



SUMNER COUNTY COMMISSION

355 N. Belvedere Drive
Gallatin, Tennessee 37066-5410

General Operations Committee:

David Klein, Chairman
Chrissi S. Miller, Vice-Chairman
Don Schmit
Deborah Holmes
Tim Jones
Terry Moss
J. Wes Wynne

Commissioners

Terry Moss- 1

Terry Wright- 2

Mark Harrison- 3

Dillon Lamberth- 4

Darrell Rogers- 5

David Klein- 6

Danny Sullivan- 7

Baker Ring- 8

Mary Genung- 9

Benjamin A. Harris- 10

Kevin Pomeroy- 11

Deborah Holmes- 12

Terri Boyt- 13

Jamie Teachenor- 14

J. Wes Wynne- 15

Jeremy Mansfield- 16

Robert B Brown III- 17

Don Schmit- 18

Shannon Burgdorf- 19

Merrol Hyde- 20

Jerry F. Becker- 21

Matthew Shoaf- 22

Tim Jones- 23

Chrissi S. Miller- 24

AMENDED AGENDA GENERAL OPERATIONS COMMITTEE

7:00 p.m.

January 3, 2023

David Klein, Chairman

- 1. Call to Order**
- 2. Invocation**
- 3. Approval of Agenda**
- 4. Approval of the Minutes – December 5, 2022**
- 5. Report of the Chairman**
- 6. Report of the County Mayor**
- 7. Recognition of the Public**
- 8. Old Business**
 - a. Cottontown county property/hazard mitigation grant project
 - b. Discussion on Health Department/Hendersonville
 - c. ARPA Funds
 - d. *City of Gallatin's Commitment to new courthouse parking garage and Smith Street improvements*
 - e. Oak Grove Fire Department
 - f. Administration Building and Archive Building roofs
- 9. New Business**
 - a. *FY2016-2022 Capital Projects Needs List (attached)*
 - b. *Christmas Weekend Flooding of County Buildings*
 1. *Sumner County Administrative Building-frozen fire suppression line*
 2. *Millersville Library-frozen domestic water line*
 3. *Gallatin Library-frozen fire suppression line*
 4. *Juvenile Court Building (not county owned)-frozen fire sprinkler line*
- 10. Adjournment**

**MINUTES
GENERAL OPERATIONS COMMITTEE
DAVID KLEIN, CHAIRMAN
DECEMBER 5, 2022**

Present:

David Klein, Chairman
Chrissi Miller, Vice-Chairman
Deborah Holmes
Tim Jones
Terry Moss
Don Schmit
J. Wes Wynne

Also Present:

Ben Allen, County Attorney
John C. Isbell, County Mayor
Merrol Hyde, Commission Chairman
Jeremy Mansfield, Commissioner

Chairman Klein brought the regular scheduled meeting of the General Operations Committee to order with an invocation Comm. Holmes on Monday December 5, 2022, at 7:00 p.m. in the Sumner County Administration Building. Chairman Klein declared a quorum present to conduct business.

Agenda. Comm. Miller moved, seconded by Comm. Schmit, to approve the agenda. The motion carried unanimously.

Minutes of November 1, 2022. Upon motion of Comm. Schmit, seconded by Comm. Miller, the Committee voted unanimously to approve the minutes of November 1, 2022.

Report of Chairman. No report

County Mayor. County Mayor notified the Committee that the jail now has a significant roof leak that needs to be addressed.

Recognition of the Public.

Jane Wright, President of the Friends of the Bridal House explained how the non-profit came to be, work completed to restore the Bridal House and some of the events that have been held at the property. She also expressed her opposition to giving the Bridal House the Cottontown Community non-profit.

Deanne DeWitt of 898 Plantation Blvd, Gallatin explained the Bridal House is part of the Sumner County parks system and to be used to preserve green space in the area. She also spoke in favor of the partnership with the City of Gallatin to build the parking garage.

Charlotte Gribbons of 2339 Hwy 25, Cottontown spoke against a Leipers Fork type development across the street from her house. She also stated she is opposed to the County giving the Bridal House to a community non-profit and stated it would be against Mr. Brickey's wishes.

