MINUTES
GENERAL OPERATIONS COMMITTEE
BEN HARRIS, CHAIRMAN
JUNE 1, 2026

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

Also Present:
Eric Sitler, Law Director
Scott Shamrock, Projects and Grant Specialist
Jeremy Mansfield, County Commissioner
Jennifer Mitchell, minute taker

Chairman Harris brought the regular scheduled meeting of the General Operations Committee to order with an invocation by Comm. Wynne on Monday, June 1, 2026, at 6:00 p.m. in the Sumner County Administration Building. Chairman Harris declared a quorum present to conduct business.

3. Approval of Agenda.

Without objection, Chairman Harris requested removal of Old Business Item 9(a), TRC Building, due to the ad hoc committee not yet being formed..

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

4. Approval of the Minutes.

a. May 4, 2026

Comm. Rogers moved, seconded by Comm. Schmit, to approve the minutes from May 4, 2026. The motion carried unanimously.

5. Recognition of the Public.

Jim Latimer of 157B Latimer Lane, Hendersonville
Donna Hartley Lucas of 111 College Street, Gallatin, CEO of Historic Sumner, Inc.
Mike McClard of 102 Tioga Trail, Hendersonville
Cindy McClard of 102 Tioga Trails, Hendersonville

The speakers expressed support for preservation and restoration of the Brown House and urged the County to move forward with the project.

6. Report of Chairman.

Chairman Harris deferred his remarks until discussion of the Brown House item later in the meeting.

7. Report of Finance Director.

a. Capital Projects and ARPA Projects Update

Scott Shamrock, Projects and Grant Specialist reported:

- Discussions continue with the contractor regarding additional construction days at the Westmoreland EMS Station due to unsuitable soil conditions encountered during slab preparation.
- Concrete work at the Hendersonville Health Department project was scheduled to begin June 2, 2026. HVAC installation and flooring work were progressing.
- Recovery Court and Courthouse Stair projects were scheduled to begin the following week.

Handout with updates attached.

8. Report of the County Mayor

a. Millersville EMS Station Reconfiguration.

Chairman Harris read the mayor's report which stated the project had been completed, EMS personnel had returned to the facility, and the temporary unit had been removed from service.

Without objection, Chairman Harris requested to remove from the agenda going forward.

b. Cottontown Flood Mitigation Plan Implementation.

Chairman Harris provided the following update from the mayor's report regarding acquisition of the identified property, which remains in probate proceedings. The County will proceed with the purchase upon court approval.

Mayor's report attached.

9. Old Business.

a. TRC Building.

Item was removed from the agenda.

b. Emergency Communications Tower Lease.

The Committee was advised that the item had not been returned to the agenda as anticipated and would be addressed at a future meeting.

Removed from the agenda.

c. Brown House.

The Committee received updates concerning:

- Execution of the restoration contract with Century Restorations.
- Access to the property through school-owned property.
- Contractor background check requests.
- Permit requirements and contract provisions.
- Status of engineering and driveway access plans.

Law Director Eric Sitler advised that, based on his legal review, background check requirements did not appear applicable under the circumstances discussed.

The Committee discussed potential obstacles to project implementation and requested continued progress toward execution of the approved restoration work.

Comm. Klein moved, seconded by Comm. Jones, to suspend the rules to allow Chris Coker of Century Renovations to speak to the matter. The motion carried unanimously. Mr. Coker explained he has some questions for Mr. Shamrock about the contract.

After discussion, Chairman Harris brought the meeting back in session.

Projects and Grant Specialist Scott Shamrock reported that once the contractor executes the contract, a purchase order will be issued and the contract forwarded to the County Mayor for execution.

No action was taken.

10. New Business.

a. Surplus Inventory.

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

11. Adjournment. Upon motion of Comm. Jones and seconded by Comm. Rogers, the Committee adjourned at 6:57 p.m.

Prepared by Jennifer Mitchell

Sign-In Sheet

COMMITTEE NAME: Old Courthouse Ad-Hoc

DATE 5/28/26

Name	Address	Agenda Item to be Discussed
JIM LAIMER	1578 LAIMER W	BROWN HOUSE
MIKE MCCLARD	102 TIOGA TRAIL	//
Donna Hartley Lucas	111 College St Gallatin	Brown House
Cindy McClard	102 Tioga Trail Hulle	✓ ✓

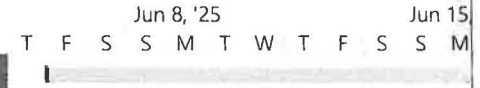
SUMNER COUNTY GOVERNMENT
FINANCE DEPARTMENT
355 North Belvedere Drive ~ Room 302
Gallatin, Tennessee 37066
615.451.6033

