

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

January 12, 2026

CALL TO ORDER

Mayor Ben Piper called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Mayor Ben Piper	P	Alderman Jonathan Gilbert	P
Alderman Joe Sedlak	P	Alderman Hawken King	P
Alderman Craig McPherson	P	Alderman Dale Brown	P
*Alderman Phillip Manners	P		

STAFF IN ATTENDANCE

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

PLEDGE OF ALLEGIANCE

Led by Mayor Ben Piper

PRAYER

Led by Mayor Ben Piper

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Craig McPherson

Motion Passed: 5-0

APPROVAL OF MINUTES – December 8, 2025 & January 7, 2026

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Hawken King

Motion Passed: 5-0

CITIZENS INPUT – None

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Ben Piper was appreciative of all the community involvement by coming to the meeting and of the time and work the Board of Mayor and Aldermen dedicate.

REPORTS

- Mayor Ben Piper administered the Oath of Office for Officer Matthew Johnson.
- Police Chief gave an update on the new Officers, training and graduations.
- Public Works report was read by Mayor Ben Piper and discussed items briefly.
- Fire Chief Stout had a report included in the packet given to the Board. There were no specific questions to the report.

TOWN ADMINISTRATOR REPORT

Town Administrator Phillip Dye reported the following:

- McDonalds has extended the offer on the purchase of property from Smyrna Baptist Church while they review feasibility of the project.
- TOSHA inspection was performed recently. Only minor violations were noted and have been corrected.
- The Office of the Comptroller has acknowledged and approved the debt obligation note.
- Public Entity Partners risk manager has done an assessment. Board training was discussed and noted that there is upcoming training offered through MTAS virtually on January 27-29, 2026.
- Bedford County Water meeting on January 13, 2026 at 9:30 AM.

OLD BUSINESS – NONE

NEW BUSINESS

CONSIDERATION OF QUALIFIED INDIVIDUALS TO FILL THE UNEXPIRED TERM OF THE ALDERMEN ENDING AUGUST 31, 2026.

After brief discussion the floor was opened for nominations.

Further discussion took place.

Attorney Moore recommended that a vote be taken on individual nominations until a majority was reached.

Nominations accepted:

Hawken King nominated Ben Hudson

Jonathan Gilbert nominated Phillip Manners

Joe Sedlak nominated Marissa Cali

Craig McPherson nominated Michael Jeffers

Upon Roll Call Vote for Ben Hudson to fill the vacancy:

Dale Brown: No

Jonathan Gilbert: No

Joe Sedlak: No

Craig McPherson: No

Hawken King: Yes

Upon Roll Call Vote for Phillip Manners to fill the vacancy:

Dale Brown: Yes

Jonathan Gilbert: Yes

Joe Sedlak: No

Craig McPherson: No

Hawken King: Yes

Upon Roll Call Vote for Marisa Cali to fill the vacancy:

Dale Brown: No

Jonathan Gilbert: No

Joe Sedlak: Yes

Craig McPherson: No

Hawken King: No

Upon Roll Call Vote for Michael Jeffers to fill the vacancy:

Dale Brown: No

Jonathan Gilbert: No

Joe Sedlak: No

Craig McPherson: Yes

Hawken King: No

No majority was reached.

The floor was once again opened for nominations.

Nominations accepted:

Jonathan Gilbert nominated Phillip Manners

Hawken King nominated Ben Hudson

Joe Sedlak nominated Marissa Cali

Upon Roll Call Vote for Phillip Manners to fill the vacancy:

Dale Brown: Yes

Jonathan Gilbert: Yes

Joe Sedlak: Yes

Craig McPherson: Yes

Hawken King: No

Upon Roll Call Vote for Ben Hudson to fill the vacancy:

Dale Brown: No

Jonathan Gilbert: No

Joe Sedlak: No

Craig McPherson: No

Hawken King: Yes

Upon Roll Call Vote for Marisa Cali to fill the vacancy:

Dale Brown: No

Jonathan Gilbert: No

Joe Sedlak: Yes

Craig McPherson: No

Hawken King: No

A majority of votes were received for Phillip Manners. He was offered to fill the unexpired term of Aldermen expiring August 31, 2026 and accepted. Mayor Ben Piper administered the Oath of Office for Phillip Manners.

*Alderman Phillip Manners joined the meeting.

DISCUSSION

- Mayor Ben Piper requested weekly reports be given to the Board of Mayor and Aldermen from the Town Administrator to include all departments. Hawken King to present copy for reference.

CLOSING REMARKS

- Phillip Manners was welcomed and public was once again thanked for attending.

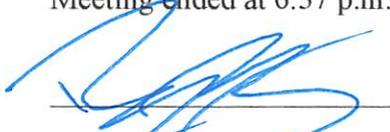
ADJOURNMENT

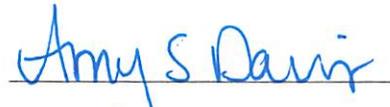
Motion to Adjourn: Alderman Joe Sedlak

Seconded By: Alderman Craig McPherson

Motion Passed: 6 – 0

Meeting ended at 6:37 p.m.


Ben Piper, Mayor


Amy Davis, Town Recorder

