor Maness commented that the city is responsible for maintaining all new infrastructure and must be mindful of those future costs. He noted that applying urban standards in rural areas with larger lots can generate insufficient funding for ongoing maintenance.

Vice Mayor Trivett thanked Commissioner Milele for her efforts and asked several follow-up questions regarding the cities she researched, including Franklin and its various overlays and planning proposals. He also raised concerns about school capacity, noting that additional schools will be needed soon. Vice Mayor Trivett encouraged Commissioner Milele to work with staff to gather data on current projects, infrastructure needs, and how other cities address capacity and maintenance planning.

Commissioner Milele clarified that she is not opposed to growth but is advocating for more responsible, fiscally sound development, reduced sprawl, and more efficient mixed-use projects.

Mayor Maness stated he looks forward to receiving additional information on future projects. Vice Mayor Trivett suggested the potential need for a consultant to assist the city as it moves forward in evaluating growth strategies.

Commissioner Giles stated that this presents a strong opportunity for the city to pursue more fiscally responsible planning for both current and future needs.

Public Hearing 6:15 PM

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

Mayor Maness opened the Public Hearing. There were no citizen comments. The Public Hearing was closed.

Public Hearing Notice - 12-8-25

[1503](#)

Attachments: [Public Notice - 12-8-2025](#)

1. Call to Order & Declare a Quorum Present

Mayor Maness called the meeting to order, welcomed everyone and thanked them for attending.

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

Absent: Commissioner Scott Hefner

2. Set Agenda

Mayor Maness motioned to move items 8a-d and 9a-b to the Consent Agenda. The items were placed on Consent without objection. Mayor Maness also motioned to add the following Ordinance to the agenda: "AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026", to be heard at the end of the agenda prior to Appointments, as item 10.G. The motion was approved without objection.

3. Invocation & Pledge of Allegiance

Mayor Maness invited City Manager, Kenny Martin to lead the invocation and Pledge of Allegiance.

4. Approval of Minutes

4.A. Meeting Minutes to be Approved - 11-10-2025

[1491](#)

Attachments: [Meeting Minutes to be Approved - 11-10-25](#)

The Minutes were approved.

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

5. Citizens Comments

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

Jay Easter, Ragan Smith, stated he was present to represent the Courtyards at McFarland project and is available to answer any questions from the Commission.

Robin Eakes, 56 W. Caldwell Street, requested the letter for Charlie's Place from RJ Corman as required in conditions.

Donald Eakes, 56 W. Caldwell Street, stated he is a lifelong resident. He noted the city has stated it has not received a letter from RJ Corman per the requirement. He is opposed to the proposed zoning based on surrounding existing zoning and does not support the proposed height. He also expressed concerns about blasting. (Charlie's Place)

Zach Atwood, 89A W. Caldwell, expressed concerns with the current road width and opposed the zoning, proposed density, and proposed height. (Charlie's Place)

Rick Stackenwall, 80 W. Caldwell, stated he does not oppose development generally but does oppose the proposed location. He also expressed concerns about the lack of greenspace within the development (Charlie's Place).

Michael Larson, 50 W. Caldwell, stated he opposes the project (Charlie's Place). He has lived in Mt. Juliet his entire life and has witnessed many changes.

Meredith Berryhill, 1049 Watermark Way, spoke regarding the Tate Lane project and expressed concerns about blasting and drainage.

Mayor Maness called City Planner Jon Baughman forward to answer questions regarding the Variable Lot Subdivision (Tates Landing) and requested he get with Ms. Berryhill to answer her questions.

Bob Heatherly, 63 W. Caldwell Street, requested a copy of the letter from RJ Corman. He stated he feels for the neighbors abutting the proposed Charlie's Place. He also expressed concerns regarding school overcrowding, safety, and the potential impact on his property value and that of his neighbors.

Karen Quinn, 57 3rd Ave (Professor Caldwell's house), expressed concerns about Charlie's Place, citing blasting, crime, and the proposed apartments. She stated her home is over 125 years old and she does not want to see the historic ambiance disappear.

Terry Boyles, 64 W. Caldwell Street, who has lived in the area since 1996, opposed the five-story buildings and worries the businesses will not survive. He expressed concerns about lack of parking, heavy traffic, and stated traffic is already problematic in the current Charlie's Place area.

Bobby Colson, who has lived at 78 W. Caldwell since 1959, stated he is concerned about his property values and wants to maintain the historical character of the area. (Charlie's Place)

William Beasley, 101 W. Caldwell, who has lived in Mt. Juliet since 1990, stated he has seen his neighbors reinvest in their homes to preserve the historical feel. He is concerned about increased traffic, especially related to the railroad crossing, and the safety of the 15 children in the neighborhood. (Charlie's Place)

Stephen Heckendorf, 393 Page Drive, questioned why the developer of Charlie's Place could not purchase additional property. He expressed concerns about traffic signals and would like to see a development more conducive to the area.

