

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

January 13, 2025

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	P		

PLEDGE OF ALLEGIANCE

Led by City Attorney Todd Moore.

PRAYER

Led by Mayor Mike Faulkenberry.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Dale Brown

Motion Passed: 6-0

APPROVAL OF MINUTES – December 9, 2024

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

CITIZENS INPUT

- Stephen Brewer, owner of Chapel Hill Wine & Liquors, reiterated the point he made last month and again asked the Board to consider capping the amount of liquor stores that can be opened in the town limits. The Board told him that the item had been discussed in a Work Session, but no action has been taken at this time.

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Faulkenberry stated that the Christmas Parade went well, and everyone seemed to enjoy it. He stated that there was only one Santa in this year's parade. Alderman Sedlak said that having rules in place probably helped prevent that from happening again.

REPORTS

- Police and Fire Department reports were included in the packets, as were the monthly financial balances in the bank accounts. Phillip Dye told the Board that the "Budget to Actual" reports for the first 6 months of the fiscal year were also included in the packet.

TOWN ADMINISTRATOR REPORT

Town Administrator Danny Bingham reported the following:

- Eagle Scout Project - Owen Harrington for his Eagle Scout badge is building a picnic table and 2 benches for Veteran's Park. Supplies are being donated.
- Water meter project is near 95% completion. Training for software is February 4-6.
- Several leaks were repaired around town over the last couple of weeks.
- Sewer plant construction is proceeding. There will be an update meeting tomorrow with engineering and Smith Contractors to get status and next phases. Construction of walls should begin this week.
- Henry Horton lift station has been completed. This will help handle the park renovations.
- Update on IPG- Closed-Caption Camera work is complete, and we should be meeting with engineer in a week or so to discuss findings and options.
- Public Record Request has been sent to the Marshall County EMS.
- Zoning - Permitted Use Table has been sent to BOMA and the Planning Commission.
- State Ethics Board has dropped the complaints against Planning Commission members.

UNFINISHED 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) – {FINAL READING}**

****A Public Hearing was opened by Mayor Faulkenberry. Alderman Gilbert stated that he would be recusing himself from comment and voting on this matter. There was no other citizen input, so the Public Hearing was closed.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Hawken King

Motion Passed: 5-0, Alderman Gilbert Abstaining

NEW BUSINESS

- A) **CONSIDERATION TO CHANGE TOWN HALL & NON-EMERGENCY EMPLOYEE HOURS TO MONDAY-THURSDAY, 7:30 AM-5:00 PM, AND FRIDAY, 7:30 AM-11:30 AM.**

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

B) NOMINATIONS AND APPOINTMENTS OF THE NEWLY FORMED INDUSTRIAL DEVELOPMENT BOARD WITH APPLICABLE TERMS.

****Nominations by the Board were as follows:**

6-Year Terms – Marion Joyce, Hugo Lopez, Barbie Piper

Motion to Approve 6-Year Terms: Alderman Ben Piper

Seconded By: Alderman Craig McPherson

Motion Passed: 6-0

4-Year Terms – Tommy Howell, Mike Bierfreund

Motion to Approve 4-Year Terms: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

2-Year Terms – John Skelton, Jay Brown

Motion to Approve 2-Year Terms: Alderman Joe Sedlak

Seconded By: Alderman Ben Piper

Motion Passed: 6-0

DISCUSSION

Alderman Piper asked if the Police vehicle involved in the accident had been returned. Danny Bingham stated that it had not, but the insurance had been approved and we should see it soon.

Mayor Faulkenberry said that he would like to see the new Industrial Development Board try to have a meeting by the end of the month, and set up a quarterly meeting schedule.

Mayor Faulkenberry stated that Alderman Piper will be heading up an Event Committee. They will be involved with things such as the Independence Day celebration and the Christmas parade. Alderman Piper also said he would like to begin having a Christmas Tree Lighting ceremony that the citizens of the town could attend.

CLOSING REMARKS

Alderman Ben Piper thanked all the citizens for attending the meeting, and for their concern about the town.

ADJOURNMENT

Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 6-0

Meeting ended at 6:25 p.m.

Mike Faulkenberry, Mayor

Phillip Dye, Town Recorder