

Minutes of the Board of Mayor & Aldermen
Chapel Hill Town Hall
October 6, 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

Phillip Dye – Town Administrator	Amy Davis – Town Recorder
Todd Moore – Attorney	Donny Groves – Utility Superintendent
Officer John Oalman & Officer Duncan Mitchell – Police Department	
Division Chief Mike O’Leary – Fire Department	

PLEDGE OF ALLEGIANCE

Led by Alderman Craig McPherson.

PRAYER

Led by Vice Mayor Ben Piper.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

APPROVAL OF MINUTES – September 8, 22 & 24, 2025

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Hawken King

Motion Passed: 5-0

CITIZENS INPUT

- Marisa Cali, 139 Olivia Circle, Chapel Hill, TN spoke in regard to concern of speed limit and enforcement within the River Forest Subdivision, and suggested the use of speed bumps.

COMMUNICATION FROM MAYOR AND ALDERMEN - None

REPORTS

- Police, Fire, Public Works 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:

- **State of Tennessee Comptroller of Treasury** – The Town received a certificate for the third year in a row acknowledging the timely submittal of a balanced budget.
- **Grove Hill Church** – Proclamation in appreciation for their work at the Community Center will be presented at a future meeting by Mayor Faulkenberry.
- **Greg Stone** – Mr. Stone requested to be on the agenda with regard to the complaints surrounding the Ellington Subdivision and the request for action and stop work order.
- **PE Partners** – The Town received a \$7,000 reimbursement for having Full Package Insurance and few claims.
- **Overpass** – Solutions to closing methods are to be discussed in this meeting. Federal funding in order to build a straight two-lane road across the tracks with signal and arms is being looked into for application. The grant would 80/20 and should be awarded next spring.
- **McDonalds** – A meeting is tentatively set for the week of October 13, for joint meeting with the town, State Representative Warner, TDOT Engineers, and McDonalds engineers.
- **Maintenance Bonds** – The town is still waiting for the finalization of Maintenance Bond for Ezell Subdivision and Road Maintenance Bond for the Ellington Subdivision. We need to determine the process to proceed and best course of action to handle this situation.
- **Paving Projects** – The Town is eligible for a 15-year loan with the TN Municipal Bond Fund which would fund the paving project. Engineering would need to draw up specifications to request bids. Areas included in the project scope that is slated for spring would include Robinson Ave., Broadview St., Biggers St., Bell St., Polaris St., Venus Ct., Winns Crossing, Feedmill Rd. and Patterson Cemetery Rd.
- **Sales Tax Resolution** – Marshall County is showing no interest in renegotiating a new sales tax contract with Chapel Hill. The County would like the Town to rescind the resolution requesting a new contract.
- **Marshall County Library** – The Marshall County Mayor will be taking our request for rent to the Budget Committee for a formal vote. The County Mayor is not in favor of changing the current .
- **901 Depot Street Property** – Ben Hudson and Paul Dillon have been cleaning up and wanted to know if the Board would recommend lowering or rescinding the lien on the property. In a conversation with Barbara Cook today, she claimed that they have no right to

be on the property but she would also like to know if the property was completely cleaned up if the lien could be lowered or rescinded. We are unsure of Probate status or heir.

OLD BUSINESS

A) RESOLUTION 2025-018 CLOSING THE CSX RAILROAD OVERPASS ON DEPOT STREET TO DISCUSS POSSIBLE REVISION(S) TO PUBLIC SAFETY SERVICES ACCESS AND CLOSURE TYPE(S) TO BE UTILIZED.

Discussion ensued with regard to emergency vehicle access and the method to be utilized to barricade the overpass and pricing thereof.

Motion to keep the overpass open for emergency vehicle access and to utilize signage at this time until more research and quotes could be reviewed for a possible siren box control gate or other closure options.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Craig McPherson

All in Favor, Motion Passed: 5-0

NEW BUSINESS

A) PUBLIC HEARING TO HEAR COMMENTS REGARDING ORDINANCE 2025-03, AMENDING THE ZONING ORDINANCE OF TOWN OF CHAPEL HILL CHANGING THE PERMITTED USE TABLE AND REGULATING THE CONSTRUCTION OF FENCES WITHIN THE TOWN.

Public Hearing Opened.

No Comments.

Public Hearing Closed.

B) ORDINANCE 2025-03, AMENDING THE ZONING ORDINANCE OF TOWN OF CHAPEL HILL CHANGING THE PERMITTED USE TABLE AND REGULATING THE CONSTRUCTION OF FENCES WITHIN THE TOWN. {SECOND READING}

Motion to Deny: Alderman Joe Sedlak

Seconded By: Alderman Hawken King

Upon Roll Call Vote: All in Favor

Motion Passed: 5 – 0

C) RESOLUTION 2025-019, ADOPTING A PUBLIC RECORDS POLICY AND SCHEDULE OF REASONABLE CHARGES FOR THE TOWN OF CHAPEL HILL.

Paul Dillon started to address the Board and to adhere to meeting rules of order a vote to determine if it was the will of the Board to hear his comments was taken.

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Ben Piper

Upon Roll Call Vote:

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

**After vote it was determined that as Vice Mayor and acting chair of the meeting his vote was to be excluded.*

Motion Lost: 2 - 3

After discussion regarding the policy and schedule of reasonable charges that were modelled from the State of Tennessee Comptroller Open Council.

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Jonathan Gilbert

Upon Roll Call Vote: All in Favor

Motion Passed: 5-0

DISCUSSION

- Alderman Craig McPherson inquired on the status of the allegations that were presented at the September 22, 2025 meeting.

CLOSING REMARKS

- Vice Mayor Ben Piper and Alderman Joe Sedlak went to training and they suggested if other members have an opportunity to go to any in-person training, he felt it would be beneficial.

ADJOURNMENT

Motion to Adjourn: Alderman Joe Sedlak

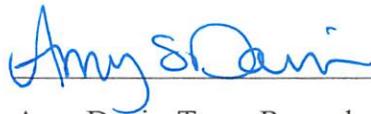
Seconded By: Alderman Craig McPherson

All in Favor, Motion Passed: 5-0

Meeting ended at 7:23 p.m.



Ben Piper, Vice Mayor



Amy Davis, Town Recorder

