

STATE OF TENNESSEE  
COUNTY OF MARSHALL

TOWN OF CHAPEL HILL  
AUGUST 14, 2017

The Town of Chapel Hill Board of Mayor and Aldermen met for their regular monthly meeting on Monday, August 14, 2017 at 6:00 p.m. at Chapel Hill Town Hall, 2202 Unionville Road, Chapel Hill, TN.

Members present: Mayor Danny Bingham, Aldermen Marion Joyce, Horace Hill, Jr., Tommy Lawrence III, Jan Darnell, Dottie Morton, Michael Faulkenberry, Town Attorney Todd Moore, Town Administrator Mark Graves and Town Clerk Carolyn McDonald.

Mayor Danny Bingham called the meeting to order and followed with an opening prayer. The Pledge of Allegiance was led by Mark Graves.

Mayor Bingham called roll with all members being present.

- 1) Alderman Joyce made a motion to approve the agenda and Alderman Hill seconded. All members in favor.
- 2) Alderman Hill made a motion to approve last meetings minutes with Alderman Faulkenberry seconding. All members in favor, minutes are approved.
- 3) Citizen input is recorded on the attached sheet.
- 4) Mayor Bingham made the board aware that the Caney Springs Volunteer Fire Department is now a part of and controlled by the Chapel Hill Volunteer Fire Department.
- 5) Town Administrator Graves reported the work on bathrooms at our city park will begin when sewer and water lines are installed. Mayor Bingham also stated there is great expense involved in this park project and we will be doing the work in phases as finances allow.
- 6) Ordinance 17-9 (rezoning property on Eagleville Pike to R-3) passed second reading with a motion from Alderman Hill to pass this ordinance and a second from Alderman Joyce. With a roll call vote all board members voted Aye and ordinance passed.

7) Ordinance 17-10 (Ordinance to Amend the Zoning Ordinance reducing the Minimum Lot Width in an R-3 from 75 feet to 65 feet) passed second reading as Alderman Hill made a motion to pass ordinance and Alderman Faulkenberry seconded. With a roll call vote the Ordinance passed:

Alderman Morton—Aye

Alderman Hill--Aye

Alderman Darnell—Nay

Alderman Joyce--Aye

Alderman Faulkenberry—Aye

Alderman Lawrence—Aye

8) A discussion of the SRF Loan Rate Study shows this is the least expensive type of loan we could have. Our sewer rates will still need to increase by \$15 to cover this expense and this is to be spread out in \$5 increases over the next 3 years. This rate will begin in September 2017. This loan is to upgrade sewer needs on the south side of Chapel Hill.

9) Resolution 17-17 allowing the bid approval for Police Equipment passed with Alderman Lawrence making a motion to approve and Alderman Faulkeberry seconded. All members voted Aye. The Kenwood Radio is the choice as it is more receptive and also upgradeable.

#### Other Business:

Alderman Morton ask about a drone for the Police Department and Chief Kon stated that it really isn't necessary. He stated we can use the Fire Departments drone in the rare case it would be helpful.

The purchase of garbage cans for the city residents is pending quotes.

There was also discussion to put a deadline for putting things on the meeting agendas. Alderman Joyce ask if a motion could be presented and Town Attorney Todd Moore replied yes.

A motion was made to have a request in 10 days prior to meetings for being placed on the agenda. Alderman Morton made the motion to pass and Alderman Faulkenberry seconded. The motion passed with all members voting Aye. The 10 day period becomes effective October 1, 2017.

Alderman Faulkenberry discussed the need to prohibit large trucks from parking at the City Park and also prohibit any overnight parking. He ask that it be placed on the agenda for the next board meeting (September 11, 2017) for discussion and a resolution to this problem.

Motion to adjourn was made by Alderman Darnell and seconded by Alderman Faulkenberry.

Meeting adjourned.

Minutes recorded by \_\_\_\_\_

Mayor Bingham \_\_\_\_\_

Public comments and concerns August 14, 2017

Barbara Harris-was promised sewer at her home over 10 years ago.

Mr. Blackwood-his sewer over flows every time we have a hard rain. (this sewer is connected to his apartments where several apartments use 1 septic tank)

Earl Harris-He has been waiting 13 years for his promised sewer. Mark explained until now no one had ask for sewer service.

C. Pearson-has concerned for enough water in the future.

A. Todd-has crowed road concerns. Mark stated we are in a pilot program with TDOT to address the road issue.

J. Haynes-doesn't approve of the lot size, thinks the lots are too small.

Joy Hall- Why did we have 2 meetings if the sewer grant is already in?

N. Todd-concerns: lot size, traffic on Stevens Road, sufficient sewer and water, and citizens that do not have sewer but were promised it several years ago.

I. Todd-lot size is too small

B. Mathis-said the BOMA did not give any answers to questions raised by the public.

J. Zarcaka-stated he is a new resident, he recently moved here from Spring Hill. He said he doesn't want anyone else moving in and changing the small town feel. Also concerned that growth will increase taxes as to what happened when he lived in the north.

M. Blackwood-What type septic system will be used in the new development? What style houses? Will houses be rentals? What about state approval of runoff storm water.

M. Bradfords-Concerned runoff water will possibly flood his property.

M. Shaw-moved here for a country lifestyle and does not want others moving in.

J. Jent-property has been for sale over 3 years and no one bought it. Mr. Gordon has come in for all approval and wants to do the right things to make this a really nice development. All fees and codes are high meeting high standards. Chapel Hill has had only 3 developments in the past 15 years and none of those meet the high standards this developer is willing bring.

M. Gordon-He is very aware of all state rules and regulations and will meet all of them.

H. Todd-in general opposes the development.

N. Moorehead-wants to clarify no special favors or consideration was ever made to her or her family in regards to this property. Decisions are to be made by the elected officials as they have

processes and rules and guidelines to follow. Larger lots would use more green space and farm land.

A. Todd-why are minutes not posted on website?