

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

December 8, 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 Vacancy		Alderman Jonathan Gilbert	P
Vice-Mayor 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	Todd Moore – Attorney
Amy Davis – Town Recorder	Donny Groves – Utility Superintendent
Andrew Kon – Police Chief	

PLEDGE OF ALLEGIANCE

Led by Vice-Mayor Ben Piper

PRAYER

Led by Vice-Mayor Ben Piper

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 6-0

APPROVAL OF MINUTES – November 10, 2025 & December 3, 2025

Motion to Approve: Alderman Hawken King

Seconded By: Alderman Dale Brown

Motion Passed: 6-0

CITIZENS INPUT

- Hannah Pierson, Chapel Hill Youth Baseball & Softball League – thanked the Town for their financial support.

COMMUNICATION FROM MAYOR AND ALDERMEN

- Alderman Jonathan Gilbert positively commented on the Larry Lewter Veterans Park lights.
- Vice-Mayor Ben Piper agreed and thanked Scout Troop 352, Larry Chatman and the Event Committee on their participation and work with the Wreath and Park Lighting Ceremony.

REPORTS

- Police, Fire, and Public Works 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:

- Wreath Ceremony & Christmas Lighting – We had a crowd of about 25 people and everything went well. Thanks to Vice-Mayor Piper, Chaplain Larry Chatman, Ms. Brenda Brown, and all those on the Events Committee who made this possible. Hopefully we can learn from this experience and make it bigger and better next year.
- Overpass – Signs have been put up for Emergency vehicles only. Orange barrels will be put up across each side to block access to the overpass this week.
- McDonalds – McDonalds and their engineers are still looking at the costs of a turn lane and relocation of utility lines. They have asked Smyrna Baptist Church to extend the offer contract through March.
- Police Academy – We will have two officers graduating the Police Academy at Walters State this week. Officers Austin Beasley and Matthew Johnson should be back in Chapel Hill ready to “Protect and Serve” in the near future.
- American Municipal Services (AMS) – We have met with a representative from AMS and discussed collections for both Municipal Court and Utility Billing. This would not cost the town any money, as they get paid by adding a 35% fee to the collection total. This service could help recoup some losses that we otherwise might not get back.
- Tomorrow open enrollment begins and the agents will be in the office at Town Hall to discuss insurance and answer any questions with employees.
- A circus company has contacted the Town asking if we have a location for them to set up. If the Town provides a venue, they would like to come to Town.

OLD BUSINESS – NONE

NEW BUSINESS

CONSIDERATION TO FILL THE UNEXPIRED TERM OF THE MAYOR AND IF NECESSARY, MAKE A DETERMINATION WITH REGARD TO THE FULFILLMENT OF ANY APPOINTMENT OR POSITION THE VACANCY CREATED.

- After a brief discussion regarding the appointment of a Mayor to fill the unexpired term ending August 31, 2026, a motion was made to appoint Vice-Mayor Ben Piper to Mayor

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Hawken King

Upon Roll Call Vote, Motion Passed: 6-0

Mayor Ben Piper was administered the Oath of Office.

- After discussion regarding the Alderman vacancy created for a term ending August 31, 2026, it was determined to take letters of interest until January 5th at 5:00 PM and invite interested parties to the Work Session on January 7th at 5:00 PM.
- A motion was made to appoint Alderman Joe Sedlak to the position of Vice-Mayor.

Motion to Approve: Jonathan Gilbert

Seconded By: Alderman Hawken King

Upon Roll Call Vote, Motion Passed: 5-0

CONSIDERATION TO AUTHORIZE AMERICAN MUNICIPAL SERVICES TO FACILITATE COURT AND UTILITY COLLECTIONS ON DELINQUENT ACCOUNTS.

- During discussion, Paul Dillon of 2013 Cheyenne Court, Chapel Hill, TN requested to interject and a motion was made to allow his input.

Motion to Approve: Mayor Ben Piper

Seconded By: Alderman Craig McPherson

Motion Passed: 5-0

Paul Dillon spoke.

- A motion was made to table the item until the Work Session of January 7, 2025 for review of the agreement.

Motion to Approve: Jonathan Gilbert

Seconded By: Alderman Hawken King

Motion Passed: 5-0

CLOSING REMARKS

- Mayor Ben Piper congratulated Vice-Mayor Joe Sedlak on his new role and thanked everyone for their vote of confidence.
- Alderman Dale Brown appreciated the red, white and blue lights being incorporated at the Veteran Park Christmas Lights.
- Alderman Dale Brown announced that the Citizen of the Year award will be presented on Wednesday, December 10, 2025 at 6:00 PM.
- Town Administrator Phillip Dye and Mayor Ben Piper announced the annual Christmas Parade on Saturday, December 13th and the events of the day to include vendors starting at 9:00 AM, a visit from Santa at 2:30 PM – 4:00 PM and ending with the parade at 5:00 PM.
- Alderman Joe Sedlak inquired about former Town Administrator Danny Bingham.

ADJOURNMENT

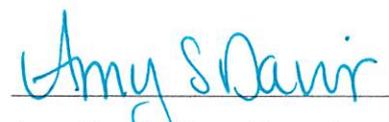
Motion to Adjourn: Alderman Joe Sedlak

Seconded By: Alderman Dale Brown

Motion Passed: 5-0

Meeting ended at 6:49 p.m.


Ben Piper, Mayor


Amy Davis, Town Recorder