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	$ 1,204,522.77	32%	6/22/2026	Masonry and roof being constructed. Working on CO#003 for extending time due to delays during pad construction due to unsuitable soils.
Hendersonville Health Department	Scott	ARPA/Grant	$ 2,270,250.00	$ 150,612.50	$ 2,420,862.50	$ 2,161,083.53	89%	6/30/2026	Concrete to start pouring on Tuesday, HVAC units to be installed this week, and flooring going in starting next week.
Courtroom 5C	Scott	Capital	$ 809,685.13	$ -	$ 809,685.13	$ 416,408.38	51%	7/15/2026	Carpet and Pews installed, Low Voltage to return to finish this week, AV installing monitors and Mics. Waiting on Furniture to arrive.
Recovery Court	Scott	Opioid	$ 575,840.00	$ -	$ 575,840.00	$ 52,000.00	9%	10/15/2026	Construction to start 6/8/26
Sheriff Remodel	Scott	Capital	$ 320,000.00	$ -	$ 320,000.00	$ 169,600.00	53%	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	$ 15,255.00	3%	TBD	Waiting on execution of contract from Mr. Coker before the mayor receives to execute.
Portland SWIG (3 projects)	Dustin	ARPA	$ 7,214,180.50	$ 2,068,925.95	$ 9,283,106.45	$ 8,347,742.13	90%	8/1/2026	Closing out two of the three projects, extending Oak Hill Water project with the remaining funds.
Westmoreland SWIG (4 projects)	Dustin	ARPA	$ 2,417,882.50	$ -	$ 2,417,882.50	$ 1,887,926.00	78%	5/30/2026	All roads complete working on close out.
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	$ 607,021.00	$ 381,725.00	$ 988,746.00	$ 312,622.74	32%	7/21/2027	The project is in ROW acquisition and the consultants are in the process of conducting appraisals and utility coordination.
Rolling Hills Sidewalk	Planning	Capital	$ 92,800.00	$ -	$ 92,800.00	$ 36,054.89	39%	5/11/2027	Working with the consultant to finish design and ROW plans.
The Hollows Drainage Project Phase 1	Planning	ARPA/Capital	$ 748,878.00	$ -	$ 748,878.00	$ 661,615.00	88%	3/30/2026	All major work items are complete. Work remaining includes finishing punch list items. Once budget is approved the culvert at 208 and 210 Hollows Ct will be installed and all paving will be complete.
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	$ 92,691.26	93%	10/31/2026	All laptops distributed, the Portland Senior Center has the final class on Friday, June 12th at the Portland Library.
The Hollows Drainage Project Phase 2	Planning	ARPA/Capital	$ 971,255.00	$ -	$ 971,255.00	$ 943,155.00	97%	6/30/2026	All major work items are complete. Work remaining includes finishing punch list items.
Courthouse Stair Replacement	Scott	Capital	$ 55,000.00	$ -	$ 55,000.00	$ -	0%	6/30/2026	Construction to begin starting 6/8/26 pending weather

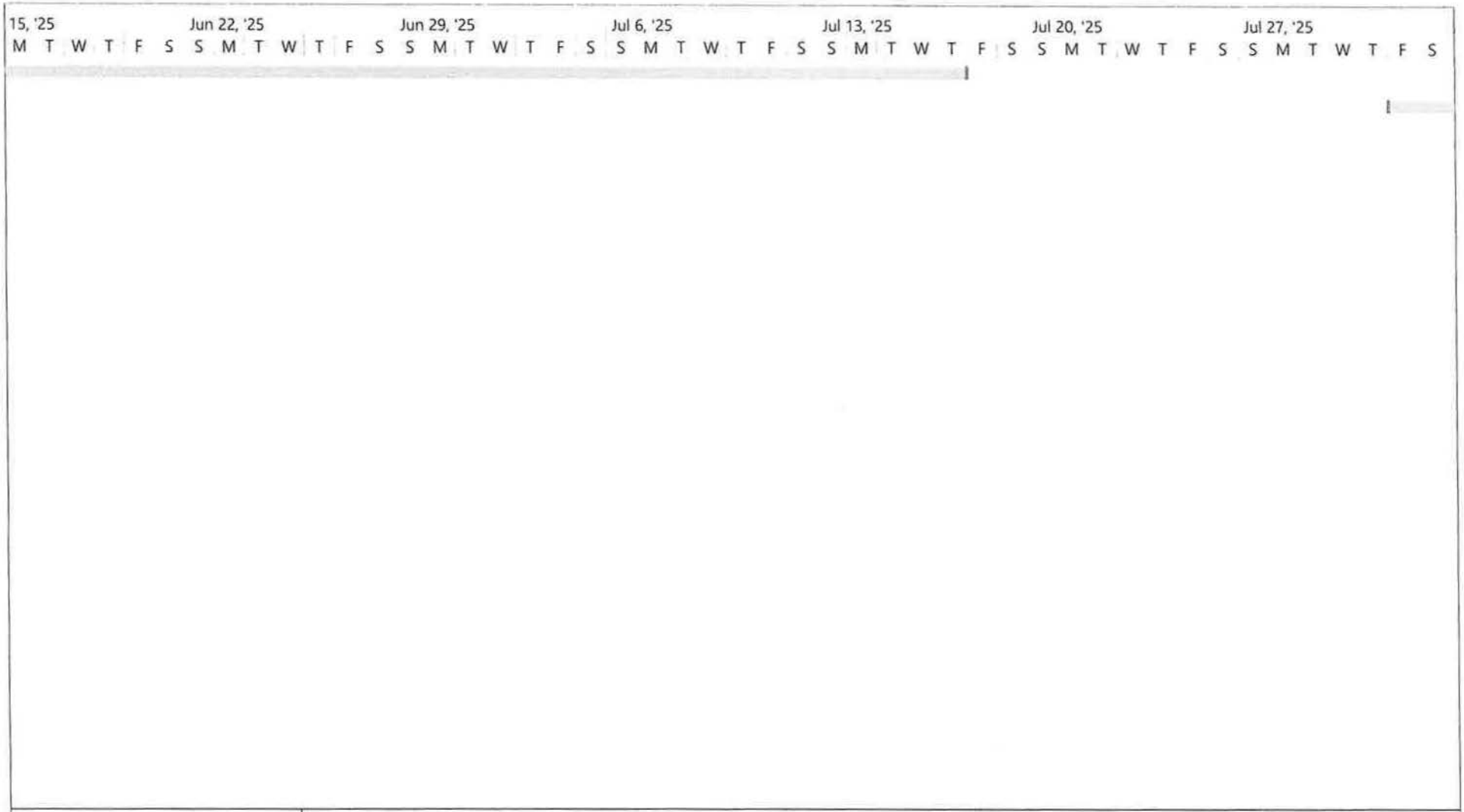
Project Name	Assigned	Funding Source	Original Budget	Budget Amendments	Total Budget	Expenditures	% of Budget Expended	Estimated Completion Date	Status
Hendersonville County Clerk Bathroom Renovation	Scott	Capital	$ 23,138.00	$ -	$ 23,138.00	$ -	0%	7/15/2026	Working on executing contract for Bathroom, expect to be under contract by the end of the week
Working on a contract for Pest Control and Waste Trash Service, HVAC maintenance bid opening June 4th, Fire Monitoring RFP publishing June 4th.									

