MINUTES
GENERAL OPERATIONS COMMITTEE
BEN HARRIS, CHAIRMAN
MARCH 2, 2026

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

Also Present:
John Isbell, County Mayor
Eric Sitler, Law Director
Scott Shamrock, Projects and Grant Specialist
Pat Reid, minute taker

Chairman Harris brought the regular scheduled meeting of the General Operations Committee to order with an invocation by Commission Chairman Becker on Monday, March 2, 2026, at 6:05 p.m. in the Sumner County Administration Building. Chairman Harris declared a quorum present to conduct business.

3. Approval of Agenda.

Comm. Jones requested to add discussion on status of elected officials' portrait. Without objection, Chairman Harris added to the Report of County Mayor.

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

4. Approval of the Minutes of February 12, 2026.

Comm. Wynne moved, seconded by Comm. Rogers, to approve the minutes from February 12, 2026. The motion carried (5-0-2), Comm. Genung and Jones abstained from the vote because they were not present at the meeting.

5. Recognition of the Public.

Jim Latimer of 157B Latimer Lane, Hendersonville spoke to the Brown House and encouraged them to keep the ball moving to get the house preserved and driveway installed.

6. Report of Chairman.

Without objection, Chairman Harris added Amy Nixon and Comm. David Klein to the Old Courthouse Ad Hoc Committee and removed item 9a from the agenda.

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 the County Mayor

a. Millersville EMS Station Reconfiguration.

County Mayor John Isbell reported Millersville has accepted the low bid in the amount of $70,065.88 and work will begin soon.

b. Cottontown Flood Mitigation Plan Implementation.

Mr. Isbell stated appraisal received in the amount of $23,250.00, conversation with homeowner tomorrow.

c. Elected Officials pictures.

Mr. Isbell stated he checked and art gallery still in process of putting together. During discussion, Mr. Isbell said he would find out where the old pictures are located.

9. Old Business.

a. County Building Policy.

Removed from the agenda

b. Latimer (Brown) House.

Comm. Jones moved, seconded by Comm. Klein, to suspend the rules to allow Comm. Mansfield to give report. Report is attached.

Chairman Harris brough the meeting back in session.

Comm. Klein moved, seconded by Comm. Jones, to approve a joint meeting with General Operations and Brown/Latimer House ad hoc on March 19, 2026, at 5:30 pm. The motion carried unanimously.

Comm. Wynne questioned the defined use of the Brown/Latimer House. Comm. Klein moved, seconded by Comm. Genung to suspend the rules to allow Comm. Mansfield to speak to the matter. The motion carried unanimously. Comm. Mansfield explained the intended use is to model after The Bridal House to be managed by a "Friends of" group.

Chairman Harris brought the meeting back in session.

During discussion, Comm. Wynne presented a handout with defined scope and uses of the house. Handout is attached.

Comm. Wynne moved to adapt the presented policy. The motion died for lack of second.

10. New Business.

a. EMS concrete pad for LifeFlight.

Chairman Harris explained fuel will start being delivered and a concrete pad is required. Vanderbilt is paying for the project, just need County approval to place.

Comm. Rogers moved, seconded by Comm. Schmit, to approve. The motion carried unanimously.

