

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

August 12, 2024

CALL TO ORDER

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Jonathan Gilbert.

PRAYER

Led by Mayor Mike Faulkenberry.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

APPROVAL OF MINUTES – July 8, 2024

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Craig McPherson

Motion Passed: 5-0

CITIZENS INPUT

Ben Hudson – Congratulated the newly elected Aldermen, and asked Phillip Dye if he could start posting meeting agendas for BOMA and Planning Commission on Facebook as well as the website. Mr. Dye said that this would not be a problem.

Wallace Hutcherson – Has an irrigation system for watering his yard, and does not feel that he should be charged sewer fees for the gallons he uses just for his yard.

Renee Childress – Wife of CHPD Officer Troy Childress, read a letter she had written telling the danger and difficulty for an officer to work alone at night in Chapel Hill. She asked the Board to please considering hiring more officers in order to provide back-up at night.

Richard Modzelewski – Owner of Echo 3, asked the Board to hire more police officers in order to have more patrol coverage at night. He explained that his business recently had a break-in, as did H & S Pharmacy. He also stated that credit card scammers are active in town and are trying to steal people's identities. He suggested that more officers would help deter the crime, especially at night.

Mike Shivers – Asked the Police Department to look at scheduling, and see if there is a way for more coverage during the nighttime hours.

Jeremy Davis – Had concerns about the corridor rezoning on the agenda. He was advised that there would be a separate Public Hearing to discuss that issue.

COMMUNICATION FROM MAYOR AND ALDERMEN

Mayor Faulkenberry stated that the Lions Club Tractor Pull was a success.

Alderman Piper stated that he is in favor of having more officers and increased hours on the Police Force, but it is just not in the budget at this time.

Alderman McPherson said that he had visited the newly rehabbed water plant, and it was a noticeable improvement.

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 year-end numbers were being calculated, and should be finished in the next few weeks.

Alderman Piper asked if activity reports could be made available by the Police Department. He thinks that this would give the Board a better feel of what is actually going on, especially at night, and would help determine if and where another officer might be needed.

TOWN ADMINISTRATOR REPORT

Town Administrator Danny Bingham reported the following:

- Currently dealing with seven separate code issues, including two court cases.
- The wastewater plant construction is moving forward. A groundbreaking ceremony will be scheduled sometime in the near future.
- There is an Infrastructure Planning Grant meeting on Wednesday, August 14, at 10:00 a.m. Work these funds will be used for should begin in October
- The water plant is much improved. A new temporary water purchasing contract with Marshall County should be coming soon.
- Chapel Hill water won the award for best tasting in the region, but the state award went to Covington, which was announced at the Gatlinburg conference.
- Danny will be attending Retail Live on Thursday, in hopes of recruiting some businesses to Chapel Hill.
- A big thanks to everyone who helped with the major sewer line repair over the past weekend. Thanks to Todd Warner & PCS and Craig Hutchinson for providing equipment so quickly, Hugo Lopez for feeding the workers, and to the hard-working employees of the Chapel Hill Water Department who spent hours away from there families to get the job done.
- The August 1 election has been certified by the Election Commission. Hawken King, Craig McPherson, and Joe Sedlak were elected to serve as Aldermen of Chapel Hill for the next four years.

UNFINISHED BUSINESS

- A) **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. - {FINAL READING}**

*****Public Hearing was opened allowing the public to speak on this matter.**

- **Jason Lopez, owner of the property, asked the Board to please pass the rezoning.**
***Public Hearing was closed.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Dale Brown

Motion Passed: 5-0

- B) **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.**

*****Public Hearing was opened allowing the public to speak on this matter.**

- **No one chose to speak.**
- *Public Hearing was closed.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

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

- C) **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 BUSIENSS) 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.**

*****Public Hearing was opened allowing the public to speak on this matter.**

- **Annette Todd opposed the rezoning, and had concerns about how it would affect her property taxes.**
 - **Jim Savage asked the Board to reconsider their stance on this issue. He knows that he doesn't want to change his property status, but is worried someone will open a commercial business next door to him.**
 - **Michael Shivers – Reiterated the sentiments of others as he sple to oppose the rezoning.**
- *Public Hearing was closed.**

Motion to Defer Until Next Meeting: Alderman Ben Piper

Seconded By: Alderman Craig McPherson

Motion Passed: 5-0

NEW BUSINESS

None

DISCUSSION

Michael Shivers was present and spoke to the BOMA about garbage pick-up. He is unhappy that he has to pay for a service that he says ne never uses. He doesn't think the town should have the right to mandate garbage pick-up, and attach it to the utility bill. He stated that he will deduct the garbage pick-up from his utility bill from now on when he pays. He was informed that his garbage pick-up was enforceable by the town's Municipal Code, and that he could be taken to Municipal Court for non-payment.

CLOSING REMARKS

Alderman Sedlak thanked the people who came and voiced their opinions, and said that he would like to see the public continue to be proactive in upcoming meetings.

ADJOURNMENT.

Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Dale Brown

Motion Passed: 5-0

Meeting ended at 7:21 p.m.

Mike Faulkenberry, Mayor

Phillip Dye, Town Recorder