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		Abatement	30 days	Fri 6/6/25	Thu 7/17/25		
2		Building Demo	10 days	Fri 8/1/25	Thu 8/14/25		
3		Site/Building Pad	7 days	Tue 8/26/25	Wed 9/3/25		
4		Site Utilities and Slab Rough-ins	20 days	Fri 9/5/25	Thu 10/2/25		
5		Concrete Slab Pour	2 days	Fri 10/3/25	Mon 10/6/25		
6		Framing/Masonry	46 days	Sat 12/20/25	Fri 2/20/26		
7		Electrical and Plumbing Framing Rough-in	40 days	Tue 12/23/25	Mon 2/16/26		
8		Roofing	15 days	Tue 2/3/26	Mon 2/23/26		
9		Insulation/Drywall	11 days	Wed 2/26/25	Wed 3/12/25		
10		Mechanical Rough ins	60 days	Tue 1/13/26	Mon 4/6/26		
11		Ceilings	6 days	Tue 3/24/26	Tue 3/31/26		
12		Flooring	10 days	Mon 6/8/26	Fri 6/19/26		
13		Site Concrete/Paving	20 days	Mon 6/1/26	Fri 6/26/26		
14		Doors/Hardware	15 days	Mon 6/8/26	Fri 6/26/26		
15		paint/Accessories	15 days	Tue 7/7/26	Mon 7/27/26		
16		MPE Trim out	25 days	Tue 5/5/26	Mon 6/8/26		
17		Casework	8 days	Mon 6/22/26	Wed 7/1/26		
18		Site Completion and Landscape	20 days	Mon 6/29/26	Fri 7/24/26		
19		Finals/Delay Time	13 days	Mon 7/27/26	Wed 8/12/26		



Project: SCHD Schedule
Date: Thu 5/28/26

Task	Inactive Summary	External Tasks	
Split	Manual Task	External Milestone	
Milestone	Duration-only	Deadline	
Summary	Manual Summary Rollup	Progress	
Project Summary	Manual Summary	Manual Progress	
Inactive Task	Start-only		
Inactive Milestone	Finish-only		


