

Town of Chapel Hill
Special Called Meeting Minutes
Tuesday, January 18, 2022 6:00 PM

The Chapel Hill Board of Mayor and Alderman met for a special called meeting on Tuesday, January 18, 2022 at 6:00 pm at Chapel Hill Town Hall, 4650 Nashville Highway, Chapel Hill, TN.

Members present: Mayor Mike Faulkenberry, Vice Mayor Marion Joyce, Alderman Dottie Morton, Alderman Jonathan Gilbert, Alderman Joe Sedlak, Alderman Brian Williams and Alderman Dale Brown.

Also present: Town Administrator Amanda Harrington, Attorney Todd Moore, Accountant Cassie Edrington.

Mayor Faulkenberry called the meeting to order.

Pledge of Allegiance was led by Alderman Gilbert.

The need to raise sanitation rates was discussed with an increase from current rate of \$10.50 per month to \$12.25 per month.

A recommendation to have TAUD do a projected rate increase for sewer/water rates was presented to the Board. The process to get started is having the BOMA do a resolution and have the resolution on the agenda for next regular monthly meeting.

Town Attorney Moore stated we will need 2 resolutions for the next BOMA agenda:

1. A resolution to raise sanitation rates.
2. A resolution to allow TAUD to do a rate study of current and projected water and sewer rates.

Regarding New Tap Into Duck River:

Tommy Whaley (Marshall County Board of Public Utilities Superintendent) stated that after work on the new lines has been contracted out it would then require about 1 year to completion. The USDA would be taking care of the 12" line coming from Lewisburg and the wait now is for USDA inspection of the Lewisburg plant. This line will be designated strictly for Chapel Hill.

Mayor Faulkenberry wants a representative from Chapel Hill to start participating in all future Lewisburg Water Department meetings.

Regarding current Sewer System failures :

Operations Manager Chad Dennis reports unwanted water (INI) is flowing into our system causing pump failure. The pumps are in good working order but the problem is overtaxing these pumps with ground water leaking into the system.

Alderman Sedlak stated maintenance has been neglected regarding culverts and ditches being cleaned out and kept free flowing. This is causing backed up water and adding to the problem.

A problem with the pump could also be that it isn't seated properly and this will be checked.

Alton Hethcoat recommended a company he is familiar with be called in to service and check our pumps to see if there are any issues there. He also stated as sewage is running out onto private property it is considered an emergency situation and we can get funding to assist in paying the cost of repairing/correcting this problem. Mr. Hethcoat will contact this company immediately to have them check our pumps and see what is needed and at what cost and we can review their findings and get starting direction.

Conclusion

The Town will have Chad Tune address the ditches and culverts for cleanout.

TAUD will do a study for water-sewer rate increases.

We should consider a 3% increase immediately until rate study is completed.

Mr. Hethcoat suggested an outline to help identify problems and solutions

1. Stop patching and start correcting on the water side.
2. Identify problem areas and how new construction will affect these areas.
3. Identify how new construction will impact infrastructure and capitalize on new development by having fees charged to developers to pay a percentage of cost of infrastructure. "System Improvement Contract" amounts would be applied to new developers based on the impact they would have on our system.
4. Areas could be divided into drainage basins and then install flow monitors to show the effects on the system and water models and costs could be gathered so we could assess costs to developers.
5. We can and should petition the county and state for money to assist in these projects.

Regarding Town Administrator Contract

The current contract expires 6/30/2022 and renews automatically unless The Board of Mayor and Alderman give notice of intent not to renew 60 days prior to renewal date (May 1, 2022).

Alderman Morton made motion to NOT renew current contract which would end June 30, 2022 and the motion was seconded by Vice Mayor Joyce. All members voting Aye this motion carried.

Discussion:

Town Administrator Harrington stated she needs clear direction from the board on what is expected over the next 5 months from her. She does not want to be involved in recruitment of next Town Administrator. The Board reviewed several options presented to them by Ms. Harrington going forward.

Attorney Moore strongly suggest retaining Ms. Harrington as City Planner as she is familiar with the major growth and planning so far and is doing a very good job in this area so far.

A motion was made to

1. pay a \$20,000 buyout of Amanda Harringtons current contract
2. 5 months paid insurance
3. Pay 52.1 total hours of vacation/ personal time
4. Maintain a month to month contract as consultant on planning and development
5. Pay \$30 hourly if needed for assistance and information with other areas as needed and if requested by the Town.

The motion to approve was made by Alderman Gilbert and seconded by Alderman Morton. All members voting Aye and motion carries.

Meeting adjourns

Mayor Faulkenberry



Interim Recorder

