

July 8, 2026

MEMORANDUM

To: City Administrator Gerald Herman & Board of Mayor and Alderman
CC: To File
From: Isaiah Manfredi, Public Services Director
Re: Covington Heights Stormwater Project Residential Property Repair

On this day, July 16, 2026, The Public Services Department, Stormwater Division is requesting the approval for City Administrator Gerald Herman to enter in an agreement for combined \$92,133.00 to be paid to homeowners at the addresses of 301 and 308 Covington Bend Road for damages sustained to their properties. The Public Services Director recommends approval.

During the Covington Heights Stormwater Drainage Project, the low-bid contractor was required to install large reinforced concrete pipe that measured 8' (ft) L x 48" (in) H, 76" (in) W and weighing 11,700 lbs. per section. Additionally, the contractor encountered a layer of rock that needed to be hammered and excavated to a depth of 3'(ft) in some cases, to ensure the pipe was installed on proper grade while working in small spaces with large machines in front of, between, and behind these homes. While completing this project with the obstacles, unforeseen circumstances, and questionable quality of work by the contractor, additional damages beyond what was expected were sustained to the four addresses listed above. Due to the extent of the damages and questionable quality of work, the homeowners located at the aforementioned addresses are unwilling to allow L & G Construction to complete repairs of the excessive damage sustained on their property. These homeowners have chosen to acquire their own quotes and have separate contractors perform the work to their satisfaction.

When evaluating the cost of this request, The Public Services Department considered that the average cost of the eight potential bidding companies was \$800,000.00, and the low-bid price that was \$563,164.00 and the addition of the \$167,887.68, would bring the grand total of this project to \$731,051.68. Comparatively, the cost savings between the average bid price and the current total with the requested amount, would be \$68,948.32.

The costs above have been adjusted from the June 18, 2026 Board Meeting based on the change in cost related to the repairs specific to the address 308 Covington Bend Road; the cost of the previous quote was \$31,700.00 to the current quote of \$47,773.00. An updated quote was not received by The Public Services Department from the homeowner at 301 Covington Bend, because of this I have included the previously submitted quote for reconsideration. In this quote there were two separate dollar amounts provided to us, the higher dollar amount has been included in this memo as an estimate. The lower dollar amount for on this quote is available if discussion is requested.

If the below amounts are approved, the City Attorney will draft individual settlement agreements for each homeowner in these amounts.

Property repair cost itemized by address:

- 301 Covington Bend Road driveway repair - \$44,336.00
- 304 Covington Bend Road mailbox, yard, and driveway - \$37,326.00 – Awaiting Settlement Agreement
- 305 Covington Bend Road mailbox, yard, and driveway - \$38,452.68 – Awaiting Settlement Agreement
- 308 Covington Bend Road mailbox, yard, and driveway - \$47,773.00

Grand Total: \$167,887.68.

ESTIMATE

Culman Construction Inc
4857 Palestine Rd
Springfield, TN 37172-6097

Info@culmancg.com
+1 (615) 579-1947
<https://www.culmanconstructiongroup.com/>

301 Covington Bend



Bill to
Daniel Camp
301 Covington Bend
White House TN 37188

Estimate details

Estimate no.: 1559
Estimate date: 06/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Demo & Re-Pour	Demo, grade, form and pour aprx 2600 sqft of concrete drive and walk way areas. Repour existing foot print area. Quote include demo haul off, pump trucks, rock, site work, either aggregate and sealer finish or broom finish. 3500 psi fiber mesh Wire mesh Compacted rock base Site clean up Grade work Demo and haul off Surface retarder if needed Sealer if needed Exposed aggregate \$44,336 Broom finish \$37,512		\$0.00	\$0.00
Total						\$0.00

Accepted date

Accepted by

Derek Watson

301 Covington

From: Isaiah Manfredi
Sent: Friday, July 3, 2026 8:21 AM
To: Derek Watson
Cc: Gerald Herman
Subject: FW: 301 Covington Bend Driveway

Derek,

Can you please include these pictures in the upcoming BMA Packet please. There are 4 separate addresses that will need to be included which means I will send 4 separate emails for each individual addresses. Standby for emails.

