SUMNER COUNTY COMMISSION

355 N. Belvedere Drive
Gallatin, Tennessee 37066-5410

General Operations Committee:
Ben Harris, Chairman
J. Wes Wynne, Vice Chairman
Mary Genung
Tim Jones
David Klein
Darrell Rogers
Don Schmit

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

AGENDA
GENERAL OPERATIONS COMMITTEE
6:00 P.M.
January 5, 2026
Ben Harris, Chairman

1. **Call to Order**
2. **Invocation**
3. **Approval of Agenda**
4. **Approval of the Minutes – December 1, 2025 (Pages 2-15)**
5. **Recognition of the Public****
6. **Report of the Chairman**
7. **Report of Finance Director**
   a. Capital Projects and ARPA Projects Update
8. **Report of the County Mayor**
   a. Millersville EMS Station Reconfiguration
   b. Cottontown Flood Mitigation Plan Implementation
9. **Old Business**
10. **New Business**
    a. County Building Security
    b. EMS Surplus **(Pages 16-20)**
11. **Adjournment**

**** Persons wishing to speak on agenda items shall sign up for public comment on the sheet provided at the meeting immediately prior to commencement of the meeting.**

MINUTES
GENERAL OPERATIONS COMMITTEE
BEN HARRIS, CHAIRMAN
DECEMBER 1, 2025

Present:
J. Wes Wynne, Vice-Chairman
Dr. Mary Genung
Tim Jones
David Klein
Darrell Rogers
Don Schmit
Absent:
Ben Harris, Chairman

Also Present:
John Isbell, County Mayor
Eric Sitler, Law Director
Jerry Becker, Commission Chairman
Scott Shamrock, Projects and Grant Specialist
Jennifer Mitchell, minute taker

Vice-Chairman Wynne brought the regular scheduled meeting of the General Operations Committee to order with an invocation by Comm. Schmit on Monday, December 1, 2025, at 6:00 p.m. in the Sumner County Administration Building. Vice-Chairman Wynne declared a quorum present to conduct business.

3. Approval of Agenda.

Without objection, Vice-Chairman Wynne added item Sumner Monument as part of the America 250 project as item 10b and moved item 9a to the Report of the Mayor.

Comm. Rogers moved, seconded by Comm. Klein, to approve the agenda as amended. The motion carried unanimously.

4. Approval of the Minutes of November 3, 2025.

Upon motion of Comm. Rogers, seconded by Comm. Schmit, the Committee voted to approve the minutes from November 3, 2025.

5. Recognition of the Public.

Jim Latimer, of 1578 Latimer Lane, Hendersonville, expressed his appreciation and support for efforts to preserve the Brown House. He clarified that the Latimer family is not seeking to claim the house or the park's name, but simply to acknowledge the individuals who originally built the house.

Comm. Jones arrived at the meeting.

Mike McClard, of 102 Tioga Trail, Hendersonville, expressed his support for renovations to the Latimer/Brown House. He suggested involving agricultural departments in the project and recommended modeling the house after the Bridal House to preserve the home's historical significance.

6. Report of Chairman.

No report.

7. Report of Finance Director.

a. Capital Projects and ARPA Projects Update

Scott Shamrock, Projects and Grant Specialist, reported on current projects. Handout with updates attached.

8. Report of County Mayor.

a. Millersville EMS Station Reconfiguration.

County Mayor John Isbell reported that the state is still finalizing its approval process for the Millersville EMS station and that completion is still hoped for by Christmas.

b. Cottontown Flood Mitigation Plan Implementation.

Mr. Isbell reported that he is working to contact the Cottontown property owner; once contact is made, a sales contract will be drafted.

Comm. Klein stated he spoke with Sheriff Craddock, Circuit Court Clerk Kathryn Strong and Mark Smith said they are willing to take the filing cabinets and asked if this move would occur. Mr. Isbell stated he would speak to them about the sensitivity of the documents.