Jason Wright, 58 W. Caldwell, stated his family has been in the area for 150 years and expressed opposition to the proposed development, noting that Caldwell Street is a peaceful street.(Charlie's Place)

6. Commissioner Reports & Comments

Commissioner Giles invited the public to attend the Christmas Light Walk on December 15 at 6:00 p.m. in Willoughby Station and thanked Marty Potts for coordinating refreshments from Dunkin' Donuts. He announced that a town hall meeting will be held at the former Police Department headquarters to discuss blasting concerns near Nichols Vale, noting that representatives from the State will be present to address questions. He also congratulated his son and wife on their appearance in Christmas at the Opry on the Hallmark Channel. He concluded by wishing everyone a Merry Christmas.

Vice Mayor Bill Trivett welcomed all attendees and expressed appreciation for their presence. He congratulated Jennifer Hamblen on her appointment as City Recorder and recognized Mrs. Luckett for her many years of dedicated service. He also commended the MJPD officers who were honored at the recent Police Department awards ceremony. Vice Mayor Trivett reminded the public of the Christmas Parade on December 13 at 11:00 a.m., encouraging early arrival, and extended thanks to Two Rivers Ford for providing trucks for the event. He also noted the ongoing Christmas Tree Lighting Contest, hosted by the Parks Board. In response to a citizen inquiry regarding the Recreation Center, he clarified that the facility remains closed due to safety concerns associated with the construction of the new Police Department headquarters. He concluded by encouraging the community to Shop Local.

Commissioner Milele reminded everyone of the BPAC Christmas Lights Walk and the upcoming Christmas Parade, and she thanked Two Rivers Ford for providing the parade vehicles.

Mayor Maness wished everyone a Merry Christmas and a Happy New Year and reminded the public that there will be no City Commission meeting on December 22, 2025.

7. City Manager's Report

City Manager Kenny Martin recognized Zach Atwood, who spoke during Citizens' Comments, and noted that he was proud to have served alongside him at MJPD for many years. He stated that he understands the community's concerns regarding the Charlie's Place development and thanked everyone for attending and voicing their feedback. City Manager Martin also extended prayers to the local family still recovering from the recent accident involving a fleeing vehicle and reminded the public to buckle their seatbelts. He concluded by encouraging everyone to Shop Local.

Presentation

Mayor Maness motioned to suspend the rules for a brief presentation by Police Chief Tyler Chandler; the motion carried without objection. As Kenny Martin was unable to be at the PD Awards, Chief Chandler presented the City Manager with a Retired Chief Award, expressing appreciation for his many years of dedicated service to the community, including his tenure as Mt. Juliet Police Chief. Chief Chandler also presented him with a Retired Police Chief Badge plaque and thanked him for his continued support of the Mt. Juliet Police Department. He noted that the City Manager initiated the community policing program, which has become essential in maintaining public trust and support.

8. Tate's Landing: Annexation and Rezone

8.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS TATE'S LANDING, LOCATED AT 212 PAUL DRIVE MAP 073 PARCEL P/O 021.00, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY: [1460](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 75-25

8.B. 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](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
 Enactment No: 2025-52

8.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF APPROXIMATELY 10 ACRES OF PROPERTY AT WATERMARK WAY, MAP 073, P/O PARCEL 021.00 [1461](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Resolution](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
 Enactment No: 76-2025

8.D. 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](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 2025-53

9. Unfinished Business

9.A. AN ORDINANCE ACCEPTING DONATIONS FOR THE MT. JULIET PARKS DEPARTMENT AND ALLOCATE THE FUNDS FOR PARKS SPECIAL EVENTS 1469

Sponsors: Kenneth Martin, City Manager,

Attachments: [Resolution](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 2025-54

9.B. AN ORDINANCE AMENDING ORDINANCE 2024-52 TO GRANT RELIEF FROM CERTAIN CONDITIONS OF THE PREVIOUSLY APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), LAST AMENDED IN NOVEMBER 2024, TO ALLOW FULL ACCESS DRIVEWAYS ON THE COLLECTOR ROAD BETWEEN GOLDEN BEAR GATEWAY AND BECKWITH ROAD, AND TO VOID PUBLIC WORKS CONDITIONS 9, 11(H), AND 13. [1432](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [Ordinance](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Map](#)
[Staff Report](#)
[Ordinance 2024-52](#)

Items 8a, 8b, 8c, 8d and 9a, 9b were placed on the Consent Agenda as part of setting the agenda.