11. Adjournment. Upon motion of Comm. Rogers and seconded by Comm. Klein, the Committee adjourned at 6:45 p.m.

Prepared by Jennifer Mitchell

Sign-In Sheet

COMMITTEE NAME _____

DATE _____

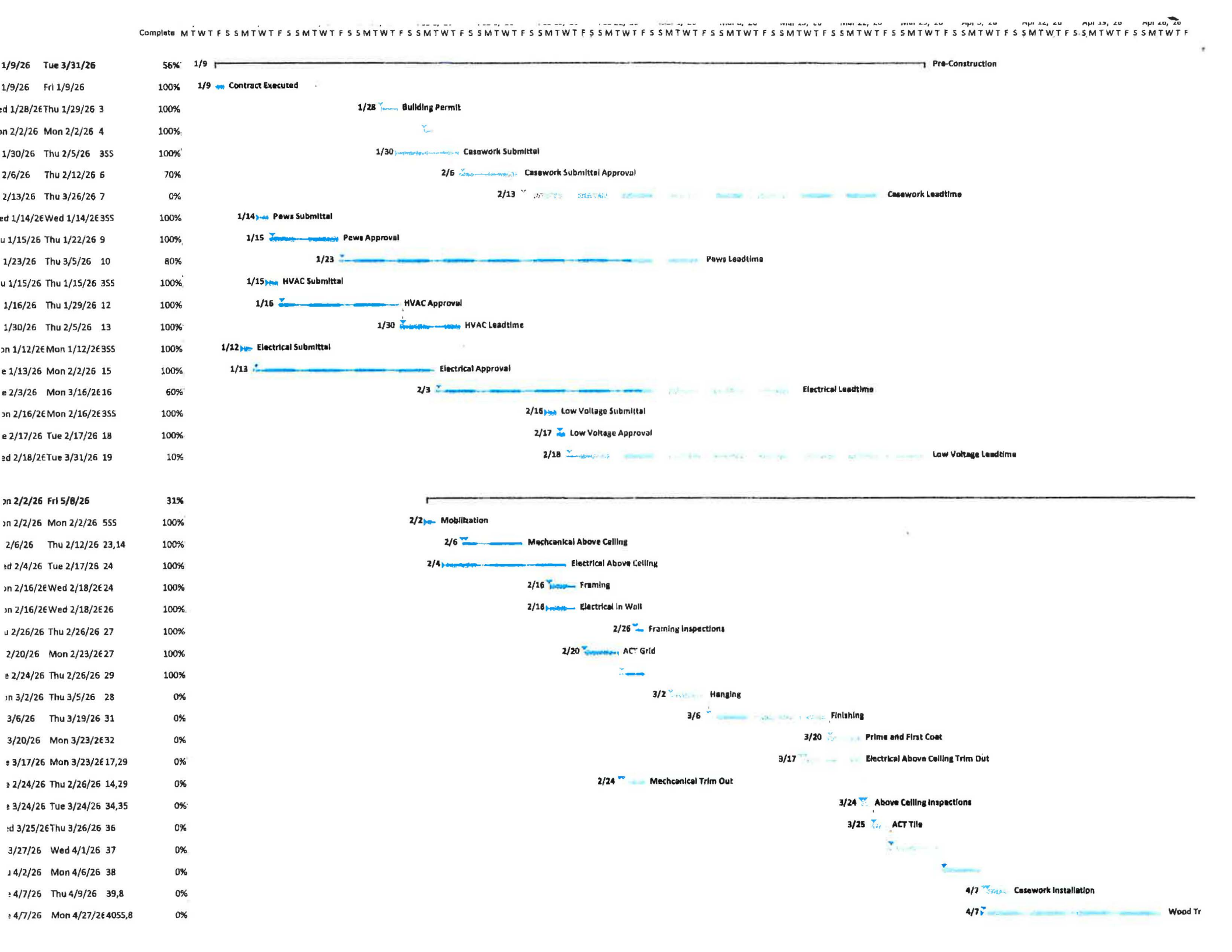
Name	Address	Agenda Item to be Discussed
JIM LAIMER	1578 LAIMER LN HENDERSONVILLE	BROWN HOUSE