9. Old Business.

10. New Business.

a. Report: Brown House Ad-hoc Committee.

There was discussion about establishing a driveway to the property and Comm. Klein presented a report for the Brown House Ad-hoc Committee prepared by the committee Chairman Jeremy Mansfield. Report is attached.

Comm. Schmit moved, seconded by Comm. Rogers, to approve up to $5,000.00 for temporary security fence around the house.

Comm. Klein moved to amend to add the possibility of the addition of trail cameras, after discussion, he withdrew the motion.

The motion to approve up to $5,000.00 for security fence carried unanimously.

b. Proposed monument under America 250 project.

The County Mayor explained that the monument would honor Jethro Sumner, be approximately six to seven feet tall, and be placed at the courthouse. There would be no expense to taxpayers, as the County would apply for a grant through a DAR initiative under the America 250 national project. A rendering was provided and is attached. An unveiling event is being planned for July 8, 2026.

After discussion, Comm. Rogers moved, seconded by Comm. Klein, to allow the monument to be placed at the courthouse. After discussion, the motion carried unanimously.

11. Adjournment. Upon motion of Comm. Rogers and seconded by Comm. Klein, the Committee adjourned at 6:33 p.m.

Prepared by Jennifer Mitchell

MINUTES
GENERAL OPERATIONS COMMITTEE
BEN HARRIS, CHAIRMAN
December 18, 2025
SPECIAL CALLED MEETING

Members Present:	Members Absent:	Also Present:
Ben Harris, Chairman	J. Wes Wynne	Dustin Owens
Dr. Mary Genung	Darrell Rogers	Jessica Kent, Minute Taker
Tim Jones		
David Klein		
Don Schmit		

1. **Call to Order**

A special called meeting of the General Operations Committee was called to order by Chairman Ben Harris at 5:37 p.m. December 18, 2025 in the Sumner County Administration Building, Room 112, Gallatin, Tennessee.

2. **Invocation**

Dr. Mary Genung gave the invocation.

3. **Approval of the Agenda**

Comm. Schmit moved to approve the agenda as presented. The motion was seconded by Comm. Klein and passed unanimously.

4. **Recognition of the Public**

The following members of the public were recognized: Laura Baigert of 424 AB Wade Road, Portland.

5. **Old Business – None**

6. **New Business**

   a. **Approve Architectural Hourly Rate with Not to Exceed Clause**

Comm. Klein made a motion to approve the architectural hourly rate with the not to exceed clause. The motion was seconded by Comm. Schmit. Discussion ensued.
Dustin Owens explained the architect's hourly billing and monthly payment schedule. The costs are not to exceed $10,000.00. When the architect gets to $8,000.00 they will present a project proposal indicating what is lacking and what is needed.

The Committee voted unanimously to approve the architectural hourly rate with the not to exceed clause.

7. **Adjournment**

Comm. Klein moved to adjourn the meeting, seconded by Comm. Jones; the meeting adjourned at 5:42 p.m.

Prepared by Jessica Kent

Sign-In Sheet

COMMITTEE NAME _____

DATE _____

Name	Address	Agenda Item to be Discussed
JIM LATIMER	157 B LATIMER LN	BROWN HOUSE
MIKE MCCLARD	102 ~~[illegible]~~ TIOGA TRAIL	BROWN HOUSE

SUMNER COUNTY GOVERNMENT
FINANCE DEPARTMENT
355 North Belvedere Drive ~ Room 302
Gallatin, Tennessee 37066
615.451.6033