Wayne Padgett of Bugg Hollow Road, Cottontown spoke against the County giving the Bridal House to a community non-profit. He spoke to the wishes Mr. Brickey had expressed for the use of the Bridal House property.

During discussion after public comment, it was noted that the deadline to comply with the FEMA grant is June 2023. Comm. Wynne noted that the County has spent approximately \$291,000.00 to date on the properties.

8. Old Business.

- a. Cottontown county property/hazard mitigation grant project.
No action taken
- b. Discussion on Health Department/Hendersonville.
No action taken
- c. Maintenance Facility.
After discussion, Comm. Wynne moved, seconded by Comm. Holmes, to express a need to renovate building for maintenance facility and forward on to Budget Committee. The Committee voted to approve (6-1-0). Comm. Miller voted against.
- d. EMS Facility. (Shackle Island VFD on Long Hollow Pike)
During discussion, Comm. Mansfield clarified that the ambulance bay at the Shackle Island Volunteer Fire Department is too small to house the current ambulance. He also stated that the ambulance is not being kicked out of the Shackle Island VFD building.

Comm. Miller moved, seconded by Comm. Holmes, to table until next budget cycle. The motion carried unanimously.
- e. ARPA funds for Elections/voting machines.
No action taken.
- f. Parking garage new courthouse.
County Mayor John Isbell explained that the City of Gallatin has committed to \$2.4 million and the \$1.2 million for Smith Street. It will go to a work study on December 13, 2022 and full council on January 3, 2023 for approval. No action taken

g. Oak Grove Fire Department.
No action taken.

h. Administration Building and Archive Building roofs.
County Mayor John Isbell reported that \$450,000.00 was allocated for the Archives Building roof. Bids are needed for Archives, Administration and Jail buildings. No action taken

9. New Business.

a. January 2023 meeting date – Administration Building closed for the holiday.
Comm. Schmit moved, seconded by Comm. Miller, to change January 2023 meeting date to Tuesday, January 3, 2023

10. Adjournment. Upon motion of Comm. Wynne and seconded by Comm. Miller, the Committee adjourned at 8:07 p.m.

Prepared by Jennifer Mitchell

Old Business

- a. Cottontown hazard mitigation located at: 2265 TN-25
Cottontown, TN 37048

2268 TN-25
Cottontown, TN 37066
- b. Hendersonville Health Department on New Shackle Island Road located next door to Hendersonville Hospital.
- c. Unused ARPA Funds for Elections/Voting Machines discussed for possible use on Maintenance Building at EMS Main Building on Airport Road.
- d. City of Gallatin's Commitment of:
 - 1. \$2.4 million contribution to the Parking Garage for the new County Courthouse and
 - 2. \$1.2 million for Smith Street Improvements.
- e. Oak Grove Volunteer Fire Department's requested materials and information for due diligence.

New Business

- a. FY2016-2022 Capital Projects Needs List.
- b. Christmas Weekend Flooding of County Buildings
 - 1. Sumner County Administrative Building-frozen fire suppression line
 - 2. Millersville Library-frozen domestic water line
 - 3. Gallatin Library-frozen fire suppression line
 - 4. Juvenile Court Building (not county owned)-frozen fire sprinkler line

Fiscal Year 2016-2022 Capital Projects Needs List

- Gallatin Library- There is \$75,000 budgeted for Carpet for Gallatin Library.
- Jail – Internal Pipe inspection for fire inspection – need to advertise for bids this fiscal year
- Project Needs from 2016 walkthrough listing -items may not be listed
 - Phone System at County Administration Building - older system
 - Some Jail kitchen equipment that is older – replace as needed (We’ve had \$50,000 budgeted the last few years to replace older equipment for Jail Kitchen Equipment)
 - Chiller and Air Handler at General Sessions, - May want to check with Comfort Group on that unit
 - Recovery Court office flooring, window leaks,
 - Bathroom General Sessions and Courtroom A public restrooms - need renovation of bathrooms
 - Need awning over CID
 - New double doors going into mechanical room on roof
 - New carpet/flooring in Court/General Sessions/Sheriff office areas
 - Training Facility Cairo – security alarm key access and cameras – 30x50 storage building
 - Impound Lot – storage for evidence
 - Security issues – Camera System upgrade & need to upgrade/maintenance on panic WAVE system – check with Sheriff/Dwayne on Needs
 - Courthouse on the Square issues
 - EMS stations may need HVAC, bay doors
 - EMS roof at Westmoreland station
- The County completed sealing/stripping and completed paving of some county parking lots in FY2016 and FY2017 capital
and also sealed/stripped Jail/Courts FY2019 – Airport Road EMS/ECC 2020 paving
Admin/Archives parking addition 2021 –
Will be due again in future for parking lot maintenance. May need to have Maintenance review parking lot needs for next fiscal year capital request to include some funding for parking lot maintenance/repairs/sealing/paving if needed

