

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

July 8, 2024

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Led by Owen Harrington, observing the meeting to earn a badge in his Boy Scout Troop.

PRAYER

Led by Mayor Mike Faulkenberry.

ROLL CALL

Mayor Mike Faulkenberry	P	Alderman Jonathan Gilbert	P
Alderman Marion Joyce	P	Alderman Joe Sedlak	P
Alderman Dale Brown	P	Alderman Ben Piper	P
Alderman Craig McPherson	A		

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Ben Piper

Motion Passed: 5-0

APPROVAL OF MINUTES – June 10, 2024

Motion to Approve: Alderman Marion Joyce

Seconded By: Alderman Dale Brown

Motion Passed: 6-0

CITIZENS INPUT

Debbie Pressnell, 105 Maple Street, asked when the Sales Tax Referendum would be on the ballot, and had concerns that no notice was sent out by the town letting everyone know that trash rates were going up.

COMMUNICATION FROM MAYOR AND ALDERMEN

Mayor Faulkenberry stated that the Fireworks Show was a success, and that everyone is looking forward to the Lions Club Tractor Pull.

Alderman Sedlak commended the Water/Sewer department on a job well done while fixing a leak in the extreme heat.

REPORTS

Police and Fire Department reports were included in the packets, as were the monthly financial balances in the bank accounts. Phillip Dye stated that surplus items were added to the FD report and the BOMA would need to vote to sell these items.

TOWN ADMINISTRATOR REPORT

Town Administrator Danny Bingham reported the following:

- Recently attended Retail Academy in Birmingham, and received quite a bit of insight on how to capitalize on retail opportunities in this area.
- Dealing with River Forest HOA concerning issues with parking and street signs.
- Fire hydrants around town will be distinctively marked.
- The town is issuing a water conservation ban on Friday and Saturday until further notice.

UNFINISHED BUSINESS

A) APPROVE OR DENY THE RELEASE OF MAINTENANCE BONDS FOR PHASES 1, 2, AND 3 OF RIVER FOREST – DOUG SCHENKEL.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

NEW BUSINESS

- A) **APPROVE OR DENY RESOLUTION 2024-020, AUTHORIZING A SPECIAL EVENT PERMIT FOR THE LIONS CLUB TRACTOR PULL.**

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Ben Piper

Motion Passed: 5-0

- B) **APPROVE OR DENY RESOLUTION 2024-021, EXTENDING THE TEMPORARY MORATORIUM ON NEW RESIDENTIAL SUBDIVISIONS DUE TO WATER SUPPLY ISSUES.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 5-0

- C) **APPROVE OR DENY RESOLUTION 2024-022, APPROVING A CONTRACT WITH HETHCOAT & DAVIS, INC. FOR ENGINEERING SERVICES RELATED TO THE CLOSED-CIRCUIT TELEVISION INVESTIGATION, MANHOLE INSPECTION AND SMOKE TESTING OF GRAVITY SEWER SERVICE LATERALS, AND TO AUTHORIZE THE MAYOR TO SIGN THE CONTRACT.**

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

- D) **APPROVE OR DENY RESOLUTION 2024-023, AWARDING A CONTRACT FOR THE CLOSED-CIRCUIT INVESTIGATION, MANHOLE INSPECTION AND SMOKE TESTING OF THE TOWN'S WASTEWATER SYSTEM.**

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Ben Piper

Motion Passed: 5-0

E) APPROVE OR DENY RESOLUTION 2024-024, APPROVING AN AGREEMENT WITH HETHCOAT & DAVIS, INC. FOR ENGINEERING SERVICES RELATED TO AN UPDATE OF A HYDRAULIC MODEL FOR THE WATER SYSTEM AND TO AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT.

Motion to Approve: Alderman Joe Sedlak

Seconded By: Marion Joyce

Motion Passed: 5-0

F) APPROVE OR DENY RESOLUTION 2024-025, DECLARING FIRE DEPARTMENT ARTICLES AND EQUIPMENT AS SURPLUS.

Motion to Approve: Alderman Marion Joyce

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

G) APPROVE OR DENY ORDINANCE 2024-004, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 416 N. HORTON HIGHWAY (BEING COUNTY TAX MAP 021G-A PARCEL 041.00), FROM R-1 (RESIDENTIAL) TO B-2 (INTERMEDIATE BUSINESS) WITH A MIXED-USE OVERLAY. - {FIRST READING}

****There was a bit of confusion about whether this was first or second reading. A Public Hearing was opened for comment, but closed when there was none. Phillip Dye determined that this was the first reading before the vote took place.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Marion Joyce

Motion Passed: 5-0

H) APPROVE OR DENY ORDINANCE 2024-005, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 201 MAPLE STREET (BEING COUNTY TAX MAP 0211B PARCEL 015.00), FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-2 MEDIUM DENSITY RESIDENTIAL).

****Neighbors expressed concerns about flooding in this area, and asked the BOMA to look into drainage solutions before allowing any more construction on this property.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Marion Joyce

Motion Passed: 4-1, Alderman Joe Sedlak voting “No”

I) APPROVE OR DENY ORDINANCE 2024-006, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, TO CREATE A B-2 (INTERMEDIATE BUSIENS) CORRIDOR ALONG NASHVILLE HIGHWAY BY CHANGING THE ZONING CLASSIFICATION OF SUCH PROPERTY TO ALLOW FOR ALL USES AND DEVELOPMENT PERMITTED IN THE B-2 (INTERMEDIATE BUSINESS) ZONING DISTRICT.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Marion Joyce

Motion Passed: 5-0

DISCUSSION

Cory Proctor was present and spoke to the BOMA about his strong desire to move forward with the construction of the daycare. The main concern of the BOMA was still the traffic flow and the installation of a stop light. It was determined that Mr. Proctor would give Danny Bingham a written plan of action within the next few weeks. He also stated that he thought he could get a traffic study done by TDOT fairly quickly. BOMA can then decide if the daycare is feasible and affordable to the town.

Danny Bingham stated that the POST Office has requested permission from the town to install a monument sign on town property in the Northeast corner of the Town Hall lot. The sign will be approximately 6 feet high, but will not interfere with sightline of drivers. Todd Moore suggested that the BOMA vote on this request.

APPROVE OR DENY THE POST OFFICE PUTTING AUP A 6-FOOT-TALL MONUMENT SIGN ON THE NORTHEAST CORNER OF THE TOWN HALL LOT, IN ORDER TO MAKE PEAOPLE AWARE OF THEIR NEW LOCATION. THE SIGN WILL BE WITHIN THE SPECIFICATIONS OF THE TOWN SIGN ORDINANCE, AND ALL COSTS ASSOCIATED WITH DIGGING, INSTALLATION, AND FINDING UTILITY LINES WILL BE THE REPOSIBILITY OF THE POST OFFICE.

Motion to Approve: Alderman Jonathan Gilbert

Secoded By: Alderman Joe Sedlak

Motion Passed: 5-0

CLOSING REMARKS

None

ADJOURNMENT.

Motion to Adjourn: Alderman Marion Joyce

Secoded By: Alderman Ben Piper

Motion Passed: 5-0

Meeting ended at 6:46 p.m.

Mike Faulkenberry, Mayor

Phillip Dye, Town Recorder