From: Isaiah Manfredi
Sent: Friday, July 3, 2026 8:18 AM
To: Jason Barnes <JBarnes@whitehouseetn.gov>
Cc: Gerald Herman <GHerman@whitehouseetn.gov>
Subject: 301 Covington Bend Driveway

Jason,

Please see the attached information for 301 Covington Bend Road.

The attached pictures and ring doorbell footage shows the proximity to the driveways and the contractor utilizing the driveway at 301 Covington Bend Road and driving an excavator on the driveway.

<https://ring.com/share/369e0577-9719-49df-9eb7-7200c8ef36eb>



Derek Watson

308 Covington

From: Isaiah Manfredi
Sent: Friday, July 3, 2026 9:35 AM
To: Derek Watson
Cc: Gerald Herman
Subject: FW: 308 Covington Bend, White House

Derek,

Please see the email below with the cost breakdown for repairs at 308 Covington Bend Road. Please print and use the email below for supporting documentation purposes please.

I have begun editing the previous months memo to match 308 Covington Bend's new quote, but will not be able to submit a final copy to you until such time that Tim at 301 provides his itemized quote.

From: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Sent: Monday, June 22, 2026 3:08 PM
To: Gerald Herman <GHerman@whitehousetn.gov>
Cc: Isaiah Manfredi <IManfredi@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Mike Wall <mwall@whitehousetn.gov>
Subject: Re: 308 Covington Bend, White House

Just so I am aware which Alderman voted no.

Sent via the Samsung Galaxy XCover6 Pro, an AT&T 5G smartphone
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From: Gerald Herman <GHerman@whitehousetn.gov>
Sent: Saturday, 20 June 2026 09:44:00
To: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Cc: Isaiah Manfredi <IManfredi@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Mike Wall <mwall@whitehousetn.gov>
Subject: Re: 308 Covington Bend, White House

Mr. Schoenheit,

Your frustration with the city is understood. It is our full intention to settle with you a reasonable mutually agreed upon cost for damages to your property. At this past council meeting we were only one vote shy of getting this done. It was agreed by council to defer your case until their July 16th meeting (this will be my official last day). It would be in the best interest of all of us if you, your spouse, or both can be present to answer questions. We will present your request as you have given to us in this most current email.

Gerald O. Herman
City Administrator
City of White House
GHerman@WhiteHouseTN.gov

On Jun 19, 2026, at 9:07 PM, Wayne Schoenheit <wschoenheit@robertsonsheriff.com> wrote:

Thought you retired but here you go. Might as well include you.

Sent via the Samsung Galaxy XCover6 Pro, an AT&T 5G smartphone
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From: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Sent: Friday, June 19, 2026 7:25:44 PM
To: Isaiah Manfredi <IManfredi@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Mike Wall <mwall@whitehousetn.gov>; GMAIL <schoenheit.shannon@gmail.com>
Subject: Re: 308 Covington Bend, White House

So here is my breakdown now that I hear two have been approved and mine was not needed but is now needed.

Driveway- \$26000.00 is the cost for aggregate.
Tearout- \$6500.00
Yard- \$9000.00 regrading, sod, and maintenance
Landscaping- \$300.00
Mailbox- \$1630.00
Water line damage- Repaired
10% incidental cost because I am liable at this point.
Total 47,773.00

