

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, May 11, 2026

6:30 PM

Commission Chambers

Board of Commissioners

1. Call to Order & Declare a Quorum Present

Mayor James Maness called the meeting to order at 6:30 p.m.

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

2. Set Agenda

Mayor James Maness stated the sponsor of Item 8C requested the item be removed and the applicant for Item 9A requested deferral. There was no objection. Mayor Maness also moved Item 9D to immediately follow the Consent Agenda without objection.

4. Approval of Minutes**4.A. Meeting Minutes - 4-27-2026****1702**

Attachments: [Meeting Minutes to be Approved - 4-27-2026](#)

A motion was made by Commissioner Jennifer Milele, seconded by Vice Mayor Bill Trivett, to approve the minutes. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Hefner

3. Invocation & Pledge of Allegiance

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

5. Citizens Comments

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

There were no citizen comments.

6. Commissioner Reports & Comments

Commissioner Art Giles spoke regarding the successful turnout for Ride MJ and announced the Needhams Memorial Day Drone Show scheduled for May 25 at 8:45 p.m. He also announced the Ride of Silence event on May 20 at 7:00 p.m.

Vice Mayor Bill Trivett thanked everyone for attending and those watching online. He wished everyone a Happy Mother's Day and spoke about attending the Mt. Juliet High School car show, the Boy Scout Pancake Breakfast, and supporting the Mt. Juliet High School Varsity Cheer Squad fundraiser car wash. He also recognized Teacher Appreciation Week and thanked teachers for their service. Vice Mayor Trivett thanked Stephen Whitehouse and Leo for Leo Land at Charlie Daniels Park and attended the Rotary raffle event, thanking the students who provided pastries and food. He also thanked Commissioners Giles and Milele for their work on Ride MJ.

Commissioner Scott Hefner thanked everyone for attending, congratulated graduates and teachers, and reminded everyone to travel safely during the summer season. He also acknowledged the "Best Of" awards from Main Street Media and shared that his brother-in-law was baptized the previous day, and was very excited to share that.

Commissioner Jennifer Milele reminded everyone there would only be one Board of Commissioners meeting in May due to the Memorial Day holiday and announced the upcoming Budget Work Session on May 18. She also announced the Farmers Market at Charlie Daniels Park, the Battle of the Badges event on May 20 at Station 3, and the opening of Ava's Splash Pad on May 26. Commissioner Milele noted the Leo Land ribbon cutting had taken place earlier that day and thanked everyone involved with the project.

Mayor James Maness wished everyone a Happy Mother's Day and stated he had returned all calls and emails regarding property reappraisals. He announced the Central Pike Interchange project had been slated for construction by 2029 following approval in the State budget and thanked Representative Susan Lynn and Senator Mark Pody for their support. Mayor Maness also thanked everyone for their hard work on projects throughout the city, including the Central Pike widening project and SMJRD initiatives.

7. City Manager's Report

City Manager Kenny Martin thanked everyone for watching and expressed excitement regarding the recent Federal Grants and the Tennessee Department of Transportation’s 10-year plan. He reminded everyone that infrastructure projects take many years to complete and stated that staff and the Board of Commissioners work continuously on these improvements. City Manager Martin highlighted several ongoing and upcoming projects, including the Curd Road signal installation, Golden Bear interchange LED lighting, Benders Ferry Road widening, Old Lebanon Dirt Road widening beginning in June, the Central Pike Interchange project, and the widening of South Mt. Juliet Road and Central Pike. He also noted the City’s progress in becoming more walkable through sidewalk requirements associated with development projects, which also helps alleviate traffic. City Manager Martin concluded by reminding everyone to Shop Local, stating that local shopping is what helps run the City.

8. Consent Agenda Items

- 8.A.** A RESOLUTION APPROVING THE CITY OF MT. JULIET POLICE DEPARTMENT’S CADET POST 465 BRASS CASING RECOVERY AND FUNDRAISING PROGRAM [1698](#)

Sponsors: City Manager Kenny Martin,

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

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: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 39-2026

- 8.B.** A RESOLUTION APPROVING A SERVICE AGREEMENT WITH GARAGE TECHNOLOGIES, INC TO FACILITATE THE SALE OF FIRE DEPARTMENT APPARATUS, VEHICLES AND EQUIPMENT [1706](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Agreement](#)
[Agreement Addendum](#)

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: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 40-2026

- 8.C.** A RESOLUTION DECLARING CITY OF MT JULIET FIRE DEPARTMENT VEHICLE AS SURPLUS TO BE DISPOSED OF AT AUCTION [1707](#)

Sponsors: City Manager Kenny Martin,

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

This item was withdrawn during Item 2, Set Agenda.

