

**Minutes of the Board of Mayor & Aldermen**

**Chapel Hill Town Hall**

**December 9, 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 Ben Piper	P	Alderman Joe Sedlak	P
Alderman Dale Brown	P	Alderman Hawken King	P
Alderman Craig McPherson	A		

**PLEDGE OF ALLEGIANCE**

Led by Alderman Jonathan Gilbert.

**PRAYER**

Led by Mayor Mike Faulkenberry.

**ADOPTION OF THE AGENDA**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 5-0

**APPROVAL OF MINUTES – November 6, 2024**

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 5-0

### **CITIZENS INPUT**

- Stephen Brewer, owner of Chapel Hill Wine & Liquors, asked the Board if to consider capping the amount of liquor stores that can be opened in the town limits. He stated that the state recommends having one for every 3000 residents, and Chapel Hill already has 3 stores at its current population. The Board said they would consider his request and discuss it at their next Work Session.

### **COMMUNICATION FROM MAYOR AND ALDERMEN**

- Mayor Faulkenberry stated that the Christmas Parade would be held Saturday, December 14 at 5:00 p.m. The town has got a Santa scheduled for the parade.
- Alderman Piper stated that the Board needs to see more statistics and daily report sheets from the Police Department and Fire Department. Without these reports, it is impossible for the Board to know exactly what the departments are doing on a daily basis. Alderman Sedlak asked if there was a way to get EMS reports from the county as well.

### **REPORTS**

- Police and Fire Department reports were included in the packets, as were the monthly financial balances in the bank accounts. Phillip Dye informed the Board that the town had received the Debt Obligation paperwork from the loan that was recently refunded through Tennessee Municipal Bond Fund.

### **TOWN ADMINISTRATOR REPORT**

Town Administrator Danny Bingham reported the following:

- He attended the PIO Crisis Symposium and got some good ideas.
- The new meter software update is done, and the billing software update should be done Friday, December 13.
- Smith Contractors will be pouring 520 yards of concrete for the new sewer plant over the next few weeks. The project is on schedule.
- Meals on Wheels is funded through the end of June. After that, the town must figure out a way to fund the project. Several ideas were thrown out, and will be discussed at the next Work Session.
- The Christmas Parade currently has over 40 entries.
- Town Hall Holiday Schedule: Open until noon on the 23<sup>rd</sup>, closed the 24<sup>th</sup> & 25<sup>th</sup>.

## UNFINISHED BUSINESS

- A) 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. - {FINAL READING}

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

## NEW BUSINESS

- A) APPROVE OR DENY ORDINANCE 2024-009, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF CHAPEL HILL ZONING ORDINANCE, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 406 NORTH HORTON HIGHWAY (BEING PARTIAL ID 021G-A-037.00), CURRENTLY ZONED B-2 (INTERMEDIATE BUSINESS), TO INCLUDE A MIXED-USE ZONING OVERLAY, AND TO REZONE A PORTION OF SAID PARCEL TO R-3 (HIGH DENSITY RESIDENTIAL) – {FIRST READING}

**\*\*City Attorney Todd Moore stated that Alderman Jonathan Gilbert had asked to recuse himself from this matter, due to being the owner of the property.**

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Hawken King

Motion Passed: 4-0, with Alderman Gilbert Abstaining

## DISCUSSION

Alderman Piper asked that the Board consider altering the hours of Town Hall, and its employees, to Monday - Thursday 7:30-5:00, and Friday 7:30-11:30. This would only apply to hourly workers in Town Hall and the Water/Sewer Department. Phillip Dye will check the Personnel Policy for any conflicts in doing this, and it will be further discussed at the January Work Session.

Danny Bingham asked the Board for permission to lock the bathrooms at Depot Park during the winter months due to vandalism. The Board agreed and the bathrooms will be locked until Spring.

**CLOSING REMARKS**

None

**ADJOURNMENT**

Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 5-0

Meeting ended at 6:43 p.m.

---

Mike Faulkenberry, Mayor

---

Phillip Dye, Town Recorder