15, '25
Jun 22, '25
Jun 29, '25
Jul 6, '25
Jul 13, '25
Jul 20, '25
Jul 27, '25
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Date: Thu 5/28/26
Task
Split
Milestone
Summary
Project Summary
Inactive Task
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Manual Summary
Start-only
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External Tasks
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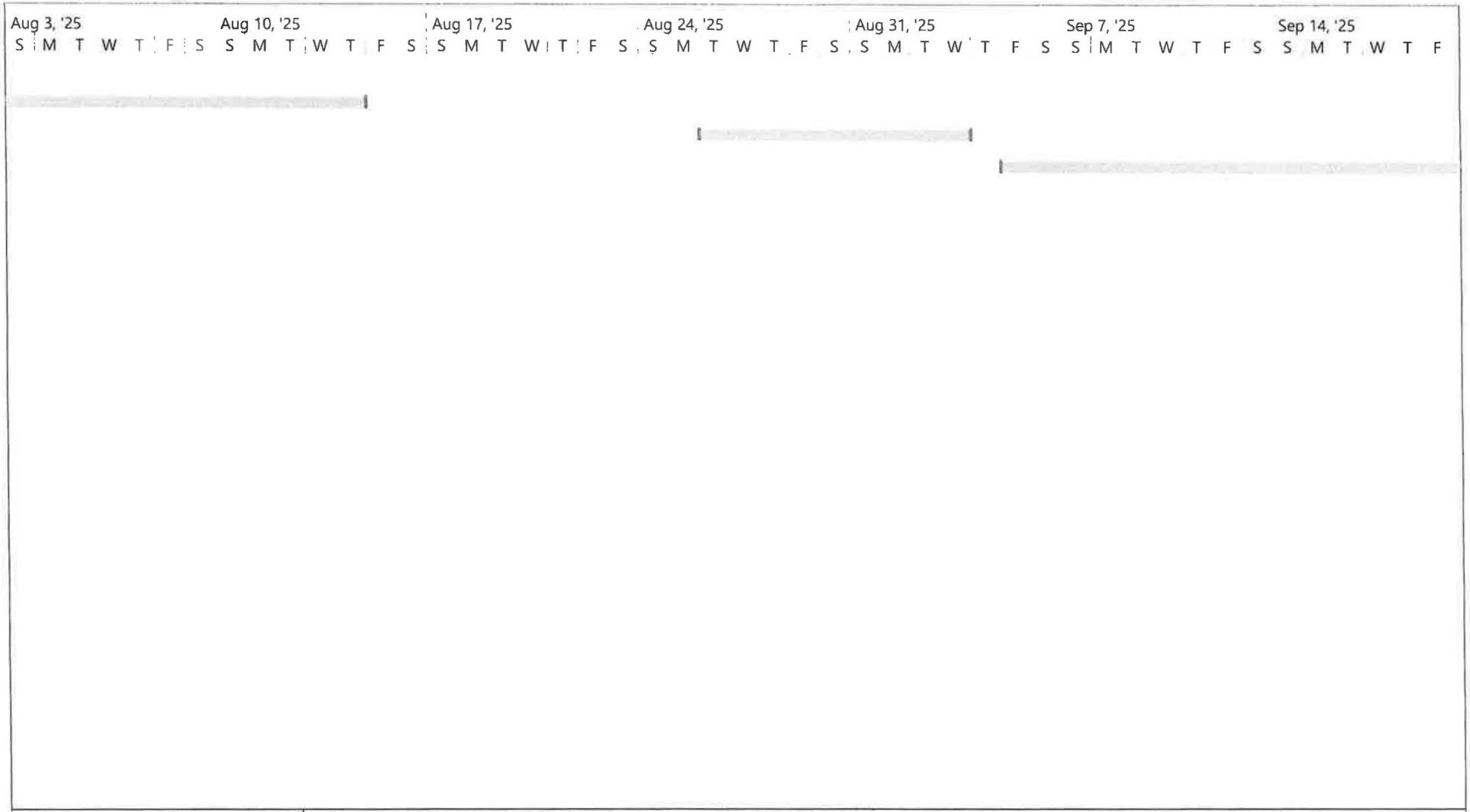
Deadline
Progress
Manual Progress



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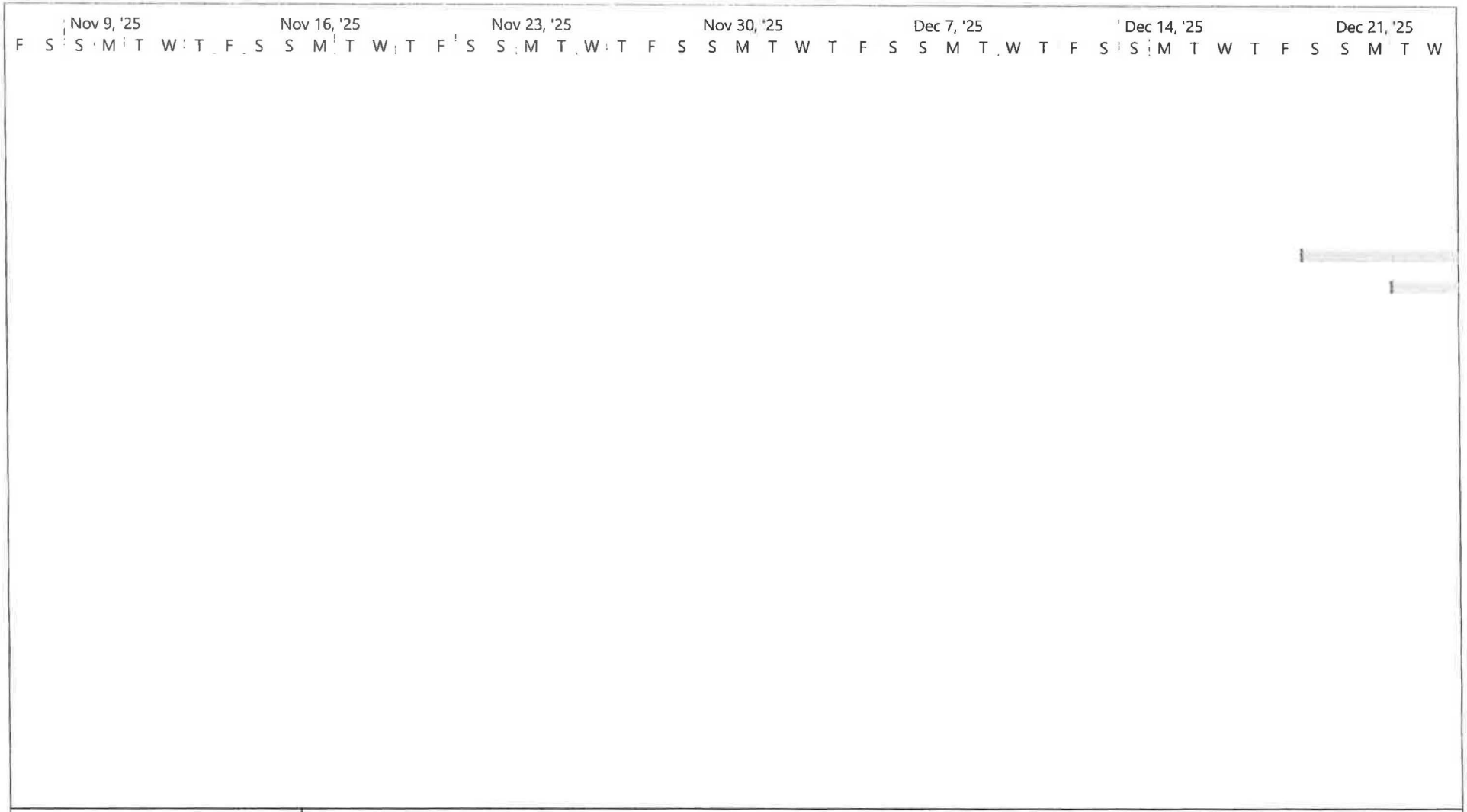

