

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

July 14, 2025

CALL TO ORDER

Mayor Mike Faulkenberry called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Mayor Mike Faulkenberry	P	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	Amy Davis – Administrative Assistant
Phillip Dye – Town Recorder/Treasurer	Andrew Kon – Police Chief
Donny Groves – Utilities Superintendent	

PLEDGE OF ALLEGIANCE

Led by Alderman Hawken King.

PRAYER

Led by Mayor Mike Faulkenberry.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

APPROVAL OF MINUTES – June 9, 2025 & June 16, 2025

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

CITIZENS INPUT

- None

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Faulkenberry stated that he thought the Independence Day event went well, and that he had heard no complaints about it.
- Alderman Piper thanked both Chief Kon and Chief Stout along with their departments for all their hard work during the recent 4th of July event. He also thanked them for their department representation during the recent funeral of Deputy Andrew Ryan.
- Alderman Gilbert reminded everyone of the Lions Club Tractor Pull that is coming up. This will be the 50th anniversary of the Tractor Pull, and there will be a fireworks show each night around 10:00. Volunteer help is appreciated.

REPORTS

- Police, Fire, and Financial Reports were included in the packet given to the Board. There were no specific questions related to any of these reports.
- Danny Bingham pointed out that the Town of Chapel Hill received a Commendation Letter from the Comptroller's office for getting a balanced budget turned in on time.

PUBLIC WORKS REPORT

Town Administrator Danny Bingham reported the following Public Works Projects:

- Water Plant work is ongoing, including some needed painting.
- Sewer Plant construction is continuing and should be completed by the end of the year.
- The town is continuing inspections on the Groves Subdivision.
- Work is ongoing on the state-required "lead-free" project.
- Grease inspections have been done.

- We are now doing all mowing in-house.
- Updated the bacteriological plan.
- Replaced a pressure cell at the Depot Street tank.
- Eagleville Pike lift station required seven cleanouts in June.
- Repair work and sewer cleanout were performed on the Delk property.
- Continuing to inspect for I & I and water loss issues.
- Constantly working on drainage issues.
- Currently interviewing for another Public Works employee.

TOWN ADMINISTRATOR REPORT

Town Administrator Danny Bingham reported the following:

- He gave a quick speech at Henry Horton to promote unity with the park and Chapel Hill, letting it be known that the town needed any grant funds it could get.
- He had a productive meeting with Dr. Perry from the Marshall County School Board.
- Spring Creek Street will be closed on Wednesday, July 16 for culvert repair.

Mr. Bingham said that he would like to take a few minutes to address some of the items that have been done during his term as Town Administrator. Following are his words::

- We came in and changed a lot of the negative work environment and re-established relationships with the BOMA, local, state and federal entities. Working relationships with engineers and vendors were refocused on the projects and opportunities the town had.
- First, the things accomplished could not have been done without the members of the team that have worked to make the town better and plan for the future. Thank you to them.
- Hired Phillip Dye as Treasurer and Recorder. This accomplished a two-fold goal of organizing our records & minutes and establishing a budget and budget procedure. Result has been 3 years of Comptroller's "distinguished submission" commendation.
- Hired Donny Groves. He was the right guy for this job. He is respected in the industry and by our team here. Cindy Warner, Richie Smith, Tim Harber, Bryan Brooks and Rick McDonald work to keep our town running. They literally work around the clock.
- Hired Amy Davis who has assisted in developing processes and procedures to help our citizens resolve issue and do business with our town. Starting to recapture revenue through fees being loss in the permitting process. Together with Denise Richards, Tonya Neal and Sandy Westmoreland, they are the first ones to greet our citizens and address their issues.

- Chief Kon and the CHPD have done a good job in developing and maintaining our Police Department. Just to name a few things:
 - Extensive training.
 - Put into commission our canine, Lira, who has help to track down dangerous suspects, search for lost individuals and busted some drug traffickers.
 - We will be adding an additional officer to staff this summer.
 - Through a grant, we received our crime unit vehicle.
 - Equipping our officers with updated equipment and technology to help them.
 - Adjusted our court fines to reflect current guidelines and requirements.
 - Overall winner Tennessee Highway Safety Office Law Enforcement Challenge.
 - Officers have received various accommodations.
 - Better communication between the Chief and Town Administrator than before.
 - PD has been promoted in community events and various functions.
 - Our PD has worked to solve major crimes.

- Chief Stout and our Volunteer Fire department also have done a good job in developing and maintaining our Fire Department. I have often said I would put them up against any department – especially for towns this size.
 - They received new equipment to allow them to continue to service not only the Town of Chapel Hill, but north Marshall County.
 - We have received 3 new trucks to our fleet, one being a grant that Chief Stout worked through the Gary Sinise Foundation. In addition, we have a new boat to handle water rescue.
 - We have created a way to have a full-time day person for the Fire Department.
 - We have established a training area for our firefighters to train for rescue missions.
 - They have received a grant to purchase personal protection equipment.
 - The Fire Department is promoted in community at various functions.

