

Mt. Juliet, Tennessee

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



Meeting Minutes - Draft

Monday, April 27, 2026

6:30 PM

Commission Chambers

Board of Commissioners

1. Call to Order & Declare a Quorum Present

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

Absent: Commissioner Scott Hefner

2. Set Agenda

Commissioner Jennifer Milele moved to remove Item 8B from the agenda and defer it to the June 22, 2026 meeting, which was approved without objection. Commissioner Art Giles moved to add himself as co-sponsor to Items 8G, 8H, and 8I, which was approved without objection. Mayor James Maness moved to place Items 8A, 8C, 8D, 8F, 8G, and 8H on the Consent Agenda, which was approved without objection.

3. Invocation & Pledge of Allegiance

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

4. Approval of Minutes**4.A. Meeting Minutes to be Approved - 4-13-2026****1686**

Attachments: [Meeting Minutes to be Approved - 4-13-2026](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Minutes be approved. The minutes were approved without objection.

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

Jessica Needham Scales, 12425 Lebanon Road, addressed the Board regarding upcoming community celebrations. She invited residents to attend a Memorial Day event at 735 North Mt. Juliet Road featuring a drone show, in recognition of veterans, and participation from representatives of each branch of the United States military, along with the Tyler Cates American Legion Foundation. She also invited residents to attend a Fourth of July fireworks celebration at the same location, which will include family activities such as food trucks, face painting, bounce houses, and fireworks. Ms. Scales stated the events are intended to bring the community together, she would like local participation, and will have ample parking and space for families to gather and celebrate.

Clay Scales, 12425 Lebanon Road, Mt. Juliet, addressed the Board regarding the Citizens of Mt. Juliet fireworks display. He stated he has been a resident of Mt. Juliet since 2017 and has enjoyed watching the community grow. Mr. Scales said he has been involved with the Citizens of Mt. Juliet fireworks display and described it as the largest in Wilson County. He invited the City of Mt. Juliet, the Parks Department, and City Beautiful to partner in future events. Mr. Scales expressed concerns regarding the location due to traffic access, parking, and public safety challenges associated with the city-sponsored fireworks event. He encouraged support for the Citizens of Mt. Juliet Memorial Day drone show and Fourth of July fireworks display and invited sponsorship participation from local businesses while encouraging residents to shop local.

Paul Garrison, 100 Catapla Drive, addressed the Board regarding communication and notice related to future projects and roadway improvements along Pleasant Grove Road. He stated he is new to the community and requested clearer information and advance notice for residents concerning planned developments, right-of-way acquisitions, and construction timelines, noting that many neighbors are confused and have received differing information. Mr. Garrison expressed concern about the potential taking of private property, impacts to trees and utilities, and the effect such projects may have on his home. He also raised concerns regarding the proposed multi-use path, questioning maintenance responsibilities under current city ordinances if adjoining property owners are required to maintain sidewalks. Mr. Garrison invited officials to visit the area to better understand resident concerns and thanked the Board for their service.

Stephen Hoekendorf, 393 Page Drive, Mr. Hoekendorf addressed the Board regarding Resolution 8.1. and stated appreciation for prior discussions with members of the Board. Mr. Hoekendorf indicated he had a better understanding of the intent of the resolution, but expressed concern that the proposed time period of up to two years was too long and suggested a shorter timeframe would be more appropriate. Mr. Hoekendorf stated that circumstances can change over a two-year period and encouraged consideration of a smaller window as the matter moves forward.

6. Commissioner Reports & Comments

Commissioner Art Giles stated the drone show provided by Needhams was amazing last year. He reminded residents about Ride Mt. Juliet on May 3 at 2:00 p.m., noting there would be a bike rodeo, and thanked the Fire and Police Departments for their participation. He also thanked the Mt. Juliet Police Department for their continued efforts to keep criminals out of the city. Commissioner Giles shared that he attended the Metropolitan Nashville Police Department awards ceremony, where his son received a Service Efficiency Award, and congratulated him on the honor.

Vice Mayor Bill Trivett congratulated Commissioner Giles' son on his award and thanked him for his service. He also addressed Mr. Garrison and stated he would be reaching out. Regarding the Fourth of July shows, Vice Mayor Trivett stated he too would enjoy seeing one large community event, but noted the city is fortunate to have two celebrations, which reflects the community's patriotism. He referenced the evening's anticipated storms and thanked Mt. Juliet Fire Department for their earlier public safety post reminding residents how to prepare. He encouraged citizens to reach out if needed.

Commissioner Jennifer Milele echoed comments regarding Ride Mt. Juliet, noting the rain date is May 17. She stated the route is approximately 3.3 miles, relatively flat, and encouraged families to participate. Commissioner Milele also reminded residents that May is Bike Month. She further reminded citizens that the May 5 primary election is upcoming and encouraged everyone to vote, noting that local elections are very important.