As you see my numbers are higher than my ask as I told you before. At this point I should just ask for it all. These could of been provided last week but I was told I was fine and it was not needed by Mr. Isaiah. I am tired of him back peddling and slowing progress. I have had to explain myself to death to him over and over and with all the emails, pictures, and documentation he should of been able to tell everything. Between the trash being dumped in our yards, damage, workers impeding on my entry to my driveway for over a year, peeing in our front yard, picking up their mess this should be resolved. As these meetings go if you had any questions this should have been posed before the meeting. Isaiah stated he was preparing the book a week ago. Did the Alderman wait till the meeting to know what was happening. This project and resolution has waited long enough. Mr. Herman said give me your number. Mr. Wall you had two months to come talk to me. You have been included in the emails for two months. As far as my yard looking ok due to Mr. Wall taking pictures and a Google pic from 2022, I drove thru my yard for 2-3 months and it needs to be regraded. It was not just the front where sod was laid and have the pictures to back-up anymore arguments. Since L and G has failed in so many ways I am taking on the role of the contractor as I figured I would, all liability, and any problems that arise. The flooding has cost me thousands of dollars in damage to my pool which I had to repair. Mud would flood my back yard and pool to the point I just closed it. I should not have to wait till next month

to get this going. I have waited long enough. I expect a call Monday morning with some sort of resolution. I have done more than my part documenting everything for you.

Wayne Schoenheit

Sent from my T-Mobile 5G Device
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From: Isaiah Manfredi <IManfredi@whitehousetn.gov>
Sent: Thursday, 18 June 2026 22:10:07
To: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>; John Corbitt <jcorbitt@whitehousetn.gov>; Mike Wall <mwall@whitehousetn.gov>; GMAIL <schoenheit.shannon@gmail.com>
Subject: Re: 308 Covington Bend, White House

Additionally, since I had a number of \$30,000 from you via email I used that number plus the quote for the mailbox and came up with a number of \$31,700. So I did proceed with what you provided so that I could adhere to a timeline and presented these numbers and recommended approval of them to the board. I presented what I was given. I did not exclude you from the memo do limited information, I performed my job appropriately and truthfully.

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From: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Sent: Thursday, 18 June 2026 20:46:13
To: Isaiah Manfredi <IManfredi@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Mike Wall <mwall@whitehousetn.gov>; GMAIL <schoenheit.shannon@gmail.com>
Subject: Re: 308 Covington Bend, White House

Here is your response after that. Let's at least be truthful. I had your email and replied. This is getting tiring. My yard still needs to be graded, repaired and sod added. I am not a 100% positive I can get my camper out of the driveway.

Wayne Schoenheit

Sent from my T-Mobile 5G Device
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From: Isaiah Manfredi <IManfredi@whitehousetn.gov>
Sent: Thursday, 18 June 2026 20:37:11
To: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Subject: Fw: 308 Covington Bend, White House

Please see the email from June 9th at 1:15PM.

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From: Isaiah Manfredi <IManfredi@whitehousetn.gov>
Sent: Tuesday, June 9, 2026 1:15 PM
To: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Subject: Re: 308 Covington Bend, White House

Wayne,

Do you happen to have an itemized quote that you can send to me, so that I can include it in the Board of Mayor and Alderman Report Packet please.

Thank you

Isaiah Manfredi
Public Services Director
City of White House
615-917-6800
725 Industrial Drive White House TN, 37188



From: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Sent: Tuesday, June 9, 2026 11:03 AM
To: Isaiah Manfredi <IManfredi@whitehousetn.gov>
Subject: Re: 308 Covington Bend, White House

\$1700.00

Sent from my T-Mobile 5G Device
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From: Isaiah Manfredi <IManfredi@whitehousetn.gov>
Sent: Monday, June 8, 2026 10:55:00 AM
To: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>; Mike Wall <mwall@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Gerald Herman <GHerman@whitehousetn.gov>
Cc: GMAIL <schoenheit.shannon@gmail.com>
Subject: Re: 308 Covington Bend, White House

Derek Watson

From: Isaiah Manfredi
Sent: Friday, July 3, 2026 8:23 AM
To: Derek Watson
Subject: FW: 308 Covington Bend Driveway Pictures

