

**MINUTES  
LEGISLATIVE COMMITTEE  
JEREMY MANSFIELD, CHAIRMAN  
SEPTEMBER 11, 2023**

Present:

Jeremy Mansfield, Chairman  
David Klein, Vice-Chairman  
Robert B. Brown III  
Merrol N. Hyde, Commission Chairman  
Matthew Shoaf  
Jamie Teachenor

Absent:

Darrell Rogers

Also Present:

John C. Isbell, County Mayor  
Eric Sitler, Law Director  
Steve Weiner, Staff Attorney  
Pat Reid, minute taker

Chairman Mansfield brought the regular scheduled Legislative Committee meeting to order with an invocation by Commission Chairman Hyde on Monday, September 11, 2023, at 5:30 p.m. Chairman Mansfield declared a quorum present to conduct business.

3. Approval of Agenda.

Without objection, Chairman Mansfield added a resolution to rescind Resolution 2202-03 as item 10g. He also added a resolution asking the Resource Authority to hold their meetings at the Sumner County Administration Building, as requested by Comm. Boyt, as item 10h. Chairman Mansfield also added discussion on the Statement of Intent to move forward with the solar lease agreement exploration for the jail roof as item 10i, as requested by Comm. Klein. Comm. Teachenor moved, seconded by Comm. Shoaf, to approve the agenda as amended. The motion carried unanimously.

4. Approval of minutes of August 14, 2023. Upon motion of Comm. Brown, seconded by Comm. Klein, the Committee voted unanimously to approve the minutes of August 14, 2023.

5. Election of Chairman and Vice-Chairman.

Commission Chairman Hyde nominated Comm. Mansfield as Chairman, seconded by Comm. Shoaf. The Committee voted unanimously to elect Comm. Mansfield as Chairman.

Comm. Teachenor nominated Comm. Klein for Vice-Chairman, seconded by Comm. Shoaf. The Committee voted unanimously to elect Comm. Klein as Vice-Chairman.

6. Recognition of the Public.

Kevin Baigert of 424 AB Wade Road, Portland spoke to changes since September 21, 2001.

7. Report of the Chairman.

Encouraged the chairman to keep order by following Robert's Rules during Committee meetings.

8. Report of County Mayor. No report

9. Old Business.

a. Discussion – ECC Interlocal Agreement funding compliance.

Chairman Mansfield moved, seconded by Comm. Klein, to discuss. The motion carried unanimously.

Chairman Mansfield explained this came up during the budget cycle and would like to either address or pull from agenda until ready to discuss.

Comm. Shoaf stated he would like to see it addressed before next budget cycle.

Comm. Shoaf moved, seconded by Comm. Klein, to defer until January 2024. The motion carried unanimously.

b. Discussion – Resource Authority Agreement.

Chairman Mansfield moved, seconded by Comm. Klein, to discuss. The motion carried unanimously.

Comm. Brown moved, seconded by Comm. Teachenor, to table until future date. The motion carried unanimously.

10. New Business.

a. Veterans' service report and Presentation.(attached for info only).

Jeff Oakey, Veteran's Service Director gave a brief report of recent activity.

b. Resolution – Employee Complaint Procedures.

Comm. Klein moved, seconded by Comm. Shoaf, to discuss. The motion carried unanimously.

After discussion, Comm. Shoaf moved, seconded by Comm. Brown, to amend to add a new clause for “Escalation by an Aggrieved Employee” that reads “Should an employee having taken and documented steps to resolve an issue not find redress for a particular complaint that employee may take the issue at hand to the Law Director’s office.” The motion carried unanimously.

Comm. Shoaf moved, seconded by Comm. Brown, to approve and forward to full Commission as amended. The motion carried unanimously.

c. Resolution – Starlis Keen, Judicial Magistrate Appointment.

Comm. Shoaf moved, seconded by Comm. Teachenor, to approve and forward to full Commission. The motion carried unanimously.

d. Resolution – Grant Review.

Comm. Shoaf moved, seconded by Comm. Klein, to approve and forward to full Commission. The motion carried unanimously.

e. Resolution – Protecting Children.

Comm. Teachenor moved, seconded by Comm. Shoaf, to adopt. The Committee voted unanimously to approve as amended.

Comm. Shoaf moved, seconded by Comm. Teachenor, to amend to add to the Be It Further Resolved paragraph, “consistent with applicable Tennessee code,”. The motion carried unanimously.

f. Discussion – Resolution 1504-02 Clarifying Ownership, Routine Maintenance, Support Services and Funding for the Hendersonville Library.