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	% of Budget Expended	Estimated Completion Date	Status
Westmoreland EMS	Scott	ARPA/Capital	$ 3,738,150.60	$ 77,634.55	$ 3,815,785.15	$ 784,580.72	21%	6/5/2026	Working on Building pad/site
Hendersonville Health Department	Scott	ARPA/Grant	$ 2,270,250.00	$ -	$ 2,270,250.00	$ 1,350,339.72	59%	6/30/2026	Installing Windows and Doors, will begin drywalling after.
Courtroom 5C	Scott	Capital	$ 809,685.13	$ -	$ 809,685.13	$ 181,251.36	22%	5/8/2026	Finishing HVAC, Electric, and required framing
Recovery Court	Scott	Opioid	$ 65,000.00	$ -	$ 65,000.00	$ 51,350.00	79%	9/28/2026	Conducted the pre-bid on-site meeting, bid opening on March 12th @ 10am
Sheriff Remodel	Scott	Capital	$ 320,000.00	$ -	$ 320,000.00	$ 131,200.00	41%	TBD	Updating models and plans. Work will stop after plans are finalized and approved. Will wait to continue until construction budget is approved.
Brown House	Scott	Bequest	$ 587,611.95	$ -	$ 587,611.95	$ 4,515.00	1%	TBD	Met with the architect , awaiting dates for meeting with committees from the Architect.
Portland SWIG (3 projects)	Dustin	ARPA	$ 7,214,180.50	$ -	$ 7,214,180.50	$ 6,708,314.77	93%	2/1/2026	Working on Close out awaiting final invoices
Westmoreland SWIG (4 projects)	Dustin	ARPA	$ 2,417,882.50	$ -	$ 2,417,882.50	$ 1,247,801.00	52%	3/30/2026	Lake Westmoreland Rd complete; Bishop Trout complete; Bill Henson Complete; Dewey Carr to finish in the next 3 weeks.
Gallatin SWIG	Dustin	ARPA	$ 9,000,000.00	$ -	$ 9,000,000.00	$ 9,000,000.00	100%	1/15/2026	Prepaid; passed all audit inspections
SR258/Drakes Creek	Planning	Capital	$ 225,296.00	$ 381,725.00	$ 607,021.00	$ 269,211.54	44%	7/21/2027	Acquisition of right-of-way phase.
Rolling Hills Sidewalk	Planning	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	Planning	ARPA/Capital	$ 748,878.00	$ -	$ 748,878.00	$ 661,615.00	88%	3/30/2026	Phase 1 near completion
Millersville Stormwater	Dustin	ARPA	$ 521,000.00	$ -	$ 521,000.00	$ 521,000.00	100%	10/31/2026	Prepaid; passed all audit inspections
ECD Broadband	Dustin	Grant	$ 100,000.00	$ -	$ 100,000.00	$ 87,859.78	88%	10/31/2026	Working on the distribution of Chromebooks and setting up TCAT classes.

Project Name	Assigned	Funding Source	Original Budget	Budget Amendments	Total Budget	Expenditures	% of Budget Expended	Estimated Completion Date	Status
The Hollows Drainage Project Phase 2	Planning	ARPA/Capital	$ 971,255.00	$ -	$ 971,255.00	$ 10,000.00	1%	6/30/2026	work continues on pipe installation and utility relocation.
Parking Lot Project	Scott	Captial	$ 200,572.00	$ -	$ 200,572.00	$ -	0%	6/21/2026	Working on the coordination of Parking lots. Planning to begin this week


Complete
1/9/26 Tue 3/31/26 56%
1/9/26 Fri 1/9/26 100%
ed 1/28/2€ Thu 1/29/26 3 100%
on 2/2/26 Mon 2/2/26 4 100%
1/30/26 Thu 2/5/26 3SS 100%
2/6/26 Thu 2/12/26 6 70%
2/13/26 Thu 3/26/26 7 0%
ed 1/14/2€ Wed 1/14/2€ 3SS 100%
u 1/15/26 Thu 1/22/26 9 100%
1/23/26 Thu 3/5/26 10 80%
u 1/15/26 Thu 1/15/26 3SS 100%
1/16/26 Thu 1/29/26 12 100%
1/30/26 Thu 2/5/26 13 100%
on 1/12/2€ Mon 1/12/2€ 3SS 100%
e 1/13/26 Mon 2/2/26 15 100%
e 2/3/26 Mon 3/16/2€ 16 60%
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ed 2/18/2€ Tue 3/31/26 19 10%
on 2/2/26 Fri 5/8/26 31%
on 2/2/26 Mon 2/2/26 5SS 100%
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u 4/2/26 Mon 4/6/26 38 0%
e 4/7/26 Thu 4/9/26 39,8 0%
e 4/7/26 Mon 4/27/2€ 4055,8 0%
1/9 Pre-Construction
1/9 Contract Executed
1/28 Building Permit
1/30 Casework Submittal
2/6 Casework Submittal Approval
2/13 Casework Leadtime
1/14 Pews Submittal
1/15 Pews Approval
1/23 Pews Leadtime
1/15 HVAC Submittal
1/16 HVAC Approval
1/30 HVAC Leadtime
1/12 Electrical Submittal
1/13 Electrical Approval
2/3 Electrical Leadtime
2/16 Low Voltage Submittal
2/17 Low Voltage Approval
2/18 Low Voltage Leadtime
2/2 Mobilization
2/6 Mechcanical Above Ceiling
2/4 Electrical Above Ceiling
2/16 Framing
2/16 Electrical in Wall
2/26 Framing Inspections
2/20 ACT Grid
3/2 Hanging
3/6 Finishing
3/20 Prime and First Coat
3/17 Electrical Above Ceiling Trim Out
2/24 Mechcanical Trim Out
3/24 Above Ceiling Inspections
3/25 ACT Tile
4/7 Casework Installation
4/7 Wood Tr