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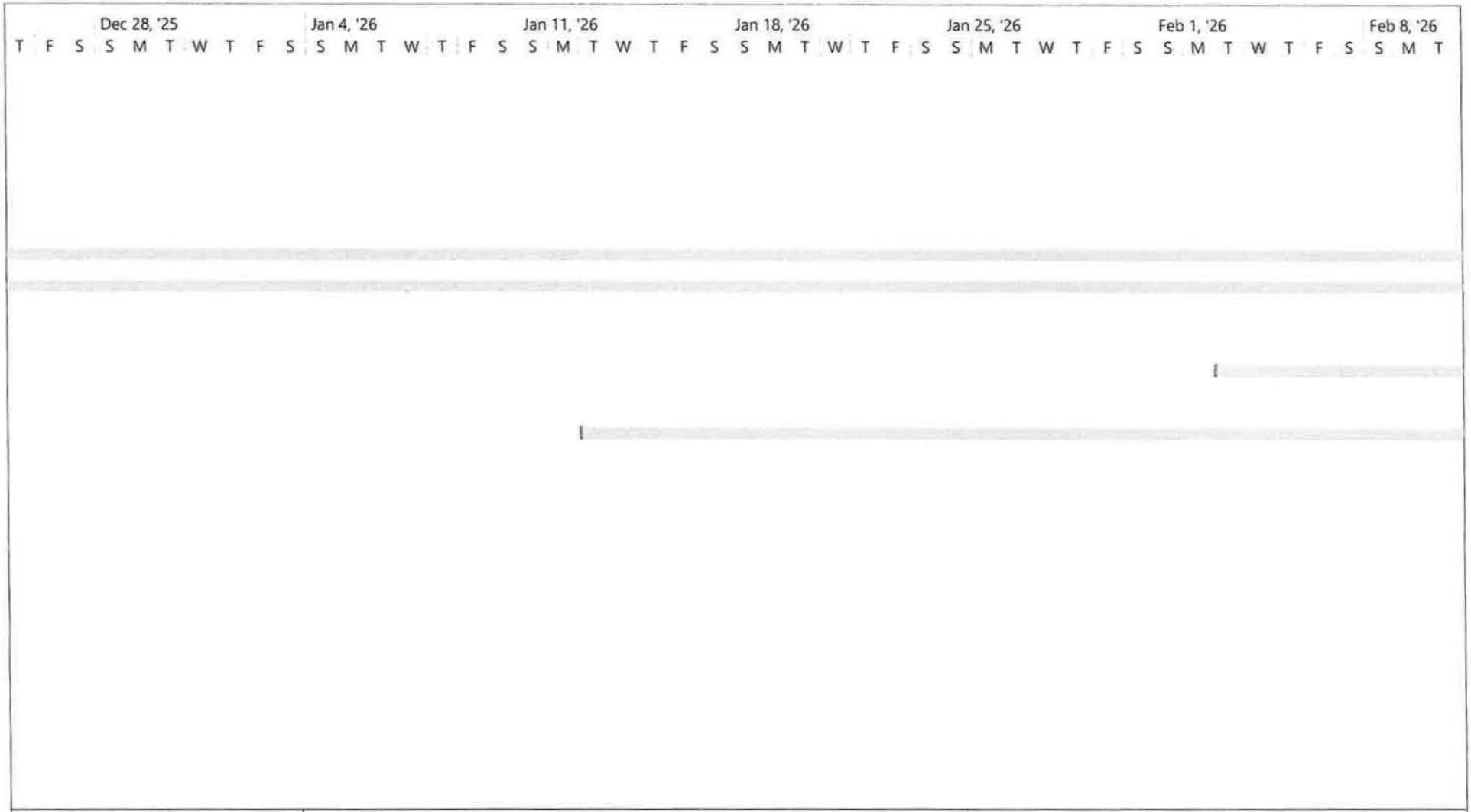