- We have done a renovation to our water system that has been much needed for many years. That was approximately a \$600,000 project.
- We are finally updating our sewer system to go from a lagoon system to a SBR (Sequencing Batch Reactor) system that will allow us to plan for the projected growth.
- We have a project scheduled to start within next few months to address a larger sewer line through town that is mostly funded with ARP grant money.
- We have negotiated water contracts and projects.
- We have renovated several lift stations and have one scheduled for the Eagleville Pike.
- We have implemented a new meter system that captures water use and loss. It also allows better customer relations in checking water use and leaks.
- We have developed a fee structure that allows the developers to bare more of the cost of development which results into a saving to our current citizens.
- We have represented the town in local, state and federal meetings.
- We have represented the town as a media contact point.

- We have been involved with many day-to-day operations of the town including codes, vendor negotiations and contracts.
- We have worked with Carol Hale at the Community Center to provide programs and education, and we have resolved issues with the center being rented out to include a restructuring fee schedule.

Again, it has taken a good team to make these things occur. While the final decision often falls upon the shoulders of this position, it based on surrounding yourself with good people and allowing them to do their job. We have good people! It's been a privilege to serve with them. We are in a better place than where we were 3 ½ years ago.

***He received a round of applause when he concluded.

UNFINISHED BUSINESS

APPROVE OR DENY ORDINANCE 2025-002, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED ON NASHVILLE HIGHWAY (COUNTY TAX MAP/PARCEL ID 026-044.00), CURRENTLY ZONED R-1, TO B-2 (COMMERCIAL). {FINAL READING}

**Mayor Faulkenberry opened a Public Hearing and asked for comments from the citizens in attendance. Having none, the Public Hearing was closed.

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Ben Piper

Motion Passed: 6-0

NEW BUSINESS

CONSIDERATION OF RESOLUTION 2025-008 APPROVING AN AGREEMENT WITH DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION TO ALLOW THE TOWN AND LEADERSHIP MARSHALL COUNTY TO ATTACH BANNERS TO UTILITY POLES WITHIN THE TOWN.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Ben Piper

Motion Passed: 5-0

CONSIDERATION OF RESOLUTION 2025-009 EXTENDING THE TEMPORARY MORATORIUM ON NEW RESIDENTIAL SUBDIVISIONS DUE TO WATER SUPPLY ISSUES.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Ben Piper

Motion Passed: 6-0

CONSIDERATION OF RESOLUTION 2025-0010 APPROVING A CONSULTING AGREEMENT WITH DANNY BINGHAM.

Motion to Approve: Alderman Craig Mc Pherson

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

CONSIDERATION OF RESOLUTION 2025-0011 APPOINTING PHILLIP DYE AS TOWN ADMINISTRATOR AND TREASURER AND APPROVING AN EMPLOYMENT AGREEMENT.

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Craig McPherson

***During discussion, Alderman Piper stated that he felt that the position should be posted and opened up to the public. This was not meant to be derogatory towards anyone.

Motion Passed: 5-1, Alderman Piper voting “No”

CONSIDERATION OF RESOLUTION 2025-0012 APPOINTING AMY DAVIS AS TOWN RECORDER AND APPROVING AN EMPLOYMENT AGREEMENT.

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Ben Piper

***During discussion, Alderman Piper stated that he felt that the position should be posted and opened up to the public. This was not meant to be derogatory towards anyone.

Motion Passed: 5-1, Alderman Piper voting “No”

DISCUSSION

None

CLOSING REMARKS

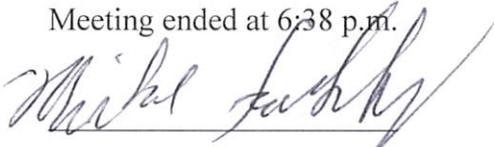
- Alderman Craig McPherson said that he would like to commend Danny Bingham on the job he has done for Chapel Hill during his tenure as Town Administrator.
- Town Recorder Phillip Dye also thanked Danny for being a great boss to his employees, and said he has the utmost respect for him.

ADJOURNMENT

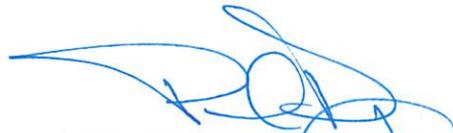
Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Craig McPherson

Meeting ended at 6:38 p.m.



Mike Faulkenberry, Mayor



Phillip Dye, Town Recorder