Mayor James Maness stated he received an email comparing Mt. Juliet's tax revenues to those of a neighboring city, and he considered it a compliment that Mt. Juliet provides such strong services with the revenues it collects. He commented on the beautiful weekend and reflected on how special Mt. Juliet is. Mayor Maness also shared that he attended the Green Hill High School FFA plant sale and expressed appreciation for living in a safe and outstanding community.

7. City Manager's Report

City Manager Kenny Martin emphasized the importance of supporting the Shop Local initiative and the value it brings to the city. He gave a shout out to the Needhams for their community involvement and encouraged residents and businesses to display the American flag at their homes and places of business. City Manager Martin also stated that, at the request of Commissioner Art Giles, staff is working with the Mt. Juliet Fire Department to ensure blast notifications are sent regarding Elliott's Reserve.

Consent Agenda

- 8.A.** 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 ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL [1636](#)

Sponsors: Planning Commission Positive Recommendation

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

This items was added to the Consent Agenda during Item 2 Set Agenda.

A motion was made by Commissioner Milele, seconded by Vice Mayor/Commissioner Trivett, that this Ordinance be approved for second reading. The motion carried by the following vote:

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

- 8.C.** A RESOLUTION DECLARING CITY OF MT. JULIET FIRE DEPARTMENT MINI-PUMPER TRUCK AS SURPLUS TO BE SOLD [1683](#)

Sponsors: City Manager Kenny Martin,

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

This items was added to the Consent Agenda during Item 2 Set Agenda.

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, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 33-2026

8.D. A RESOLUTION DECLARING MAY AS BIKE MONTH IN THE CITY OF MT. JULIET [1684](#)

Sponsors: Art Giles, Commissioner

Attachments: [Resolution](#)

This items was added to the Consent Agenda during Item 2 Set Agenda.

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, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 34-2026

8.F. A RESOLUTION TO APPROVE A CONTRACT WITH IMPACT PYRO TO PROVIDE A FIREWORKS DISPLAY FOR THE CITY’S CELEBRATE MT. JULIET JULY FOURTH EVENT [1688](#)

Sponsors: City Manager Kenny Martin,

Attachments: [Resolution](#)
[Contract](#)

This items was added to the Consent Agenda during Item 2. Set Agenda.

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, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 35-2026

8.G. A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, [1690](#)
AUTHORIZING THE DISPLAY OF THE NATIONAL MOTTO “IN GOD
WE TRUST” ON CITY-OWNED VEHICLES

Sponsors: James Maness, Mayor, Art Giles, Commissioner

Attachments: [Resolution](#)

These items were added to the Consent Agenda during Item 2, Set Agenda, without objection. During the same item, Commissioner Art Giles was added as a co-sponsor, without objection..

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, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 36-2026

8.H. A RESOLUTION SUPPORTING TENNESSEE HOUSE JOINT [1692](#)
RESOLUTION 0051

Sponsors: James Maness, Mayor, Art Giles, Commissioner

Attachments: [Resolution](#)

These items were added to the Consent Agenda during Item 2, Set Agenda, without objection. During the same item, Commissioner Art Giles was added as a co-sponsor, without objection.

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, and Commissioner Milele

Absent: Commissioner Hefner
Enactment No: 37-2026

8. New Business

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

Sponsors: Planning Commission Positive Recommendation

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

This Ordinance was deferred by the Mt. Juliet Board of Commissioners and is scheduled to return on June 22, 2026.

RESULT: DEFERRED

- 8.E.** 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](#)

Commissioner Jennifer Milele made a motion to defer the item for one meeting. Mayor James Maness seconded. The motion carries unanimously.

This Resolution, was deferred by the Mt. Juliet Board of Commissioners unanimously.

RESULT: DEFERRED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

8.I. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MT. JULIET, TENNESSEE, ESTABLISHING A PROCEDURE FOR AGENDA ITEMS THAT FAIL TO RECEIVE A MOTION OR SECOND AND RESTRICTING REINTRODUCTION BY THE SAME AGENDA SPONSOR [1693](#)

Sponsors: James Maness, Mayor, Art Giles, Commissioner

Attachments: [Resolution](#)

Commissioner Art Giles was added as a co-sponsor to this item during Item 2, Set Agenda, without objection. Commissioner Jennifer Milele made a motion to amend Section 5, Number 1, by adding the words “or additional” after the word “different.” Mayor James Maness called for the vote, and the amendment was approved unanimously.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Art Giles

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

Absent: Commissioner Hefner
Enactment No: 38-2026

Discussion

Mayor James Maness made a motion to suspend the rules. Commissioner Jennifer Milele seconded the motion, which was approved unanimously.

Mayor James Maness stated that surplus property, donations, sales, contracts, and similar resolutions should automatically be placed on the Consent Agenda by the City Recorder in order to streamline meetings. Mayor Maness then made a motion to enter Regular Session. Commissioner Jennifer Milele seconded the motion, which was approved unanimously.

9. Adjournment

There being no further business, the meeting adjourned at 7:26 p.m. without objection.