Derek,

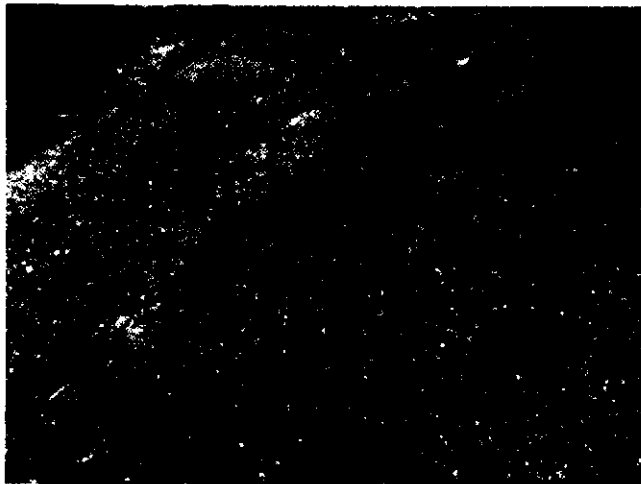
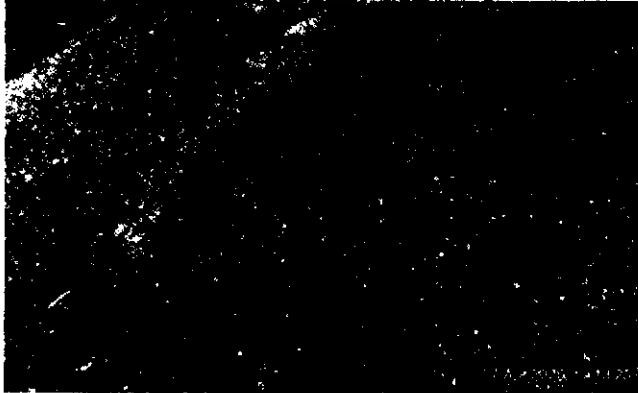
Can you add this to the upcoming BMA Packet please.

From: Isaiah Manfredi
Sent: Friday, July 3, 2026 8:04 AM
To: Jason Barnes <JBarnes@whitehousetn.gov>
Cc: Gerald Herman <GHerman@whitehousetn.gov>
Subject: 308 Covington Bend Driveway Pictures



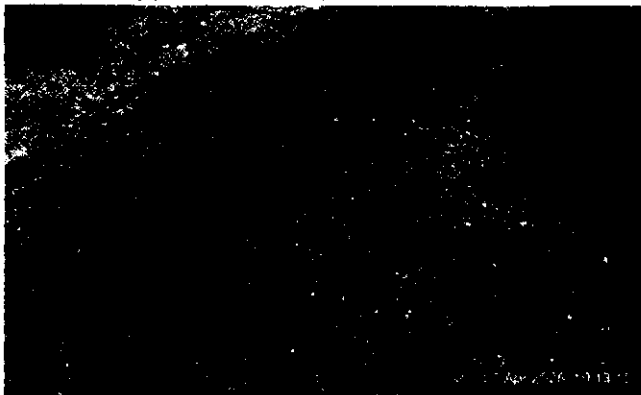
South East

150°SE (T) 38°27'38.99"N, 88°38'21.03"W ±13ft ▲ 803ft



South

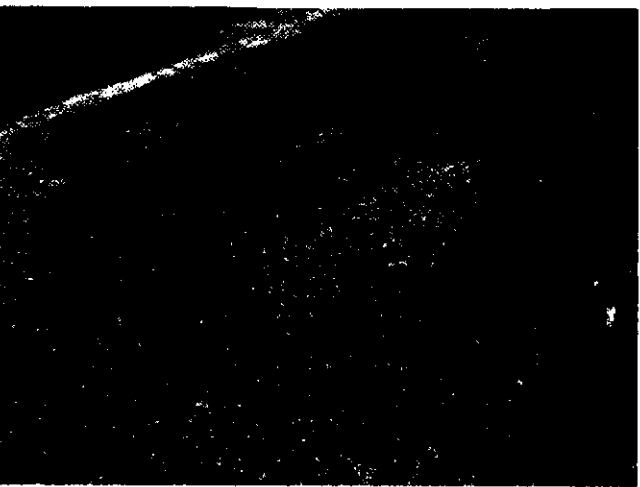
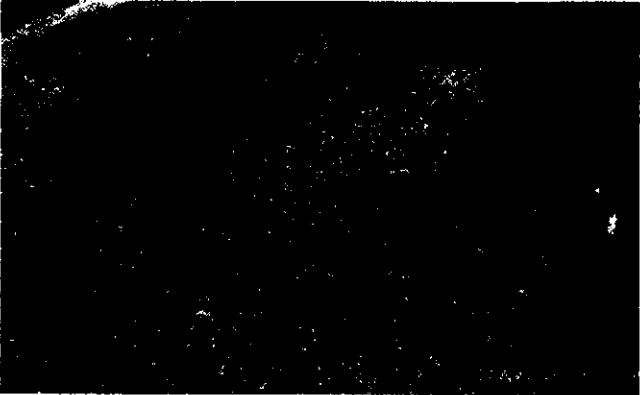
164°S (T) 38°27'37.11"N, 88°38'21.07"W ±13ft ▲ 811ft