RESULT: WITHDRAWN

- 8.D.** A RESOLUTION APPROVING A CONTRACT WITH KIMLEY HORNE AND ASSOCIATES, INC. TO UPDATE THE PARKS DEPARTMENT SYSTEMWIDE PARKS AND RECREATION MASTER PLAN DOCUMENT [1708](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Agreement](#)
[Agreement Addendum](#)

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

Enactment No: 41-2026

- 8.E. A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF MT. JULIET, TENNESSEE AND THE REGIONAL TRANSPORTATION AUTHORITY (“RTA”) OF MIDDLE TENNESSEE FOR USE OF OPEN SPACE AT THE MT. JULIET TRAIN STATION PROPERTY [1710](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution Agreement](#)
[Map](#)
[Staff Report](#)

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: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
 Enactment No: 42-2026

9. New Business

- 9.D. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, PROVIDING DIRECTION TO THE CITY MANAGER REGARDING REQUEST FOR PROPOSAL RESPONSES RECEIVED FOR THE SALE AND REDEVELOPMENT OF CITY-OWNED PROPERTY IN THE DOWNTOWN AREA [1691](#)

Sponsors: Jennifer Milele, Commissioner

Attachments: [Resolution](#)

This item was moved to directly follow the Consent Agenda during Item 2, Set Agenda.

A motion was made by Commissioner Jennifer Milele, seconded by Commissioner Scott Hefner, that this Resolution be approved. Mayor James Maness amended the original motion to direct the City Manager to negotiate with Mission Sellars for sixty (60) days, with negotiations to proceed with Imagine One if no agreement was reached within that time frame. Commissioner Scott Hefner seconded the amendment, which carried unanimously. The original motion as once amended was carried by the following vote:

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor/Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner
Enactment No: 43-2026

9.A. AN ORDINANCE TO REZONE AND ADOPT A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 115 OAKMONT DRIVE, APPROXIMATELY 10 ACRES, MAP 072, PARCELS 005.01 FROM RS-40 TO RS-20 [1490](#)

Sponsors: Planning Commission Positive Recommendation

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

This item was deferred during Item 2, Set Agenda.

RESULT: DEFERRED

- 9.B.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 447 LIBERTY CHAPEL ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 49, PARCELS 008.03, 008.02, AND 008.04 [1678](#)

Sponsors: Planning Commission Positive Recommendation

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

Commissioner Scott Hefner recused himself due to a personal conflict.

Commissioner Jennifer Milele questioned why annexation had not been requested. Jake Porter of Heritage Civil responded that annexation was not believed to be in the project's best interest due to potential impacts on City services and noted the property would access from Liberty Chapel Road. Ray Justice, who spoke on behalf of the applicant stated the development would expand the sewer system while generating additional revenue through double tap and increased sewer fees without increasing demands on City services.

Commissioner Milele expressed concerns regarding sewer capacity for an out-of-city development. Mayor James Maness noted the proposed entrance would be approximately 5.3 miles from the nearest fire station, while Commissioner Art Giles expressed concerns regarding additional traffic impacts to the Benders Ferry Road/Lebanon Road area. Mr. Porter stated the development was intended to be a low-density estate-style subdivision with larger lots to minimize impacts. Vice Mayor Bill Trivett questioned whether existing lines could handle the additional flow and demand. Shane Shamanur stated there was sufficient capacity to serve the proposed lots; however, Director Tim Forkum noted the additional impact on the Yorkshire pump station could create a burden.

A motion was made by Commissioner Jennifer Milele, seconded by Vice Mayor Bill Trivett. The motion failed as recorded in the following vote:

RESULT: FAILED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Mayor Maness

Nay: Commissioner Giles, Vice Mayor/Commissioner Trivett, and
Commissioner Milele

Abstain: Commissioner Hefner

- 9.C.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01 [1679](#)

Sponsors: Planning Commission Positive Recommendation

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

Commissioner Jennifer Milele stated there were already concerns regarding sewer capacity and, although Public Works had indicated there was sufficient capacity, she did not see the benefit of providing out-of-city sewer service. Mayor James Maness clarified that the City has adequate capacity for existing customers, but concerns relate to new development within certain segments of the system, noting that the proposed development would be fully responsible for associated infrastructure costs. Commissioner Art Giles stated he could not support the request due to the City's current resolution opposing out-of-city sewer service.

A motion was made by Commissioner Jennifer Milele, seconded by Commissioner Hefner. The motion failed as recorded in the following vote:

RESULT: FAILED

MOVER: Jennifer Milele

SECONDER: Scott Hefner

Aye: Mayor Maness, and Commissioner Hefner

Nay: Commissioner Giles, Vice Mayor/Commissioner Trivett, and Commissioner Milele

10. Appointments

- 10.A.** Wilson County Board of Equalization Appointment [1709](#)

Sponsors: James Maness, Mayor

Mayor James Maness appointed Chris Richards to another term on the board without objection.

11. Adjournment

Mayor Maness adjourned the meeting at 7:26pm.