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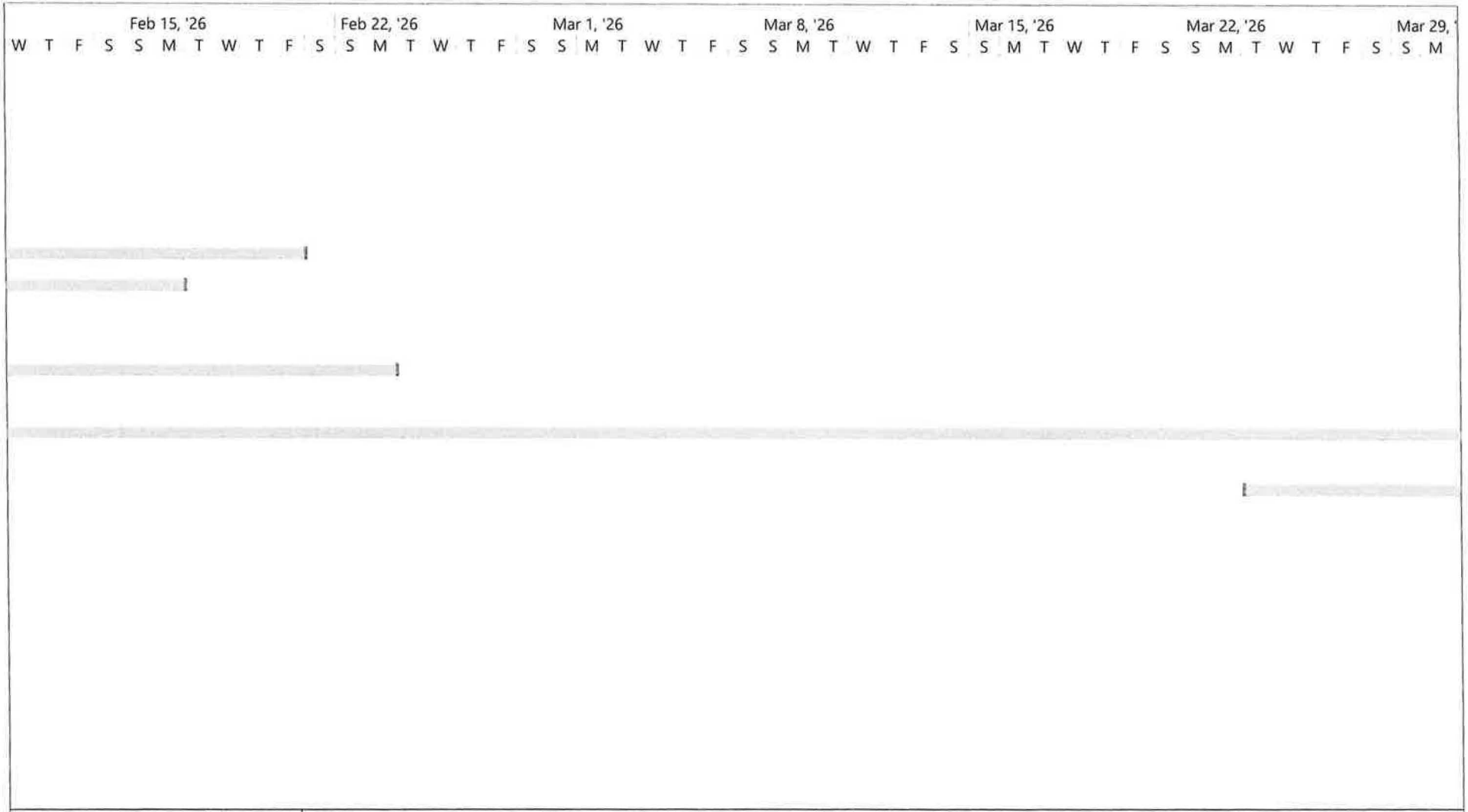

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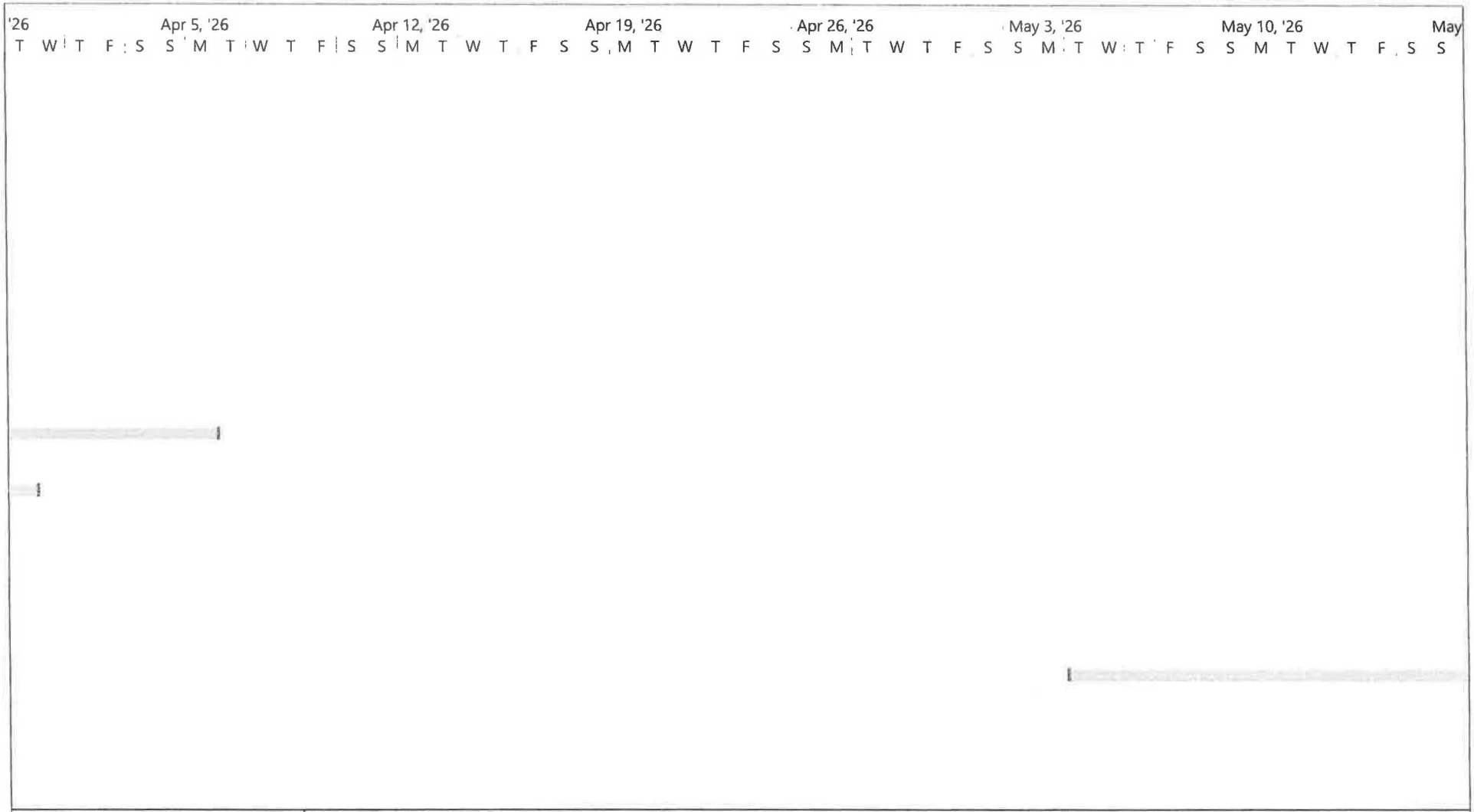

