

**Minutes of the Board of Mayor & Aldermen Work Session**

**Chapel Hill Town Hall**

**September 24, 2025**

**CALL TO ORDER**

Mayor Michael Faulkenberry called the meeting to order at 5:00 p.m. with a quorum present.

**MEMBERS**

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

**STAFF IN ATTENDANCE**

Phillip Dye - Town Administrator/Treasurer	Todd Moore, Attorney
Amy Davis – Town Recorder	Donny Groves, Utility Superintendent

**CITIZENS INPUT**

- Paul Dillon, 2013 Cheyenne Court, Chapel Hill, TN inquired about the “Depot Street Property Update” listed on the agenda. Discussion ensued regarding the lien placed on property at 901 Depot Street. Mr. Dillon focused on litigation as he and others have active plans to obtain the Daggett property. Mr. Dillon scheduled a meeting with Town Administrator Phillip Dye and Alderman Craig McPherson to view the property at 901 Depot Street, Chapel Hill, TN on Thursday, September 23, 2025 at 9:30 AM to observe clean-up progress.
- Ben Hudson, 109 Chester Avenue, Chapel Hill, TN inquired on the timing of the addition to the agenda.
- Nathan Pierson, 107 Maple Street, Chapel Hill, TN inquired on timestamp of the addition of the item.

\*This meeting took place with several interjections by public attendees of the meeting after the “Citizens Input” section had concluded.

**DISCUSSION ITEMS:**

- A. Special Called Meeting (September 22) Update
- B. Possible Road Annexation – Plan of Service
- C. Water & Sewer Update
- D. McDonald’s Project-TDOT Update
- E. Depot Street Railroad Crossing Discussion
- F. Depot Street Property Update
- G. Possible Paving Projects
- H. Maintenance Bonds – (Ellington, Ezell)
- I. Marshall County Library Update
- J. Sales Tax Update – Meeting with School Board Superintendent
- K. Events Committee Updates
- L. Closing Discussion
  - 1. Zoning Ordinance Amendments
  - 2. Mayor Faulkenberry

**ADJOURNMENT**

Motion: Dale Brown  
Seconded By: Craig McPherson  
Upon Vote: All in Favor  
Motion Passed: 4-1

Meeting ended at 6:41 p.m.

  
Mike Faulkenberry, Mayor

  
Amy Davis, Town Recorder