Master Projects List

Project Name	Assigned	Funding Source	Original Budget	Budget Amendments	Total Budget	Expenditures	% Complete	Estimated Completion Date	Status
Westmoreland EMS	Scott	ARPA/Capital	$ 3,738,150.60	$ 77,634.55	$ 3,815,785.15	$ 700,492.57	18%	6/5/2026	Construction has begun, working on site grading
Oak Grove VFD	Scott	ARPA/Capital	$ 1,199,031.00	$ 58,841.17	$ 1,257,872.17	$ 759,966.02	60%	9/12/2025	Working on brick siding, roof, and utilities in the building
Hendersonville Health Department	Scott	ARPA/Grant	$ 2,117,550.00	$ -	$ 2,117,550.00	$ 759,966.02	36%	6/30/2026	Selected Brick color for the outer part of the building.
Courtroom 5C	Scott	Capital	$ 85,000.00	$ -	$ 85,000.00	$ 67,575.00	80%	6/30/2026	Awaiting second reading from Budget committee
Recovery Court	Scott	Opioid	$ 65,000.00	$ -	$ 65,000.00	$ 23,400.00	36%	6/30/2026	Updating models and plans
Sheriff Remodel	Scott	Capital	$ 320,000.00	$ -	$ 320,000.00	$ 33,600.00	11%	12/31/2026	Updating models and plans
Brown House	Scott	Bequest	$ 587,611.95	$ -	$ 587,611.95	$ 4,515.00	1%	TBD	Award Letter Sent
Portland SWIG (3 projects)	Dustin	ARPA	$ 7,214,180.50	$ -	$ 7,214,180.50	$ 6,708,314.77	93%	2/1/2026	Altitude Valve contractor will arrive the week of the 10th
Westmoreland SWIG (4 projects)	Dustin	ARPA	$ 2,417,882.50	$ -	$ 2,417,882.50	$ 556,207.80	23%	3/30/2026	Lake Westmoreland Rd complete; Bishop Trout to be completed in the next 3 weeks; Bill Henson 60% Complete; Dewey Carr to start in January.
Gallatin SWIG	Dustin	ARPA	$ 9,000,000.00	$ -	$ 9,000,000.00	$ 9,000,000.00	75%	1/15/2026	Prepaid; passed all audit inspections
SR258/Drakes Creek	Other Dept	Capital	$ 225,296.00	$ 381,725.00	$ 607,021.00	$ 260,789.20	43%	7/21/2027	Finance is working on gaining the required access to submit for Reimbursement to move the project into the ROW(Right of Way) phase.
Rolling Hills Sidewalk	Other Dept	Capital	$ 92,800.00	$ -	$ 92,800.00	$ 36,054.89	39%	5/11/2027	In the Design Phase
Bridal House	Scott	Capital	$ 18,000.00	$ -	$ 18,000.00	$ -	0%	3/1/2026	Friends of the Bridal House have secured a grant to repair the Chinking
The Hollows Drainage Project Phase 1	Other Dept	ARPA/Capital	$ 748,878.00	$ -	$ 748,878.00	$ 611,675.00	82%	3/30/2026	Phase 1 near completion
Millersville Stormwater	Dustin	ARPA	$ 521,000.00	$ -	$ 521,000.00	$ 521,000.00	50%	10/31/2026	Prepaid; passed all audit inspections

Project Name	Assigned	Funding Source	Original Budget	Budget Amendments	Total Budget	Expenditures	% Complete	Estimated Completion Date	Status
ECD Broadband	Dustin	Grant	$ 100,000.00	$ -	$ 100,000.00	$ 73,318.42	73%	10/31/2026	Working on purchasing chromebooks
Old Courthouse Renovation	Dustin	TBD	$ -	$ -	$ -	$ -	0%	TBD	Application Submitted
Archive HVAC	Scott	Capital	$ 14,337.80	$ -	$ 14,337.80	$ -	0%	12/1/2026	Installing 11/25/25
Hendersonville HVAC	Scott	Capital	$ -	$ -	$ -	$ -	#DIV/0!	1/1/2026	Reviewing bid
The Hollows Drainage Project Phase 2	Other Dept	ARPA/Capital	$ 971,255.00	$ -	$ 971,255.00	$ -	0%	6/30/2026	Contract executed, First part of Phase II will focus on utility relocation
Parking Lot Project	Scott	Captial	$ 200,572.00	$ -	$ 200,572.00	$ -	0%	6/21/2026	Award Letter Sent