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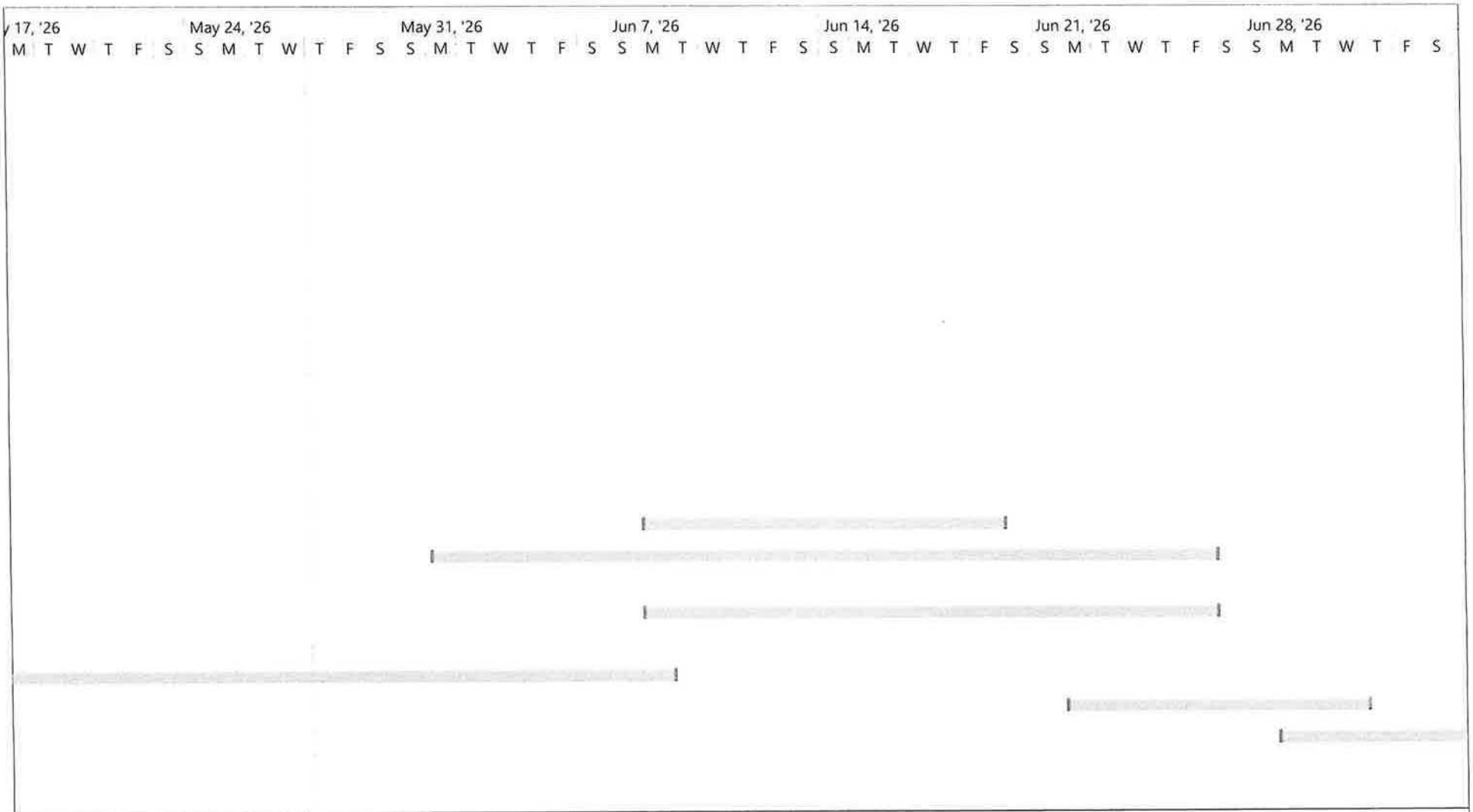