Chairman Mansfield moved, seconded by Comm. Teachenor, to discuss. The motion carried unanimously.

Comm. Shoaf moved, seconded by Commission Chairman Hyde, to defer to old business for next month. The motion carried unanimously.

g. Resolution – Rescind Resolution 2202-03.

Comm. Shoaf moved, seconded by Comm. Teachenor, to approve and forward to full Commission.

Chairman Mansfield explained that since the developer has stopped the project that any agreements related to the tax incremental financing (TIF) approved based on the old plan should be rescinded. If a new plan is brought forward then a new agreement would have to be approved.

After discussion, the Committee voted unanimously to approve and forward to full Commission.

h. Resolution - Resource Authority meeting location request.

Chairman Mansfield moved, seconded by Comm. Shoaf, to approve.

After discussion, Comm. Shoaf moved, seconded by Comm. Brown, to call for question. The motion carried unanimously.

The Committee voted unanimously to approve and forward to full Commission.

i. Discussion – Statement of Intent to Explore Solar Lease for Jail Roof.

Comm. Shoaf moved, seconded by Comm. Klein, to approve. The Committee voted (5-1-0) to approve and forward to full Commission. Commission Chairman Hyde voted against.

11. Commission Recognition.

- a. HolidayFest
- b. Recognition – Deputy Brian Gambino, Narcotics Interdiction
- c. Recognition – Deputy James Brawner, Pursuit of Aggravated Assault/Rape Suspect
- d. Recognition – Merrol Hyde Magnet School, US News and World Reports Ranking

Comm. Shoaf moved, seconded by Comm. Brown, to group and approve item 11a through 11d. The motion carried unanimously.

12. Zoning.

- a. Wil-Ro, Inc. – Rezoning – Applicant is seeking a rezoning from Rural Residential (RR) to Light Industrial (LI). Subject property is located at 1155 Old Hwy 109N, Gallatin, TN 37066, is on Tax Map 104, Parcels 093.01 & 061.01, contains 8.37 acres and is zoned Rural Residential (RR). First Reading (Attached).

- b. N. Palmers Chapel Road 0 Assignment of Country Zoning to Deannexed Parcel – Sumner County is recommending a zoning classification of Rural Residential (RR) to subject property due to de-annexation from the City of White House, TN. Request is being made pursuant to Chapter 17, Section 1705 of the Sumner County Zoning Resolution. Subject property is located at N. Palmers Chapel Road, White House, TN, 37188, is on Tax Map 077, P/O Parcels 099.00, 100.04 & 100.05, and contains 4.6 acres. Property was formally deannexed from the City of White House June 15, 2023. First Reading (Attached).

Commission Chairman Hyde moved, seconded by Comm. Klein, to group and approve. The motion carried unanimously.

13. Adjournment. Chairman Mansfield declared the meeting adjourned at 6:45 p.m. upon motion of Comm. Teachenor, and seconded by Comm. Shoaf.