Latimer (Brown) House Restoration Ad-Hoc Committee Report
Presented to the General Operations Committee
December 1, 2025

Pursuant to **Resolution 2411-14**, and on behalf of many involved citizens as well as descendants of the Latimer and Brown families, the following report outlines the actions taken by the Ad-Hoc Committee in compliance with the County's Construction and Renovation Policy for the proposed restoration of the historic **Latimer (Brown) House**.

I.A.1 – Need and Purpose

The stated purpose of this renovation is fully aligned with the Codicil to the Last Will and Testament of Mr. William Brown, who generously donated both the property and **$500,000** for the preservation and public use of the historic home. The County formally accepted this bequest and is now obligated to fulfill his wishes.

The home is intended to serve as the centerpiece of the **William and Martha Brown Park**, established by resolution 2404-13 on **April 15, 2024**, and reaffirmed on **October 21, 2024** with Resolution 2410-15.

A "Friends of" nonprofit group, made up primarily of Latimer and Brown family members, is currently in the process of forming. The Ad-Hoc Committee has recommended that this group be considered for future designation as the custodian of the building, following the successful example of the Friends of the Bridal House in Cottontown. In that case, the County entrusted day-to-day operations to a nonprofit partner, creating a structure that has proven both sustainable and effective. This model could offer similar long-term benefits for the stewardship of the Latimer (Brown) House.

I.A.2 – Land Status

No land purchase is required. The house is situated within the William and Martha Brown Park, which lies between Liberty Creek Elementary and Liberty Creek Middle Schools. The house is set several hundred feet back from Wolfpack Way.

I.A.3 – Type of Renovation

The project is a cultural and period restoration aiming to preserve features dating back to the **1790s**, with an interpretive approach that highlights architectural changes across three

centuries. The renovation will reveal original construction materials and techniques while preserving the additions made over time.

I.A.4 – Square Footage

The total footprint of the first level is approximately **1,500 sq ft**, with the second-story log cabin portion accounting for **600 sq ft**. A basic floor sketch was submitted for reference. Formal architectural drawings would follow.

I.A.5 – Special Requirements

Access to the house requires a curb cut and culvert installation across an existing drainage ditch along Wolfpack Way. The original gravel driveway still exists and can be restored, ending in a small gravel parking area.

I.A.6 – Pre-Design Demolition and Architectural Considerations

Because this is a restoration, substantial demolition work must be anticipated in order to properly expose the structure. The opinion was that only after this initial exploratory work could an architect accurately determine the necessary structural, mechanical, or architectural interventions. For initial budgeting estimates, an architect was consulted, and a high-end estimate was provided for planning purposes.

I.A.7 – Budget Estimate

Cost estimates were compiled from multiple sources, including local historic renovation expert Kris Coker, whose experience includes the Bridal House, Bledsoe Fort structures, and Rosemont. These estimates informed the project scope submitted in June 2025.

II.A – Architect Selection

In accordance with **TCA §62-2-107** and **§12-4-107**, the **RFQ process** was initiated. Two firms applied, with one submitting a complete and compliant proposal.

The Finance Department has recommended awarding the project to Daniels Chandler, pending formal acceptance. If accepted, the firm will coordinate with Mr. Shamrock to begin drafting the **Request for Proposals (RFP)** to initiate the construction bid phase.

Conclusion

The Ad-Hoc Committee has followed every step of the process outlined in the **Construction and Renovation Policy** and stands ready to move forward. This project represents not just the preservation of a historic home, but the **fulfillment of a promise** made to a generous benefactor and his family, and a rare opportunity to preserve one of **Sumner County's oldest surviving structures** for future generations.

