

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

May 12, 2025

CALL TO ORDER

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

ROLL CALL

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

STAFF IN ATTENDANCE

Danny Bingham - Town Administrator	Donny Groves – Utilities Superintendent
Phillip Dye – Town Recorder/Treasurer	Andrew Kon – Police Chief

PLEDGE OF ALLEGIANCE

Led by Alderman Craig McPherson.

PRAYER

Led by Danny Bingham.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 6-0

APPROVAL OF MINUTES – APRIL 14, 2024

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Hawken King

Motion Passed: 6-0

CITIZENS INPUT

- Dave Crouch, Columbia Dam Project, addressed the Board and asked for their support in the new Columbia Dam Project, which will help provide water to the Duck River Basin.
- Debbie Pressnell, Maple Street, requested that the Board consider speed bumps as well as reduced speed limits in order to slow the traffic down along the narrow streets in the town's neighborhoods.
- Cody Gardner, 1334 Summer Station, asked the Board to stop the growth and building in Chapel Hill. He also asked if there was any updated news on the Groves Subdivision. Vice-Mayor Piper asked Mr. Gardner to write down specific questions and concerns he had about the growth and submit them to the Board, so they could be addressed.

COMMUNICATION FROM MAYOR AND ALDERMEN

- Vice-Mayor Piper congratulated Chief Kon and the Police Department on their role in helping with the apprehension of a large crime ring, which was responsible for the burglary at H & S Pharmacy in Chapel Hill. Chief Kon noted that this crime ring covered several states in the Southeast US.

REPORTS

- Police and Fire Department reports were included in the packets, as were the monthly financial balances in the bank accounts.
- Chief Kon reported that the department has received a new Crime Scene Truck, which was made available to the town by a state grant.
- Phillip Dye explained the monthly amounts in the bank accounts, and reminded the Board that they would be voting on the First Reading for next year's budget later in the meeting.

TOWN ADMINISTRATOR REPORT

Town Administrator Danny Bingham reported the following:

- Asked for thoughts and prayers for the mayor, his wife, and their family as they go through a difficult time.
- Recognition of CHPD, Chief Kon, Detective Hughes for work to solve the H & S break-in and other crimes. Great job Blue!
- Eagle Scout Owen Harrington to complete his project by end of the month in time for Memorial Day. This is for two benches and a picnic table at Veterans Park.
- Wastewater plant may be delayed to November depending on shipping issues, but Smith Contractors are working on it.
- The new water meter system is preventing water loss. We are hoping we will see a significant drop in water loss that we will report to the state.
- ARP project time frame (Sewer rehab) - Hethcoat and Davis assures that plans will be turned into Ernst and Young (state contractor for payment) by 5/30/25. Bids are to go out in mid-June, with a Pre-construction conference in July and construction beginning in August.
- Work on the Lead Service Line Inventory is ongoing.
- We have applied for a TDOT grant (TSMP-traffic signal modernization Program) to help improve traffic flow at red light intersections. It is a 100% state funded-no local match-grant with a project cap at \$125,000.
- Paving at Henry Horton Park to cover sewer line construction. A big thank you to Marshall County Road Department for their assistance.
- Traffic study is being conducted by a fast-food chain to include school zone and time.
- Trying to schedule some time in June to meet with Mr. Perry, the new director of schools, to discuss strategic plans regarding growth and traffic.
- Spring Creek Farms subdivision is in the process of being paved. This was one of the last items that the developer was to complete as part of his agreement. This should be completed this month.
- The town has received a cybersecurity grant through the state in the amount of \$50,300. This will go toward securing our network and enhancing our software to prevent cyber-attacks, especially on the water system.
- We will be receiving a Music Pathway marker and plaque from the Tennessee Department of Tourism for Chapel Hill's own Mr. Grady Martin. Not sure of date of delivery yet, but there are plans to have a ceremony dedicating it to Mr. Martin and his contribution to the music industry.

UNFINISHED BUSINESS

- Vice-Mayor Piper asked if a traffic study could be done for the new Ellington Subdivision off Spring Creek Street. Town Attorney Todd Moore explained that we probably could not require that unless they came back to the Planning Commission and had changed the plat.

NEW BUSINESS

A) APPROVE OR DENY ORDINANCE 2025-001, ADOPTING THE ANNUAL BUDGET FOR THE TOWN OF CHAPEL HILL, BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026. {FIRST READING}

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

B) APPROVE OR DENY RESOLUTION 2025-004, EXPRESSING SUPPORT FOR THE REVIVAL OF THE COLUMBIA DAM PROJECT.

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Hawken King

Motion Passed: 6-0

C) APPROVE OR DENY RESOLUTION 2025-005, AUTHORIZING THE POSTING OF SPEED LIMIT SIGNS OF 20 M.P.H. IN RIVER FOREST SUBDIVISION, DEPOT STREET, AND OTHER SIDE STREETS WITHIN THE TOWN.

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Hawken King

Motion Failed: 1-5 – McPherson voting Yes, all others voting No

****There was then further discussion, since there had been a petition brought forth by River Forest HOA to lower the speed limit in their neighborhood. The following amended motion was then made by Alderman McPherson.**

APPROVE OR DENY RESOLUTION 2025-005, AUTHORIZING THE POSTING OF SPEED LIMIT SIGNS OF 20 M.P.H. IN RIVER FOREST SUBDIVISION,

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 6-0

D) APPROVE OR DENY RESOLUTION 2025-006, APPROVING A NEW CONTRACT WITH THE MARSHALL COUNTY BOARD OF PUBLIC UTILITIES FOR THE PURCHASE OF WATER, AND ALLOWING THE MAYOR TO SIGN THE CONTRACT.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Dale Brown

Motion Passed: 6-0

E) APPROVE OR DENY RESOLUTION 2025-007, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 108 NORTH HORTON PARKWAY.

****Alderman Jonathan Gilbert recused himself from all discussion and voting on this item since he is co-owner of the property.**

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Joe Sedlak

Motion Failed: 2-3

Roll Call Vote: Yes – McPherson, Brown No – Sedlak, King, Piper

DISCUSSION

None

CLOSING REMARKS

None

ADJOURNMENT

Motion to Adjourn: Alderman Craig McPherson

Seconded By: Alderman Jonathan Gilbert

Meeting ended at 7:05 p.m.

Mike Faulkenberry, Mayor

Phillip Dye, Town Recorder