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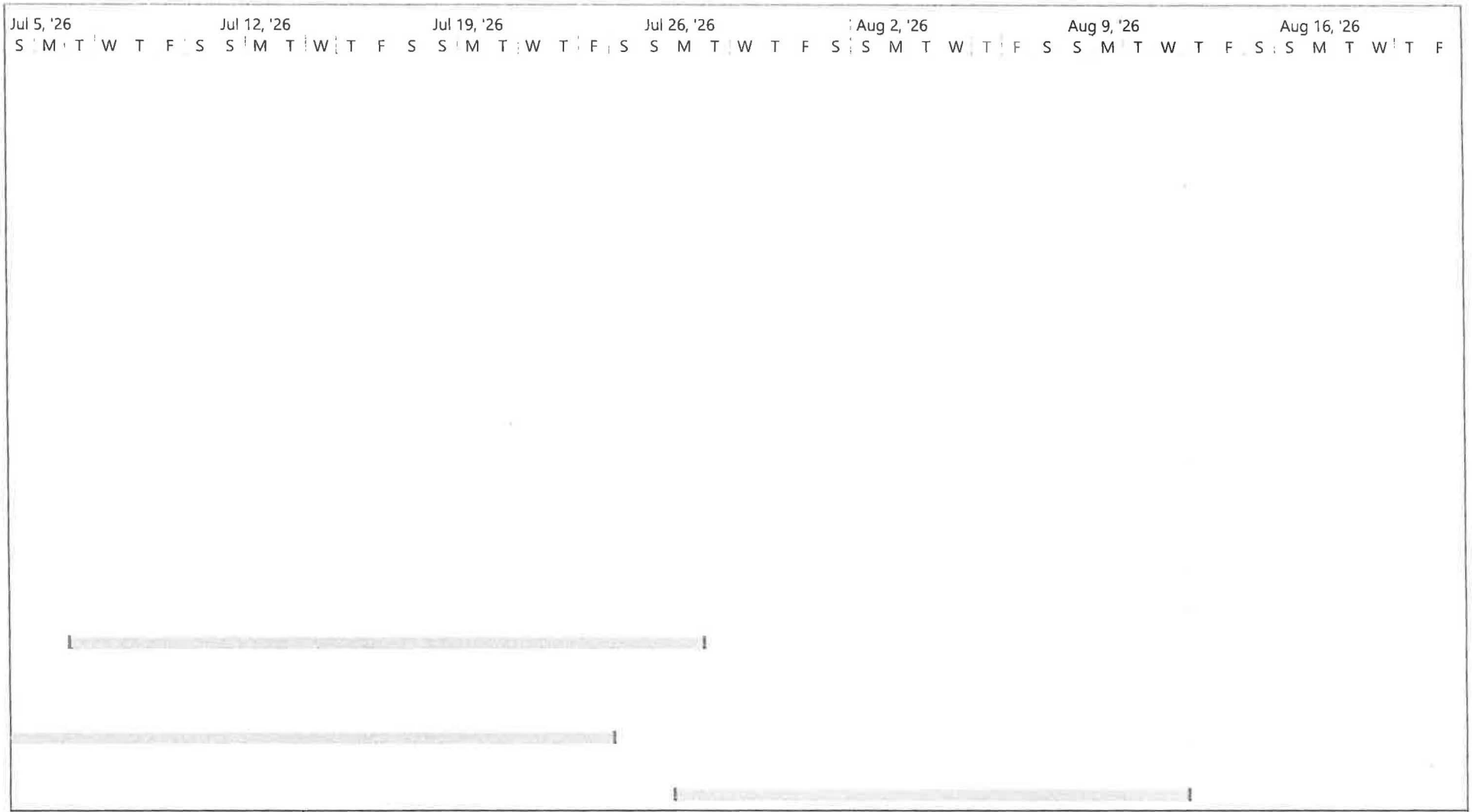

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County Mayor's Report
General Operations Committee
June 1, 2026

8.a. Millersville EMS Station Reconfiguration. This project has been completed. EMS personnel have returned to the station, and the temporary camper unit has been removed from service and returned. Please remove from Old Business.

8.b. Cottontown Flood Mitigation Plan. The property identified for acquisition remains in Probate Court. Marshall has maintained ongoing communication with the family, and the County will proceed with the purchase upon clearance by the court. The plan continues to call for the creation of green space through the clearing of the acquired property, including the removal of all structures situated thereon, as well as the adjacent former Draper House property. These improvements are expected to significantly enhance the aesthetic character of the Cottontown community.

9.c. Property Restoration Project. The County is currently awaiting execution of the contract with Century Restorations. The school system has granted permission to park at the elementary school to complete the work since no children are on the campus.

10.a. Surplus Inventory. The designated surplus items have completed the established disposition process, including internal web posting and clearance by the Information Technology Department for surplus status. No interest was expressed in the surplus computer monitors.

John C. Isbell
Sumner County Mayor