Prepared by Jennifer Mitchell

# LEGISLATIVE

NAME

ADDRESS

KEVIN BAIGEN

424 AB WADE PORTLAND TN.

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	<p>Removing himself from her was so painful to him he cut it short and snatched his genitals out of the dry harbor of her vagina. She appeared to have fainted. Cholly stood up and could see only her grayish panties, so sad and limp around her ankles. Again the hatred mixed with tenderness. The hatred would not let him pick her up, the tenderness forced him to cover her.</p> <p>So when the child regained consciousness, she was lying on the kitchen floor under a heavy quilt, trying to connect the pain between her legs with the face of her mother looming over her.</p>
152	<p>The careful design was marred occasionally by rare but keen sexual cravings. He could have been an active homosexual but lacked the courage. Bestiality did not occur to him, and sodomy was quite out of the question, for he did not experience sustained erections and could not endure the thought of somebody else's. And besides, the one thing that disgusted him more than entering and caressing a woman was caressing and being caressed by a man. In any case, his cravings, although intense, never relished physical contact. He abhorred flesh on flesh.</p> <p>...all the natural excretions and protections the body was capable of- disquieted him. His attentions therefore gradually settled on those humans whose bodies were least offensive- children. And since he was too diffident to confront homosexuality, and since little boys were insulting, scary, and stubborn, he further limited his interests to little girls. They were usually manageable and frequently seductive. His sexuality was anything but lewd; his patronage of little girls smacked of innocence and was associated in his mind with cleanliness.</p>
154	<p>They were industrious, orderly, and energetic, hoping to prove beyond a doubt De Gobineau's hypothesis that "all civilizations derived from the white race, that none can exist without its help, and that a society is great and brilliant only so far as it preserves the blood of the noble group that created it."</p>
165	<p>The little girls are the only things I'll miss. Do you know that when I touched their sturdy little tits and bit them—just a little—I felt I was being friendly? I didn't want to kiss their mouths or sleep in the bed with them or take a child bride for my own. Playful, I felt, and friendly.</p> <p>...Two of them, Doreen and Sugar Babe, they'd come together. I gave them mints, money, and they'd eat ice cream with their legs open while I played with them. It was like a party. And there wasn't nastiness, and there wasn't any filth, and there wasn't any odor, and there wasn't any groaning—just the light white laughter of little girls and me. And there wasn't any look—any long funny look—any long funny Velma look afterward. No look that makes you feel dirty afterward. That makes you want to die. With little girls it is all clean and good and friendly.</p> <p>...I did what You did not, could not, would not do: I looked at that ugly little black girl, and I loved her. I played You. And it was a very good show!</p>
168	<p>A slim young girl in a pink crepe dress. One hand is on her hip; the other lolls about her thigh- waiting.</p>
169	<p>"Did you hear about that girl?"          "What? Pregnant?"          "Yas. But guess who?"          "Who? I don't know all these little old boys."</p>

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35	<p>Soft now, his penis shrinks inside me and then slips out.</p> <p>When I get up to go to the bathroom, a runny path of semen, like egg whites, trails down my leg. I am horrified. It feels like I've just peed myself. I don't know what I expected. I guess I thought it would just sort of absorb inside me, or really, I guess I never thought about what would happen at all. The other times when we didn't use a condom, Seth would pull out and come on my stomach or- those two times- on my back. And then he'd use his T-shirt or a sock to wipe me off. But this time, as I walked to the bathroom connected to my room, the sticky wetness drips down my thigh, a couple of drops falling silently to the carpet.</p>
36	<p>And I don't need the stupid vibrator, either.</p>
49	<p>The box is in front of her. It's violet and white with a green arc over the letters that read Plan B One-Step, and beneath, in pink, Emergency Contraceptive.</p>
49	<p>"It's just one pill," the pharmacist says. "You take it by mouth withing seventy-two hours of unprotected sex. Has it been less than seventy-two hours?"</p>
57	<p>I pull him off the trail behind some tree, and I push him against a tall rock and before I can worry if someone will come by and see us I go down on my knees like the guy on the bridge, except instead of tightening a harness I'm unfastening his pants.</p> <p>I pull him out of his underwear and he's soft in my hand. I don't look up at his face before I open my mouth and pull him into it, and I pull and I suck until he grows hard and he makes sounds that mean he likes it, and I keep going and going and when he says, "I'm going to come," I don't pull away.</p> <p>The jet of him is warm and salty and tastes like thickened sweat. He breathes hard and his hands are tight fists at his eyes.</p>
58	<p>Yet I, least of all souls  Take him in my hand  Eat Him and drink Him,  And do with Him what I will!  ...She was talking about worshipping Jesus, but come on. She was talking about sex, right? Sex with Jesus?  That was what she wanted- to give Jesus head. And I totally understand it.</p>
59	<p>You want to consume the person you love. You want to eat him so he's inside you, so he becomes part of you, so he can't leave you.</p> <p>Grandparents eating grandchildren. Chewing the flesh and drinking the blood of Jesus every Sunday in church. Swallowing Seth's cum on the trail. Is it different? Is it?</p>
67	<p>I tun up the volume and yank back the covers on my bed, slide beneath them, and don't restart the vibrator until it's muffled underneath the blankets.</p> <p>Between the closed door and the loud music and the heavy quilt, no one but me could possibly hear the angry buzz of Seth's first and final gift to me. I let my knees splay open and find my slit with my fingers, the soft hooded nub at it's apex, and I guide the red rubber ball against it.</p> <p>My back arches and I hiss in a breath at its first wonderful, terrible contact. A jolt of pleasure shoots through me and I yank the vibrator away before placing it back against me, this time very gently.</p>