South

159°S (T) 38°27'37.11"N, 86°38'20.64"W ±39h ▲ 801h



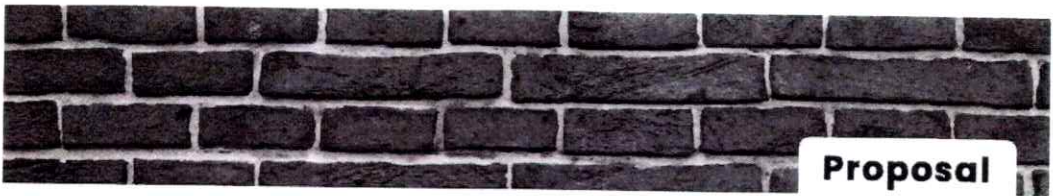


Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

Thank you,



From:
Alfonso Urbano
Urbano Custom Masonry

308 Conington

To:
Shannon Schoenheit
308 Convington Bend
White House, TN 37188

Date issued: 6/07/26
Valid Until: 6/07/26

Brick Mailbox

Overview
Remove old mailbox and rebuild new one with square top

Fee Structure

Item Title	Quantity	Rate	Total
3 Bags of Type N Mortar	1.00	\$70.00	\$70.00
16 Blocks (8x8x16)/ Sand	1.00	\$100.00	\$100.00
300 Bricks	1.00	\$200.00	\$200.00
Concrete Pad	1.00	\$100.00	\$100.00
New Mailbox	1.00	\$100.00	\$100.00
2 Mailbox Address Plaques	1.00	\$260.00	\$260.00
Labor	1.00	\$700.00	\$700.00
Trash Removal	1.00	\$100.00	\$100.00
Subtotal			\$1,630.00
Taxes			\$0.00
Discount			(\$0.00)
Total			\$1,630.00

Contractor
Alfonso Urbano

Date
June 8, 2026 (UTC)

Client
Preview Signature

Date

Derek Watson

308 Covington

From: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Sent: Friday, May 22, 2026 1:39 PM
To: Isaiah Manfredi; Mike Wall; John Corbitt; Gerald Herman
Cc: GMAIL
Subject: RE: 308 Covington Bend, White House

I have been able to talk to all the contractors that will be involved in the repairs. I was not aware sod costs as much as it does and after the contractor looking at the yard, he stated it would all have to be regraded in order to fix what was done. With that being said All contractors is totaling \$30,000.00 for the repairs to the areas we spoke of. Mr. Herman, I want to thank you for taking the time to listen and go over everything with me.

Thank You,

Mr. Wayne Schoenheit

From: Isaiah Manfredi <IManfredi@whitehousetn.gov>
Sent: Monday, May 11, 2026 2:55 PM
To: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>; Mike Wall <mwall@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Gerald Herman <GHerman@whitehousetn.gov>
Cc: GMAIL <schoenheit.shannon@gmail.com>
Subject: Re: 308 Covington Bend, White House

Wayne,

I am working to finish a time sensitive report and will get back to you with your requested update as quickly as possible.

