



**Town of Chapel Hill
Meeting Minutes
Board of Mayor & Alderman**

Monday, April 11, 2022

6:00 PM

Board Room

The Town of Chapel Hill Board of Mayor and Alderman met for their regular monthly meeting on Monday, April 11, 2022 at 6:00 p.m.

Members Present: Mayor Mike Faulkenberry, Alderman Dale Brown, Alderman Jonathan Gilbert, Alderman Marion Joyce, Alderman Dottie Morton, Alderman Joe Sedlak, and Alderman Brian Williams.

Also present were Town Administrator Danny Bingham, Attorney Todd Moore, and Cassie Edrington from MG Group.

Mayor Faulkenberry called the meeting to order.

Isaac Bourne, Minister from Chapel Hill Church of Christ, led the Pledge of Allegiance and the Prayer.

Danny Bingham called roll with all members being present.

1. Approval of the Agenda

- Danny Bingham advised we have one item to add to the agenda. We need to add Town Home rezoning to the agenda. Alderman Joyce made a motion to approve adding this to the agenda. Alderman Brown seconded the motion and all voted Aye.

2. Approval of the Minutes

- Alderman Morton wanted to clarify there is a difference between the Events Committee and the Festival Group. The Events Committee is subject of the Town of Chapel Hill; the Festival Group has no obligations with the Town of Chapel Hill.
- Alderman Sedlak made a motion to approve the minutes. Alderman Williams seconded the motion and all voted Aye.

3. Citizen Input

- Howard Dallow was here from Eveningside Drive. Mr. Dallow discussed the presentation to the Planning Commission of purchase of property for the

proposed Dollar General store. Mr. Dallow questioned if the Planning Commission has to have a public hearing before approval. Danny Bingham advised the Planning Commission will review plans and put on agenda. At that time, citizens can give input. The Planning Commission approved, subject to final review by engineer and other conditions. This property does not require rezoning. Concerns were brought up about parking, drainage, etc. The Planning Commission will address these issues. Mayor Faulkenberry advised the Planning Commission meetings are open to the public for anyone who wishes to attend.

- A citizen asked if everything submitted for residential development is looked at. Todd Moore advised records are available to the public and can be viewed at Town Hall. The citizen was referring to homes being built on Maple Street and voiced concerns about drainage. No plans have been submitted yet for Maple Street.
- Betty Chumbley from Stoneybrook subdivision wants to know why the minutes and agendas from meetings are not on the website. Ms. Chumbley was advised the Town is currently seeking a Town Recorder and once that position has been filled, the minutes and agendas will be on the Town website. Ms. Chumbley asked how long a job posting had to appear in the paper. Mayor Faulkenberry advised the posting would appear one time in the paper. Ms. Chumbley also asked if the current county tax assessments would also apply to the Town – yes, the City will be the same as county. Ms. Chumbley also has some concerns about River Forest – retention pond issues; who follows up to make sure things are done as they should be, etc. Mayor Faulkenberry advised the Release Bond is not completed until all inspections are passed. Ms. Chumbley also asked why the Town needs a third Dollar General Store.

4. Communication from Mayor and Alderman

- Mayor Faulkenberry introduced Hayden Milligan who is with Junior Leadership of Marshall County. Mr. Milligan goes to meetings such as BOMA meetings to observe meetings to further his education for Junior Leadership.
- Mayor Faulkenberry thanked Minister Bourne from Church of Christ and said he would like to see more churches in the area participate.

5. Reports from Staff

- Discussed financial reports from MG Group. Alderman Joyce asked if we are putting capacity fee funds toward the new sewer plant. Cassie Edrington from MG Group advised we will be opening a separate account to put these funds in

to be allocated to the new plant. Cassie Edrington also advised the financial report shows budget totals by department. Alderman Joyce made a motion to approve the financial report. Alderman Gilbert seconded the motion and all voted Aye.

6. Old Business

- Alderman Morton asked if we currently have Codes enforcement. Danny Bingham advised we do not at this time, but we need to have enforcement. Mayor Faulkenberry asked what happens if someone has a complaint about something. Danny Bingham advised either he or Chad Dennis will follow up on the complaint.

7. New Business

- a. Ordinance 2022-01 (To Amend Zoning Map at 416 Horton Hwy). Wants to go from R-1 to R-3 zoning. Discussion was opened up to the members of the public present – there was no discussion. Alderman Gilbert made a motion to approve Ordinance 2022-01. The motion was seconded by Alderman Joyce and all voted Aye.
- b. Resolution 22-03-06 (Marshall County Mutual Aid Agreement). Alderman Williams made a motion to approve Resolution 22-03-06. Alderman Sedlak seconded the motion and all voted Aye.
- c. Resolution 2022-16 (To Annex Territory at intersection of Horton Hwy and Hwy 99). Discussion was opened up to the members of the public present – there were no comments. Alderman Joyce made a motion to approve Resolution 2022-16. Alderman Williams seconded the motion and all voted Aye.
- d. Resolution 2022-17 (To Annex Territory at 4447 Eagleville Pike). Discussion was opened up to the members of the public present – there were no comments. Alderman Williams made a motion to approve Resolution 2022-17. Alderman Brown seconded the motion and all voted Aye.
- e. Resolution 2022-18 (To Approve Contract with Pyro Shows for fireworks display). Alderman Joyce made a motion to approve Resolution 2022-18. The motion was seconded by Alderman Morton. Roll was called and all voted Aye. The fireworks display will be on July 2, 2022.
- f. Resolution 2022-19 (To Approve Premium Pay for Town Employees). Alderman Morton made a motion to approve Resolution 2022-19. Alderman Williams seconded the motion. Roll was called and all voted Aye.
- g. Resolution 2022-20 (Hwy 31 Water Line Replacement/MCBPU). Discussed need for water line replacement. The cost for the entire project is \$8 million. The

Town would be responsible for \$1.8 million max. It was discussed that some of the funds would come from the ARPA funds and the SRF loan. There is an 18 to 20 week lead time. MCBPU is waiting on the Town to tell them how we will go on this. The Town will be responsible for maintenance on the lines in the city limits and MCBPU will be responsible for lines outside the city limits. Alderman Joyce made a motion to approve Resolution 2022-20. The motion was seconded by Alderman Gilbert. Roll was called and all voted Aye.

- h. Town Home Rezoning. This is proposed project next to the new Dollar General and the car wash. Current zoning is B-2 and they are wanting to rezone to R-3. This is the first reading. There will need to be a public hearing. The vote was unanimous by the Planning Commission. Alderman Sedlak made a motion to approve the first reading. Alderman Gilbert seconded the motion and all voted Aye.
- i. Danny Bingham discussion water/sewer. The Town is asking residents to keep their culverts cleaned out. Chad advised the water/sewer department is assessing the sewer system and looking for issues.

There being no further business, Alderman Morton motioned to adjourn the meeting, seconded by Alderman Joyce with all members voting Aye. The meeting was adjourned.

Mayor Mike Faulkenberry