Other Capital Projects Funding Already Approved for this Fiscal Year:

- Jail/Sheriff/Courts Roof Replacement– budgeted \$1,475,000 – Based on quote from Maxwell Roofing – 171-5701-91130-541-4400-90-570700 - Will need to put out a request for qualifications for architect

- EMS Roof – budgeted \$15,000 for roofing repairs – 171-5701-91140-552-5100-90-570700
- Capital Projects ADA Improvements based on ADA Transition Plan \$150,000 budgeted annually to make improvements - **ADA Transition Plan needs to be presented to General Operations Committee by consultant HFR Design in January 2023**
- Plumbing Parts Jail - \$100,000 capital budgeted – place orders for parts as needed
- Jail Kitchen Equipment \$50,000 - **may request to transfer approximately \$30,000 to make flooring repairs to Jail Kitchen Floor** - Will re-advertise the Jail Kitchen Flooring in January 2023, per Captain Canter having issues
- Greenway Repairs Flood Damage/Stormwater improvements \$45,000
- \$97,000 Budgeted for repairs and maintenance to County owned park properties – amounts split between properties based on priority needs at the historic properties within the master plan and uniform signage
- LED lighting Sumner County Commission Chambers - \$10,000

- There is \$100,000 Budgeted for various heating/air projects under Capital this fiscal year – 171-5701-91190-518-0000-90-571200.
- There is \$10,603 Budgeted for HVAC Old Courthouse. 171-5701-91120-530-3100-90-571200
- There is \$10,000 Budgeted for building improvements for Ag Extension office. – Had been for lighting electrical upgrades, maintenance completed that work.

Open Projects

- Exterior Caulking at Jail - \$136,230 - open project under contract with Nashville High Rise Window Cleaning – 60% complete
- SR258/Old Drakes Creek Intersection Improvements Project - funding approved August 2022 and TDOT Grant
- Rolling Acres ADA Improvements Sidewalk Pedestrian Improvements – funding approved 2021 (utilized matching from the ADA funds) and TDOT Grant
- William and Martha Brown Memorial Park at Liberty Creek – TDEC grant \$625,000/Brown Trust \$500,000/Local Capital Funding \$125,000
- Upper Station Intersection Improvements Project – signal completed by TDOT waiting on any final invoice before closeout project Budgeted carryover \$106,705.21

HVAC Equipment Needing To Be Replaced Due To R-22 Freon Requirements

Emergency Services Building

255 Airport Rd.

- (20) Trane split system units.
- All (20) units are R22 systems.

Hendersonville Health Department

3570 New Shackle Island Rd.

- (1) Trane split system unit.
- R22 system.

Children are the people.

117 East Winchester St.

- (2) Bryant Condensing units.
- (1) Bryant air handler with duct furnace.
- On list due to age and condition of units.
- R22 system.

Gallatin Health Department

1005 Union School Rd.

- (1) Carrier air cooled chiller.
- On list due to age and condition of unit.
- R22 system.

Westmoreland Library

2305 Epperson Springs Rd.

- (3) Split systems.
- On list due to age and condition.
- R22 system.

Sheriff's Dept. Odoms Bend

501 Odoms Bend Rd.

- (2) Wall hung Marv Air units.
- On list due to age and condition. Parts are also very hard to procure due to age.
- R22 system.
- (1) Trane split system
- R22 system.

Sumner Co. Admin Building.

355 North Belvedere Drive.

- (1) McQuay chiller.
- On list due to age and condition of unit.

***Shaded Items are suggested to be on hold (by the Mayor) because of subsequent change of plans**