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From: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>
Sent: Monday, May 11, 2026 2:38:01 PM
To: Isaiah Manfredi <IManfredi@whitehousetn.gov>; Mike Wall <mwall@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Gerald Herman <GHerman@whitehousetn.gov>
Cc: GMAIL <schoenheit.shannon@gmail.com>
Subject: RE: 308 Covington Bend, White House

Update of progress 308 Covington Bend 5/11/2026. Updates to 1, 4, 5, and 6.

1. Full driveway removal. Date for full removal?

- Contractor is advising they will be starting this week for driveway removal. Can you confirm please and when this is taking place?
 - I was not informed by Leonard that he would be removing driveways. I cannot confirm that. I will speak to him tomorrow on-site and get back to you. 04/27/2026

- Edwin stated Jason the Engineer is the one who approved for our driveway to be done this date. No advanced notification that our driveway would be blocked. No communication from contractor.
 - That is now the approach that will be taken. I was wrong when I stated how the curbing would be done. Leonard has committed to bringing road plates to place in front of your driveway and your neighbor's driveway to allow access through the curing time of the curbs. 04/27/2026
 - I expressed my concerns with Edwin with the driveway curbing already being added. I advised the tear out is yet to take place. I ask Edwin if the curbing would be fixed again if damaged during the driveway tear out.
- Isaiah on 4/23/2026 stated curb in front of driveway would not be done till the driveway was removed.
 - I was incorrect. Their approach is to do this in a manner to be sure road height, curb height, and catch basin heights are correct. This is the best option. Apologies for confusion in this matter. 04/27/2026
 - Your driveway will be torn out between now and end of May 05/04/2026.
 - What is your expectation as far as the contractor to perform the work on your driveway? Will you be using the gentlemen that you have told me that you know? Will you allow L & G Construction to complete the repair to the first 4 sections of the driveway? Will you use the gentlemen that Robert Mcglaughlin suggested to you?
 1. As far as the tear out I prefer for L&G to do the full tear out in case any more damage is incurred to the areas that have been repaired. I spoke with my contractor and they quoted \$5000.00 for the full tear out with haul off. I understand the cost is cheaper for the city because to my understanding and our conversations the city was managing the haul off. \$4000.00 if the city had a truck ready for removal at all times during the removal process.
 2. 05/08/2026 Mr. Manfredi "I have been had conversations with Leonard regarding the driveways as well, while we do not have a definitive date still, additional binder asphalt will be installed next week by L & G Construction it is my plan to see the driveways removed after the additional binder asphalt is installed and before final asphalt is installed. Driveway removal should be completed by end of May or sooner."
 - a. Need a two-week window for full driveway tear out by L&G so I can inform the concrete company performing the driveway replacement. Also need to know so someone can be present to allow garage access for removal of concrete and to ensure all vehicles and campers moved to avoid damage.

2. Curb (Completed)

- Contractor is onsite now and is stating we will not have access to our driveways for a couple days. Can you also confirm this because per our discussion curbing was not being done in front of the driveways until the driveways were repaired? -
 - I was incorrect about this and they will pour curbing beginning tomorrow morning but they will put road plates in place to allow access while the curbs are curing. Although, I argued my case about having the lowered curb section damaged if they do it in this

manner, Leonard stated that he would place road plates there to prevent damage and will replace curbing if it is in fact damaged. 04/27/2026

- Curb currently extending majority of road frontage of home.
 - Yes, however, I made them change the width of the board from 2" x 10" to a 2" x 4" per your request so that you could extend the width of your driveway. The smaller 2 x 4 will be the form they use to pour the lowered section of curbing that allows your access when completed and keeps water in the roadway.
 - I have showed Leonard in pictures what the curbing in front of your home should look like. If it's wrong, I will have him change it. 04/27/2026
 - 04/30/2026 Curbs are completed.

3. Pressure valve to house. (Completed)

- Repaired as of 04/25/2026. Debree from waterline break found in water valve. Repair has currently fixed issue and has not re-occurred since. Thank you to the water department for taking care of this so fast.