This Ordinance was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
 Enactment No: 2025-55

10. New Business

10.A. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET CODE OF ORDINANCES, CHAPTER 28, ARTICLE IX - TRUCK ROUTES [1505](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Ordinance](#)
[Exhibit A - Redline City Code](#)
[Exhibit B - Map of Truck Routes](#)

A motion was made by Vice Mayor Trivett, seconded by Commissioner Milele. Discussion ensued. This Ordinance is approved to be considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

- 10.B.** AN ORDINANCE TO REZONE APPROXIMATELY 4.86 ACRES OF PROPERTY KNOWN AS CHARLIES PLACE, LOCATED ON WEST CALDWELL STREET, MAP 072I, GROUP B, PARCELS 002.00 & 003.00, FROM RS-40 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT ON MAP 072I, GROUP B, PARCELS 001.01, 002.00, 003.00, 004.00 & 010.00. [1444](#)

Sponsors: Planning Commission Negative Recommendation

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

The motion died due to lack of second.

RESULT: NO ACTION TAKEN

MOVER: Jennifer Milele

- 10.C.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 39.34 ACRES, PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY [1174](#)

Sponsors: Planning Commission Positive Recommendation

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

The Mayor motioned to hear Items 10c and 10d together; the motion carried without objection.

A motion was made by Commissioner Milele, seconded by Vice Mayor Trivett that this Ordinance be approved and considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

10.D. AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND

[1175](#)

Sponsors: Planning Commission Positive Recommendation

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

The Mayor motioned to hear Items 10c and 10d together; the motion carried without objection. Commissioner Milele requested that Todd Serbent, the City’s Traffic Engineer, provide an overview of the traffic report. Discussion ensued. Jay Easter was present to represent the project.

Mayor Maness requested that Planning address Comment 30. City Attorney Burnett stated that HOPA regulations shall be followed, and Mayor Maness noted that this comment must be resolved prior to second reading. He also requested clarification on Planning Comment 32 and stated that this matter should be reviewed with staff before second reading.

A motion was made by Commissioner Milele seconded by Vice Mayor Trivett, that this Ordinance be approved and considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Absent: Commissioner Hefner

10.E. A RESOLUTION TO AMEND THE CITY MANAGER’S EMPLOYMENT AGREEMENT TO INCLUDE AN ANNUAL PERFORMANCE EVALUATION AND APPROVE A PERFORMANCE EVALUATION FORM [1495](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Resolution](#)
[Exhibit A - Agreement Amendment No. 2](#)
[Exhibit B - City Manager Evaluation Form](#)

Commissioner Milele made a motion to approve the Resolution. Commissioner Giles seconded. Discussion ensued. The motion failed as recorded in the vote below:

RESULT: FAILED

MOVER: Jennifer Milele

SECONDER: Art Giles

Aye: Commissioner Giles, and Commissioner Milele

Nay: Vice Mayor/Commissioner Trivett, and Mayor Maness

Absent: Commissioner Hefner

10.F. RESOLUTION APPROVING THE AWARD OF THE CONSTRUCTION CONTRACT FOR THE CURD ROAD INTERSECTION IMPROVEMENT PROJECT AT N. MT. JULIET ROAD AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT [1502](#)

Sponsors: Scott Hefner, Commissioner

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

This Resolution was adopted, as recorded in the vote below:

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner
Enactment No: 77-2025

10.G. AN ORDINANCE AMENDING ORDINANCE 2025-05 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2025 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2025 UNTIL DECEMBER 31, 2026 [1506](#)

Sponsors: James Maness, Mayor

Attachments: [Ordinance](#)
[Ordinance 2024-05](#)

A motion was made by Vice Mayor Trivett, seconded by Commissioner Milele that this Ordinance be approved and considered on second reading by the Board of Commissioners on January 12, 2026

RESULT: APPROVED FOR SECOND READING

MOVER: Bill Trivett

SECONDER: Jennifer Milele

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

Absent: Commissioner Hefner

11. Appointments

11.A. Joint Economic & Community Development Board Appointment - Position #9 [1426](#)

Sponsors: Kenneth Martin, City Manager,

Attachments: [JECDB Position #9 - Letter](#)

This item was deferred to the Board of Commissioners meeting on 1/12/2026

RESULT: DEFERRED

11.B. Joint Economic & Community Development Board Appointment - Position #18[1427](#)**Sponsors:** James Maness, Mayor**Attachments:** [JECDB Position #18 - Letter](#)

Mayor Maness made a motion to appoint Luke Winchester. Motion passed without objection.

This Action Item was approved.

RESULT: APPROVED**MOVER:** James Maness**Aye:** Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, and Commissioner Milele**Absent:** Commissioner Hefner**12. Adjournment**

Mayor James Maness

Jennifer Hamblen, CMC, City Recorder