

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

September 9, 2024

**Before the meeting began, Town Attorney administered the Oath of Office to Alderman-Elect Hawken King. Alderman King then took his place at the table.*

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 Ben Piper	P	Alderman Joe Sedlak	P
Alderman Dale Brown	A	Alderman Hawken King	P
Alderman Craig McPherson	P		

PLEDGE OF ALLEGIANCE

Led by Alderman Hawken King.

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 Ben Piper

Seconded By: Alderman Craig McPherson

Motion Passed: 5-0

CITIZENS INPUT

Annette Todd – Asked the Board why do they now want to rezone. What good will it do? She is not in favor of the rezoning at this time.

Michael Shivers – Does not think “broad stroking” the corridor is a good idea. He also stated that he did not agree with the way last month’s agenda read. It should have read that he wanted to discuss the town “over reaching” on garbage pick-up.

COMMUNICATION FROM MAYOR AND ALDERMEN

Mayor Faulkenberry stated there was a good turnout for the ground-breaking ceremony for the new sewer plant

Alderman Piper stated that he wanted to welcome Hawken King to the Board, and congratulate him on winning the election.

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 included in the packet, and these reports had been sent to the auditor.

Chief Kon stated that the Police Department had recently received a 2nd Place Award given out by the Governor’s Highway Safety Office.

Chief Stout included a picture in the Fire Department report that showed several firefighters being honored by St Thomas Ascension for their life-saving efforts on a recent call.

TOWN ADMINISTRATOR REPORT

Town Administrator Danny Bingham reported the following:

- Town is still under a voluntary water restriction.
- The wastewater plant construction is moving forward. A groundbreaking ceremony was held on September 5 and should be in the newspaper. The expected completion date for the plant is September, 2025.
- Forrest Homecoming is on October 4, 2024.
- School traffic has eased somewhat, but still needs improvements.
- Lead & copper lines are being surveyed on all homes built before 1988.
- The town's email server should be changing over in the next few days.
- We need ideas and slogans to promote the ½ cent sales tax referendum. This could bring quite a bit of money into the town. It is fast approaching, as it will be on the ballot on November 5, 2024.
- Congratulations to both our Fire and Police for their recent achievements.

UNFINISHED BUSINESS

- A) **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 BUSINESS) 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.**

****After a lengthy discussion, the Board decided that they would give citizens who own property along the corridor until October 9 to inform the Town that they want to opt out of the re-zoning. Those names would then be added as an exhibit on the original ordinance before the final reading vote is taken.**

- **Annette Todd once again voiced her disapproval of the re-zoning and wants to be able to opt out of it.**
- **Jim Savage once again asked the Board to reconsider their stance on this issue and give people a choice to opt out.**

Motion to Defer Until Next Meeting: Alderman Craig McPherson

Seconded By: Alderman Ben Piper

Motion Passed: 5-0

NEW BUSINESS

A) NOMINATIONS FOR VICE-MAYOR

***Joe Sedlak nominated himself, Craig McPherson second**

***Craig McPherson nominated Ben Piper, Jonathan Gilbert second**

Motion to Close Nominations: Jonathan Gilbert

Seconded By: Hawken King

Motion Passed: 5-0

Vote for Vice Mayor was taken as follows:

Alderman Jonathan Gilbert – Ben Piper

Alderman Joe Sedlak – Joe Sedlak

Alderman Ben Piper – Ben Piper

Alderman Craig McPherson – Joe Sedlak

Alderman Hawken King – Ben Piper

BEN PIPER ELECTED TO SERVE AS VICE-MAYOR BY 3-2 VOTE.

B) NOMINATIONS FOR PLANNING COMMISSION

***Ben Piper nominated Joe Sedlak, Craig McPherson second**

Nominations were closed.

Motion to Appoint Joe Sedlak to Planning Commission: Ben Piper

Seconded By: Craig McPherson

Motion Passed: 5-0

**C) APPROVE OR DENY ORDINANCE 2024-007, AMENDING ORDINANCE
2022-008 OF THE MUNICIPAL CODE, THE WASTEWATER ORDINANCE,
TO ALLOW FOR THE ADJUSTMENT OF WASTEWATER BILLS
RESULTING FROM EXCESSIVE WATER USE.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

DISCUSSION

None

CLOSING REMARKS

None

ADJOURNMENT.

Motion to Adjourn: Alderman Craig McPherson

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 5-0

Meeting ended at 6:32 p.m.

Mike Faulkenberry, Mayor

Phillip Dye, Town Recorder