4. Replacement of the four panels

1. Cost breakdown to be presented to homeowner. Current breakdown \$9845 04/23/2026. Requested full tear out this date.
2. Will you allow L & G Construction to complete the repair to the first 4 sections of the driveway?
 - i. As far as the replacement of driveway this will be done by the contractor I have choose. Contractor is waiting for the tear out to complete the job. Contractor can complete job estimated first or second week of June.

-Need to know how I will be re-imbursed for the driveway from the City of White House before the tear out since I am refusing L&G to perform the driveway replacement.

3.

Description	UNIT	PRICE	QUANTITY	TOTAL
1 - REMOVAL OF RIDIG PAVEMENT, SIDEWALK, ETC (0"-8")	SY	\$50.00	52	\$2,600.00
2 - REMOVAL OF CURB(ALL TYPES)	LF	\$10.00	15	\$150.00
3 - FURNISHING & SPREADING TOPSOIL	CY	\$20.00	10	\$200.00
4 - BASE 57 STONE	TON	\$55.00	20	\$1,100.00
5 - SAW CUTTING CONCRETE PAVEMENT(FULL DEPTH)	LF	\$5.00	20	\$100.00
6 - CONCRETE SIDEWALK (4")	SF	\$8.00		\$0.00
7 - CONCRETE DRIVEWAY EXPOSED AGG (6")	SF	\$12.00	465	\$5,580.00
8 - CONCRETE CURB RAMP	SF	\$10.00		\$0.00
9 - CONCRETE CURB	LF	\$12.50		\$0.00
10 - SEED/EROSION CONTROL BLANKET (TYPE I)	SY	\$20.00	10	\$200.00
11 - CHANNELIZERS	EACH	\$25.00	10	\$250.00
TOTAL				\$10,180.00 0

3. Replacement of four panels

- i. Leveling of driveway (dirt work)

- ii. Forms
- iii. Gravel
- iv. 6" at entry and 4" remaining for replacement of concrete

5. Repair of Yard

1. Cost breakdown
2. Yard has been attempted to be fixed twice, seeded twice, and now has rock all through it and looks like crap. -
 - i. This will be completed and I will discuss with Leonard tomorrow 04/27/2026
- b. Requested topsoil brought in at end of project and smoothed out to level yard from vehicle traffic during road repair. -
 - i. This will be completed and I will discuss with Leonard tomorrow. If necessary, City Staff will complete this work internally. 04/27/2026
 - ii. 04/29/2026 all the fill from the curbing was put back into the yard. Rocks, asphalt, and construction trash was mixed into the dirt. Advised Isaiah.
 - iii. 04/30/2026 construction crew came back out and covered the dirt/gravel/rock spread 04/29/2026 this date and did not clear the soil they spread the day before of remaining trash. Emails and pictures sent to Isaiah.
 - iv. 05/01/2026 construction crew came back out filled the remaining portion in.
 - v. Sod was laid as of 05/07/2026.

6. Mailbox replaced at same specs and likeness

1. Cost breakdown and who contractor is to repair.
2. Still sitting in front yard. Requested the mailbox to be moved and be the last item repaired. -
 - i. I expressly told Leonard to remove that mailbox today and he stated he still wanted to pour a foundation under it and I expressly told him that is not what I requested. I will further discuss with him tomorrow. I told him I wanted it removed today and put on the lot next to 304 Covington Bend. 04/27/2026
 1. Mailbox has been removed
 2. Mailbox brick confirmed as good to move forward as of 05/08/2026. Mailbox rebuild to take place 05/11/2026 per Mr. Manfredi's email 05/08/2026.

From: Isaiah Manfredi <IManfredi@whitehousetn.gov>

Sent: Monday, May 4, 2026 8:19 PM

To: Wayne Schoenheit <wschoenheit@robertsonsheriff.com>; Mike Wall <mwall@whitehousetn.gov>; John Corbitt <jcorbitt@whitehousetn.gov>; Gerald Herman <GHerman@whitehousetn.gov>