Jeremy Mansfield
Chairman, Latimer (Brown) House Restoration Ad-Hoc Committee

Michelle Oswald

From:	JWes Wynne
Sent:	Monday, December 1, 2025 12:23 PM
To:	David Klein; Tim Jones; Mary Genung; Darrell Rogers; Don Schmit; Michelle Oswald
Cc:	Ben Harris; John C. Isbell
Subject:	Fwd: Sumner Monument

Gen Ops committee,

Please see below from the Mayor's office concerning an item that was left off tonight's agenda and needs to be reviewed this evening.
The Mayor will provide additional information at the meeting, but I wanted to give everyone a heads up that this will be added to the agenda for our consideration tonight.

The proposed monument would be located at the new courthouse, it is a part of a DAR initiative under the America 250 national project, and there is zero cost to Sumner County.

What the committee would need to determine is to either grant or deny permission to erect the monument on county property.

Michelle - please add this to the printed materials for tonight's Gen Ops packet.

J. Wes Wynne
Sumner County Commission
District 15

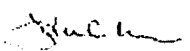
Begin forwarded message:

> **From:** "John C. Isbell" <johncisbell@sumnercountytn.gov>
> **Date:** December 1, 2025 at 11:44:19 AM CST
> **To:** JWes Wynne <jwes.wynne@sumnercountytn.gov>, Ben Harris <ben.harris@sumnercountytn.gov>
> **Subject: Sumner Monument**

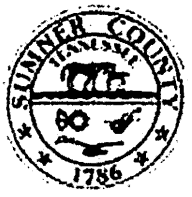
Gentlemen,

This is a rendering of the monument for consideration. I will provide the details this evening. In short, it is a project of the America 250 project and there is no cost to the county.

Take Care,



John C. Isbell, County Mayor
Certified Public Administrator
355 N. Belvedere Dr. Room 102
Gallatin, TN 37066
615-452-3604 (office) | 615-788-0865 (cell)



SUMNER

SUMNER

GovDeals Auction

Surplus Items - Inventory List

Department/Office: Sumner County EMS
Contact Name: Dale Allen
Date: 10/29/2025

Surplus Location: 255 Airport RD Gallatin TN 37066
Phone: 615-451-0429 ext 2142
email: dallen@sumnerems.org

Item	Brand/ Model		Working Y/N	Serial Number	Description
COMPUTER MONITOR	LG		UNK	303MXGL8L479	FLATRON E2411PB
COMPUTER MONITOR	LG		UNK	504MXSKRM230	24MB35P-B
COMPUTER MONITOR	LG		UNK	404NDUN6C214	FLATRON IPS213-B
COMPUTER MONITOR	LG		UNK	404NDXQ6C554	FLATRON IPS213-B
COMPUTER MONITOR	LG		UNK	404NDRF6C270	FLATRON IPS213-B
COMPUTER MONITOR	HP		UNK	CNK8291HTL	HP24UH
COMPUTER MONITOR	HP		UNK	CNC1220GQN	LA1905WG
COMPUTER MONITOR	HP		UNK	CN46331B0N	E242
COMPUTER MONITOR	HP		UNK	CNK63119WK	E222
COMPUTER MONITOR	HP		UNK	CN46331BRL	E242
COMPUTER MONITOR	HP		UNK	6CM7401C40	M1F41A

Return to:
Steve Weiner, Rm. 303 Administration Building email: sweiner@sumnercountytn.gov

GovDeals Auction

Surplus Items - Inventory List

Department/Office: Sumner County EMS
Contact Name: Dale Allen
Date: 10/29/2025

Surplus Location: 255 Airport RD Gallatin TN 37066
Phone: 615-451-0429 ext 2142
email: dallen@sumnerems.org