PERKS OF BEING A WALLFLOWER

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2	I just need to know that someone out there listens and understands and doesn't try to sleep with people even if they could have. I need to know that these people exist.
4	That's maybe why he felt all alone and killed himself.
6	But over the summer she had her braces taken off, and she got a little taller and prettier and grew new breasts.
12	And I opened the door to the basement, and my sister and this boy were naked. He was on top of her, and her legs were draped over either side of the couch. And she screamed at me in a whisper. "Get out. You pervert."
21	I had a weird dream. I was with Sam. And we were both naked. And her legs were spread over the sides of the couch. And I woke up. And I had never felt that good in my life. But I also felt bad because I saw her naked without her permission. ...Do you know what "masturbation" is? I think you probably do because you are older than me. But just in case, I will tell you. Masturbation is when you rub your genitals until you have an orgasm. Wow! I thought that in those movies and television shows when they talk about having a coffee break that they should have a masturbation break. ...I told Sam that I dreamt that she and I were naked on the sofa, and I started crying because I felt bad, and do you what she did? She laughed.
30	This one couple, whom I was told later were very popular and in love, stumbled into my room and asked if I minded them using it. I told them that my brother and sister said I had to stay here, and they asked if they could use the room anyway with me still in it. I sad I didn't see why not, so they closed the door and started kissing. Kissing very hard. After a few minutes, the boy's hand went up the girl's shirt, and she started protesting. "C'mon, Dave." "What?" "The kid's in here." "It's okay." And the boy kept working up the girl's shirt, and as much as she sat no, he kept working it. After a few minutes, she stopped protesting, and he pulled her shirt off, and she had a white bra on with lace. I honestly didn't know what to do by this point. Pretty soon, he took off her bra and started to kiss her breasts. And then he put his hand down her pants, and she started moaning. I think they were both very drunk. He reached to take off her pants, but she started crying really hard, so he reached for his own. He pulled his pants and underwear down to his knees. "Please. Dave. No." But the boy just talked soft to her about how good she looked and things like that, and she grabbed his penis with her hands and started moving it. I wish I could describe this a little more nicely without using words like penis, but that was the way it was. After a few minutes, the boy pushed the girl's head down, and she started to kiss his penis. She was still crying. Finally, she stopped crying because he put his penis

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	<p>in her mouth, and I don't think you can cry in that position. I had to stop watching at that point because I started to feel sick, but it kept going on, and they kept doing other things, and she kept saying "no." Even when I covered my ears, I could still hear her say that.</p> <p>..."Did they know you were in there?"</p> <p>"Yes. They asked if they could use the room."</p> <p>"Why didn't you stop them?"</p> <p>"I didn't know what they were doing."</p> <p>"You pervert,"...</p>
33	<p>Sam told me as we were hanging up our coats that Bob was "baked like a fucking cake."</p>
44	<p>When most people left, Brad and Patrick went into Patrick's room. They had sex for the first time that night. I don't want to go into detail about it because it's pretty private stuff, but I will say that Brad assumed the role of the girl in terms of where you put things. I think that's pretty important to tell you. When they were finished, Brad started to cry really hard. He had been drinking a lot. And getting really really stoned.</p>
45	<p>He was also crying pretty bad, and he decided if anyone asked him, he would say his eyes were red from smoking pot.</p>
49	<p>According to my sister, Sam used to be a "blow queen." I hope you know what that means because I really can't think about Sam and describe it to you.</p>
56	<p>They usually start when my mom's dad (my grandfather) finishes his third drink. It is around this time that he starts to talk a lot. My grandfather usually just complains about black people moving into the old neighborhood, and then my sister gets upset at him, and then my grandfather tells her that she doesn't know what she's talking about because she lives in the suburbs.</p>
66	<p>And I wasn't shy because we were trying to act like grown-ups, and we drank brandy. And I was warm. I'm still a little warm, but I have to tell you this. ...That's when Patrick put on the second side of the tape I made for him and poured everyone another glass of brandy. I guess we all looked a little silly drinking it, but we didn't feel silly.</p>
70	<p>She told me about the first time she was kissed. She told me that it was with one of her dad's friends. She was seven.</p>
72	<p>And he caught his sister making out on the back porch          ...That made him cough when he kissed her but he kissed her anyway because that was the thing to do          And he called it "Absolutely Nothing" because that's what it was really all about          And he gave himself an A          and a slash on each damned wrist          And he hung it on the bathroom door because this time he didn't think he could reach the kitchen.</p>
81	<p>I agreed, but then my brother started saying how my sister was just a "bitchy dyke."          ...I am probably the only one in the family with a friend who is gay.</p>
94	<p>Everyone else is either asleep or having sex.</p>