Latimer (Brown) House – Project Status Report

January 16, 2026

Grant Accountant Dustin Owens provided a preliminary estimated timeline for the project. At that time, the assumptions were:

- Initial meeting with architect: Mid February
- Plan development with architect, including drafting the RFP: 4 to 8 weeks (projected completion March to April)
- RFP process: Approximately 4 weeks (projected completion in May)
- Contractor contract execution: 1 to 2 weeks
- Construction start: July
- Estimated construction duration: 6 months
- Estimated completion: December 2026

This was communicated as a working estimate, subject to change as the project progresses.

February 3, 2026

A follow up request was made to schedule a meeting with the architect to review the plans and budget approved by General Operations in June 2025.

It was advised that once the resolutions were signed, Finance would transfer the architect fees and the contract would be prepared for execution. At that time, a joint meeting with General Operations and the Ad Hoc Committee was anticipated for the third week of February.

February 19, 2026

A follow up inquiry was made regarding the timeline. An initial meeting with the architect was held that afternoon. It was communicated that depending on materials needed before committee review, a meeting with the committees would likely be scheduled the following week.

February 26, 2026

Another follow up inquiry was made for a status update. It was confirmed that the architect requested and completed an additional walkthrough of the property. The architect is currently reviewing all provided materials and preparing for a meeting with the committees. A scheduling thread will be created once readiness is confirmed.

Current Status (End of February 2026)

- Architect walkthrough completed
- Architect reviewing documents and preparing committee presentation
- Joint meeting with General Operations and Ad Hoc Committee to be scheduled upon architect confirmation

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

Defined scope of the project – Established William and Martha Brown Memorial Park with the house as its centerpiece.

Defined use of the park – Aligned to the approved Sumner County Master Parks plan - Provide access to historic, cultural and natural areas through a safe, well-planned and managed park that preserve, protect and exemplify the unique outdoor experiences and educational opportunities available to all citizens and visitors of Sumner County.

Define the use of the house - Preserved structure that compliments the park for occasional museum type use, similar to the Bridal House, to display artifacts, objects, publications, photographs, and other materials related to the history of the house and surrounding community in Sumner County under the following operating model:

Opens for free tours during limited public hours (commonly 10–3), with special open houses (e.g., Christmas open house with period interpretation) and support from a "Friends of" group.

Approved Uses (Allowed)

A. Occasional Public Tours (Primary Use)

- Schedule: weekends only; limited dates (recommended 6–12 public days/year).
- Format: guided tours only (no unsupervised entry); timed entry; small groups.
- Admission: free or suggested donation (Bridal House-style accessibility).

B. Mission-Aligned Heritage Programming (Secondary Use)

Examples (low-impact, mostly outdoors):

- "Frontier life" interpretation days (craft, tools, storytelling)
- Veteran/military heritage interpretation tied to the original owner's service
- Educational learning days (pre-scheduled; outdoor-first due to capacity and safety)

C. Rotating Micro-Exhibits (As Available)

Simple, secured displays using reproductions and/or loaned items in cases

Prohibited Uses (Not Allowed)

- In door weddings
- Private parties/receptions
- Activities requiring décor installation on historic surfaces, open flames/candles, cooking inside, or amplified entertainment.
- Any use that increases risk to the structure (vibration, crowding, moisture, smoke, food/drink inside).

Feb 23, 2026

Chief John Michael Poss, Sumner County EMS

255 Airport Road

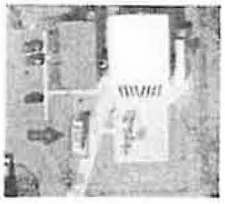
Gallatin, TN 37066

Chief Poss,

Thank you for your assistance navigating proper approvals to add a concrete pad to the LF1 location.

This is to meet compliance with new standards required for our on-site fuel truck. Please contact me if you need any additional information, or if my presence is required at any county meetings.

This proposal is to excavate and grade stone for 6" thick 4000psi concrete pad with wire mesh. With dowel rebar placed into existing concrete. Broom Finish Pad Size 35' x 12'



Sincerely,