Item	Brand/ Model		Working Y/N	Serial Number	Description
All in one PC	HP		N	MXL6280MPP	HP ALL IN ONE 800 G2 23
All in one PC	HP		N	MXL6280MQF	HP ALL IN ONE 800 G2 23
All in one PC	HP		N	MXL6280MQ5	HP ALL IN ONE 800 G2 23
PC TOWER	HP		N	MXL835061R	HP COMPAQ DC570
PC TOWER	HP		N	2UA6331P8K	HP ELITE DESK 800G2 SFF
LAPTOP	LENOVO		N	R9-01F8WX	THINKPAD
LAPTOP	LENOVO		N	MP19PDU5	YOGA 720
LAPTOP	HP		N	4TB35UT#ABA	ZBOOK
LAPTOP	HP		N	5CG5192HLM	ELITEBOOK 9480M
LAPTOP	HP		N	5CG81656C5	WORKSTATION
LAPTOP	HP		N	5CG50533B3	PROBOOK 650 G1

Return to:
Steve Weiner, Rm. 303 Administration Building email: sweiner@sumnercountytn.gov

GovDeals Auction

Surplus Items - Inventory List

Department/Office: Sumner County EMS
Contact Name: Dale Allen
Date: 10/29/2025

Surplus Location: 255 Airport RD Gallatin TN 37066
Phone: 615-451-0429 ext 2142
email: dallen@sumnerems.org

Item	Brand/ Model		Working Y/N	Serial Number	Description
ALL IN ONE PC	ACER		N	DQVPGAA0018170487F3000	VZ5W2
ALL IN ONE PC	ACER		N	DQVPGAA001810047963000	VZ5W2
ALL IN ONE PC	ACER		N	DQVPGAA001810047943000	VZ5W2
ALL IN ONE PC	ACER		N	DQVPGAA001810047B43000	VZ5W2
ALL IN ONE PC	ACER		N	DQVPGAA0018100479B3000	VZ5W2
ALL IN ONE PC	ACER		N	DQVPGAA001810048093000	VZ5W2
ALL IN ONE PC	ACER		N	DQVPGAA001810047BD3000	VZ5W2
ALL IN ONE PC	ACER		N	DQVPGAA001810047B73000	VZ5W2

Return to:
Steve Weiner, Rm. 303 Administration Building email: sweiner@sumnercountytn.gov

GovDeals Auction

Surplus Items - Inventory List

Department/Office: Sumner County EMS
Contact Name: Dale Allen
Date: 10/29/2025

Surplus Location: 255 Airport RD Gallatin TN 37066
Phone: 615-451-0429 ext 2142
email: dallen@sumnerems.org

Item	Brand/ Model		Working Y/N	Serial Number	Description
PC TOWER	LENOVO		N	MJ08TMS5	THINK CENTER M725S
PC TOWER	LENOVO		N	MJ08TMS1	THINK CENTER M725S
PC TOWER	LENOVO		N	MJ08TMSQ	THINK CENTER M725S
PC TOWER	LENOVO		N	MJ08TMSR	THINK CENTER M725S
PC TOWER	LENOVO		N	MJ08TMTE	THINK CENTER M725S
PC TOWER	LENOVO		N	MJ08TMS7	THINK CENTER M725S
PC TOWER	LENOVO		N	MJ08TMTC	THINK CENTER M725S

Return to:
Steve Weiner, Rm. 303 Administration Building email: sweiner@sumnercountytn.gov

GovDeals Auction

Surplus Items - Inventory List

Department/Office: Sumner County EMS
Contact Name: Dale Allen
Date: 10/29/2025

Surplus Location: 255 Airport RD Gallatin TN 37066
Phone: 615-451-0429 ext 2142
email: dallen@sumnerems.org

Item	Brand/ Model		Working Y/N	Serial Number	Description
PRINTER	HP		N	TH64B81299	OFFICE JET PRO 8210
PRINTER	HP		N	CN68VCTO2K	OFFICE JET 6812
PRINTER	LEXMARK		N	4601047002LW6	LASER B3340

Return to:
Steve Weiner, Rm. 303 Administration Building email: sweiner@sumnercountytn.gov