

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

November 13, 2023

CALL TO ORDER

Vice-Mayor Marion Joyce called the meeting to order at 6:00 p.m. with a quorum present.

PLEDGE OF ALLEGIANCE

Led by Alderman Craig McPherson.

PRAYER

Led by Town Administrator Danny Bingham.

ROLL CALL

Mayor Mike Faulkenberry	A	Alderman Jonathan Gilbert	P
Alderman Marion Joyce	P	Alderman Joe Sedlak	P
Alderman Dale Brown	P	Alderman Ben Piper	P
Alderman Craig McPherson	P		

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Dale Brown

Motion Passed: 6-0

APPROVAL OF MINUTES – October 9, 2023

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

CITIZENS INPUT

1. Todd Ferar – 310 Ryan Road – Wants the Town to make sure that bonds are not paid back to developers before all work is completed and punch lists are checked off.
2. Jonathan Wilkerson – Caney Creek Road – Proposed the idea of a Skate Park to be built on the front side of Depot Street Park.
3. Monica Sedlak – Edmonson Avenue – Wants the town to establish written rules and regulations about the Christmas Parade. Rules should be handed out with entry forms.

TOWN ADMINISTRATOR REPORT

1. Veterans Day program went well.
2. Citizen of the Year has been voted on. Danny Bingham will send email to the Board about a ceremony.
3. Town has applied for a Water/Sewer Infrastructure grant for up to \$300,000.00.
4. Lewisburg has sent a letter out stating that there will be a vast cutback on building and development until the water situation can be remedied.
5. Traffic study to be conducted by the state will not be done until after the first of the year.

COMMUNICATION FROM MAYOR AND ALDERMEN

Alderman Joyce reminded everyone of the Christmas party on December 8 at 6:00.

Alderman Sedlak thanked Danny Bingham and Apex Bank for helping with the Veteran's Day program at the downtown park.

Alderman Joyce stated that bricks were still available to be purchased and installed at the Veteran's Park.

REPORTS

Police and Fire Department reports were included in the packets.

Phillip Dye stated that he would now be including a monthly report of all bank statements so the Board can be aware of the cash flow of the town. He also reported that the auditor had been to Town Hall during the previous week, and everything was looking good up to this point.

Congratulations to Danny Bingham for completing his classes and exams to become a Certified Municipal Finance Officer.

UNFINISHED BUSINESS

APPROVE OR DENY ORDINANCE 2023-010 AMEND THE CHAPEL HILL MUNICIPAL CODE TO ADOPT A PLANNING/ZONING FEE SCHEDULE FOR DEVELOPMENT REVIEW. {FINAL READING}

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 6-0

APPROVE OR DENY ORDINANCE 2023-011 AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY REZONING PROPERTY LOCATED AT 5542 NASHVILLE HIGHWAY (BEING TAX MAP 16, PARCEL 24.00) FROM M-1 (LIGHT INDUSTRIAL) TO B-2 (INTERMEDIATE BUSINESS). - {FINAL READING}

****Public Hearing was opened on this agenda item. With there being no comment, the Public Hearing was closed.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

NEW BUSINESS

APPROVE OR DENY ORDINANCE 2023-012 - A PLANNED URBAN DEVELOPMENT (PUD) OVERLAY ZONING REQUEST MADE BY JEFF KNOX CONSTRUCTION, LLC, FOR APPROXIMATELY 42.02 ACRES OF PROPERTY LOCATED AT 5680 NASHVILLE HIGHWAY (PARCEL 016 005.00). – {FIRST READING}

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Ben Piper

Motion Passed: 6-0

DISCUSSION

Jonathan Wilkerson went into a little more detail with the skate park he would like to see developed. Alderman Joyce stated that she thought there would need to be an association to work with the skate park much like the baseball association does. The matter was tabled until more information can be gathered.

CLOSING REMARKS

Town Hall and other offices will be closed for Thanksgiving on November 23-24, and for Christmas on December 25-26.

There will be a meeting of the MCBPU about the water authority on November 16 @ 2:00.

ADJOURNMENT

Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 6-0

Meeting ended at 6:41 p.m.

Mike Faulkenberry, Mayor

Phillip Dye, Town Recorder