

***Minutes of the Board of Mayor & Aldermen
Chapel Hill Town Hall
September 8, 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	A		

STAFF IN ATTENDANCE

Phillip Dye – Town Administrator	Amy Davis – Town Recorder
Todd Moore – Attorney	Donny Groves – Utility Superintendent
Andrew Kon – Police Chief	

PLEDGE OF ALLEGIANCE

Led by Attorney Todd Moore.

PRAYER

Led by Mayor Mike Faulkenberry.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Hawken King

Motion Passed: 5-0

APPROVAL OF MINUTES – August 11, 2025

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

CITIZENS INPUT

- LeAnne Hickman, 2121 Derrick Road, Chapel Hill, TN spoke in opposition to New Business item B on the 9.8.2025 agenda regarding the annexation of Old Highway 99 roadway. Concerns stated were related to possible lack of maintenance to roadway by the Town due to financial constraints.
- Kathy Grupke, 2425 Crutcher Road, Chapel Hill, TN spoke in regard to concern of speed limit and enforcement, and suggested the use of speed pillows.

COMMUNICATION FROM MAYOR AND ALDERMEN

- Alderman Jonathan Gilbert sought the opinion of Attorney Todd Moore on how to address a call he received stating that there was corruption within Town Official(s) and the caller stated they had proof to submit. Attorney Moore stated that Alderman Gilbert can accept that information directly, they can submit information in writing to which information received will be relayed to the Town Administrator, Town Attorney and Board of Mayor and Alderman or other proper entity. They can also attend a meeting to discuss concerns. Town Recorder Amy Davis noted that the number for the State Comptroller's Office is posted in the foyer of Town Hall.
- Alderman Ben Piper inquired on the status of a meeting with Marshall County regarding the library contract. Town Administrator Phillip Dye has requested a meeting, but to-date he has not received any County input to schedule a date.

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.

TOWN ADMINISTRATOR REPORT

Town Administrator Phillip Dye reported the following:

- Congratulations to Officer Austin Beasley.
- Marshall County Library Contract – A meeting has not been established at this time.
- Sewer System Rehabilitation Project – Construction meeting with Smith Contractors is scheduled for 9.9.2025 at 10 am.
- Joint Economic Community Development Board meeting is scheduled for 9.9.2025 - Phillip Dye and Amy Davis plan to attend.
- McDonalds –TN Dept. of Transportation is requiring a southbound turn lane be installed by the development.
- Traffic counts on Depot Street and Highway 99 were discussed. Chief Kon will continue to collect data.

- Update on parties involved in the train vs. truck crash that happened on 8.29.2025 all survived and should fully recover.
- Christmas Light quotes are still being obtained.
- Mother’s Italiano – Beer Board has approved their on-premises application and are looking forward to opening soon.

OLD BUSINESS – None

NEW BUSINESS

A) RESOLUTION 2025-015 ADOPTING UPDATES TO THE CONSTRUCTION DOCUMENT REQUIREMENTS FOR THE ISSUANCE OF BUILDING PERMITS FROM MARSHALL COUNTY CODES DEPARTMENT.

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Ben Piper

Motion Passed: 5-0

B) RESOLUTION 2025-016 DIRECTING THE CHAPEL HILL PLANNING COMMISSION TO CONSIDER A PLAN OF SERVICES AND WHETHER TO RECOMMEND THE ANNEXATION OF RIGHT-OF-WAY KNOWN AS DEPOT STREET/OLD HIGHWAY 99 WEST OF CSX RAILROAD, AND CALLING FOR A PUBLIC HEARING TO CONSIDER SUCH ANNEXATION.

Motion to Deny: Alderman Ben Piper

Seconded By: Alderman Hawken King

Discussion regarding the need, use and location of a second entrance to the Groves of Chapel Hill Subdivision as well as the safety of the proposed entrance, and possible signage/3-way stop sign were among items considered before the roll call vote.

Upon Roll Call Vote:

Alderman Jonathan Gilbert	Nay
Alderman Ben Piper	Aye
Alderman Joe Sedlak	Nay
Alderman Dale Brown	Aye
Alderman Hawken King	Aye

Motion to Deny passed: 3 – 2

C) RESOLUTION 2025-017 EXPRESSING THE SUPPORT OF THE TOWN OF CHAPEL HILL FOR MARSHALL COUNTY’S DESIRE TO REOPEN THE URBAN GROWTH PLAN.

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Hawken King

Motion Passed: 5-0

D) RESOLUTION 2025-018 TO CLOSE THE CSX RAILROAD OVERPASS ON DEPOT STREET TO PUBLIC TRAFFIC.

Motion to Approve the closure of the CSX overpass to all emergency and non-emergency vehicles TEMPORARILY until communication and safety plan is established between Town, TDOT and CSX: Alderman Ben Piper

Seconded By: Alderman Hawken King

Discussion regarding pending, current or potential litigation; safety concerns with respect to emergency vehicle interference; traffic counts; right-of-way; manner of closure method; signage; rain hazard for underpass were among the consideration before the roll call vote.

Upon Roll Call Vote:

Alderman Jonathan Gilbert	Aye (*noting that approval is with the allowance of emergency vehicle access)
Alderman Ben Piper	Aye
Alderman Joe Sedlak	Aye
Alderman Dale Brown	Aye
Alderman Hawken King	Aye

Motion to Approve passed: 4 – 1*

DISCUSSION - None

CLOSING REMARKS

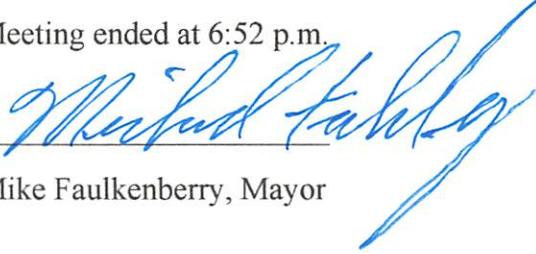
- Mayor Mike Faulkenberry announced that upon entering the meeting, he was intent to resign his position. However; during the meeting that changed. He stated that he will not be forced out and he is unaware of any wrongdoing(s). He announced that anyone having information on inappropriate actions should come forward. A special meeting will be called to address those accusations.

ADJOURNMENT

Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Craig McPherson

Meeting ended at 6:52 p.m.



Mike Faulkenberry, Mayor



Amy Davis, Town Recorder

