

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

August 11, 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	A	Alderman Hawken King	P
Alderman Craig McPherson	P		

STAFF IN ATTENDANCE

Phillip Dye – Town Administrator	Amy Davis – Town Recorder
Todd Moore – Attorney	Andrew Kon – Police Chief (arrived late)

PLEDGE OF ALLEGIANCE

Led by Alderman Joe Sedlak.

PRAYER

Led by Mayor Mike Faulkenberry.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Ben Piper
Seconded By: Alderman Hawken King
Motion Passed: 5-0

APPROVAL OF MINUTES – July 14, 2025

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

CITIZENS INPUT

- None

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Faulkenberry stated that the transition with Phillip Dye as Town Administrator and Amy Davis as Town Recorder is going smooth. Everyone is working together well.

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.
- Ben Piper noted that he appreciates all the work of the Fire Department as they, and other jurisdictions, help out Marshall County. Police Department was thanked as well for their aid.

TOWN ADMINISTRATOR REPORT

Town Administrator Phillip Dye reported the following:

- Marshall County Library Contract – Possible negotiations will be discussed at a meeting next week with the Library Board.
- Urban Growth Boundary Map – Plans for a revised UGB will begin soon for a proposed 2027 implementation date. The Town plans to participate in the revision.
- Sewer System Rehabilitation Project – Sewer line upgrades to be awarded tonight for improvement to the middle part of Town have a preconstruction meeting on 8.12.2025. These upgrades are funding in part by the American Recovery Program Act.
- Joint Economic Community Development Board meeting is scheduled for 8.12.2025 - Phillip Dye and Amy Davis plan to attend.

- Forrest Monument – With regard to donation of the monument at 2202 Unionville Road, Phillip has spoken to Mr. Rigsby and Mrs. Joyce about what has taken place in prior years. The Sons of Confederate Veterans will do the survey and legal work. The Town will then be able to release the monument that is in the State right-of-way.
- McDonalds – Plans have been submitted for the 8.25.2025 Planning Commission and a meeting with TN Dept. of Transportation is scheduled for 8.26.2025.

OLD BUSINESS – None

NEW BUSINESS

CONSIDERATION OF RESOLUTION 2025-013 DECLARING EQUIPMENT FROM THE POLICE DEPARTMENT AS SURPLUS AND AUTHORIZING THE TRANSFER OF EQUIPMENT TO CORNERSVILLE POLICE DEPARTMENT.

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

CONSIDERATION OF RESOLUTION 2025-014 AWARDING A BID FOR THE REHABILITATION OF A PORTION OF THE TOWN WASTEWATER SYSTEM TO PCS OF TN, LLC.

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 5-0

CONSIDERATION OF ORDINANCE 2025-003 AMENDING THE ZONING ORDINANCE OF THE TOWN OF CHAPEL HILL CHANGING THE PERMITTED USE TABLE AND REGULATING THE CONSTRUCTION OF FENCES WITHIN THE TOWN. {FIRST READING}

Motion to Approve: Alderman Craig Mc Pherson

Seconded By: Alderman Hawken King

Motion Passed: 5-0

DISCUSSION - None

CLOSING REMARKS

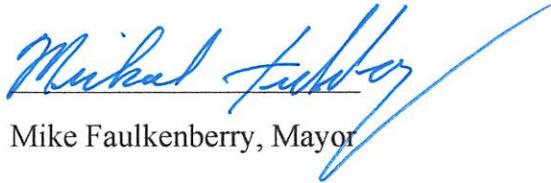
- Town Administration Phillip Dye stated that he will be discussing utility training with board members and verify that they are signed up for MTAS training announcements.

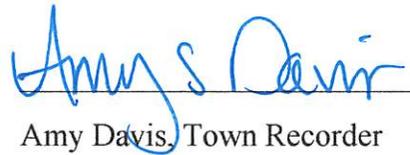
ADJOURNMENT

Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Craig McPherson

Meeting ended at 6:13 p.m.


Mike Faulkenberry, Mayor


Amy Davis, Town Recorder