**A RESOLUTION OF THE COUNTY COMMISSION OF SUMNER COUNTY,  
TENNESSEE RESCINDING RESOLUTION 2202-03 APPROVING AN  
ECONOMIC IMPACT PLAN FOR THE SHUTE LANE DEVELOPMENT AREA**

**WHEREAS**, the owners of Old Hickory Hockey, LLC announced September 5, 2023, an “indefinite pause” on the project planned in conjunction with Sabertooth Sports & Entertainment, owned and operated by the Nashville Predators subsidiary Predators Holdings; and

**WHEREAS**, a 100,000 square foot ice center, retail and restaurant space, residential units, other entertainment and a hotel were planned as part of The Shute Lane Development Area otherwise known as The Goat Farm; and

**WHEREAS**, the passage of Resolution 2202-03 by the Sumner County Board of Commissioners on February 28, 2022, approved an Economic Development Plan that permitted certain tax increment incentives to pay or finance eligible costs pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated; and

**WHEREAS**, the value of the tax increment incentives were stated at the time to be \$40,000,000 over a thirty-year period; and

**WHEREAS**, no portion of the Economic Development Plan has yet been implemented since the passage of Resolution 2202-03 and the project has now been placed on an “indefinite pause” by the project developer; and

**WHEREAS**, any restart or changes to the original plan by the project developer would necessarily require a completely new plan for consideration by the Sumner County Board of Commissioners.

**THEREFORE, BE IT RESOLVED** by the Sumner County Board of County Commissioners meeting in regular session on this the 18<sup>th</sup> day of September 2023, that this body does hereby rescind all previous actions and resolutions, excepting for any approved development plans that have accrued a vested property right, including but not limited to Resolution 2022-03; and

**BE IT FURTHER RESOLVED** that any previous resolutions of this body in conflict with this resolution are hereby repealed; and

**BE IT FURTHER RESOLVED** that this resolution shall become effective upon passage, the public welfare requiring it.

**A RESOLUTION ENCOURAGING THE RESOURCE AUTHORITY OF  
SUMNER COUNTY TO HOLD MEETINGS AT THE SUMNER COUNTY  
ADMINISTRATION BUILDING**

**WHEREAS** the Sumner County Administration Building provides an ideal space for public meetings; and

**WHEREAS** the Resource Authority of Sumner County (RASCO) board have recently decided to hold their meetings at a location that limits public accessibility and public participation due to the meeting venue space; and

**WHEREAS** there are potential code/fire marshal issues with the capacity at the current meeting location due to the limited venue space; and

**WHEREAS** the Sumner County Commissioners who serve on the RASCO board unanimously support holding RASCO board meetings at the Sumner County Administration Building; and

**WHEREAS** the Sumner County Commission is committed to public transparency and public participation while conducting the people's business; and

**WHEREAS** the citizens of Sumner County have come to expect that meetings of public boards take place at the Sumner County Administration Building.

**NOW THEREFORE BE IT RESOLVED** the Sumner County Board of County Commissioners meeting in regular session this 18<sup>th</sup> day of September 2023 encourages the RASCO board to hold their meetings at the Sumner County Administration Building.

## Statement of Intent to Move Forward

By signing below, Customer accepts this offer to consider 3<sup>rd</sup> party investment, and the discussion of the execution of a definitive Solar Lease Agreement. Investor shall draft the definitive Solar Lease Agreement for Customer to review and execute, at Customer's discretion.

Customer shall cooperate in providing requested financial and other information in order for investor to perform its required due diligence.

Unless required to do so pursuant to Federal or State law, including, but not limited to, a bid process, Customer agrees not to solicit, pursue or engage any other solar PV proposals or offers of finance unless Customer and investor mutually agree to terminate their understanding and intention to execute a formal Solar Lease and other definitive agreements.

Unless required to disclose pursuant to the Freedom of Information Act or Federal and State law, Customer agrees to keep and treat the specific terms and conditions contained in this proposal on a confidential basis.

Investor agrees to comply with all applicable Federal, State and local law in any aspect of this Statement of Intent, to include any future work, construction, maintenance, engagement of services, etc.

Investor understands that this Statement of Intent to Move Forward is non-binding, and that Customer is under no obligation to make any purchase, transfer, or other agreement to utilize the equipment and/or services as outlined by Investor's proposal(s).

Authorized Representative:

Customer: \_\_\_\_\_

Investor: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Print Name

Print Name

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Signature

Signature

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Date

Date