

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

April 14, 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		

STAFF IN ATTENDANCE

Danny Bingham - Town Administrator	Matt Stout – Fire Chief
Phillip Dye – Town Recorder/Treasurer	Andrew Kon – Police Chief
Donny Groves – Utilities Superintendent	

PLEDGE OF ALLEGIANCE

Led by Town Attorney Todd Moore.

PRAYER

Led by Mayor Mike Faulkenberry.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

APPROVAL OF MINUTES – MARCH 10, 2024

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Craig McPherson

Motion Passed: 6-0

CITIZENS INPUT

- Kellie Daugherty, River Forest, would like to see the speed limit in her subdivision reduced to 15 m.p.h. She spoke briefly with Chief Kon, and she agreed to send a written request to the Board to be voted on.
- John Wilcox, 4444 Smiley Road, is concerned with the Groves Development. He brought up the problems it could cause with traffic safety, water use, school overcrowding, and the adverse effect on the Mike Minor Sports Complex. He also spoke about the previous deaths at the RR Crossing, and an AI Traffic study he had posted online.
- James Franklin, 2220 Hunter Bills Road, recused his time to John Wilcox, who emphasized that the Town could get sued unless they override the decisions of previous BOMA members.
- Bill Harris, 4617 Smiley Road, asked when the Groves subdivision was annexed and where the flood water would be routed. He also expressed concern for the traffic impact at the Depot Street RR Crossing.
- Terri Stinson, 338 Ryan Road, stated that 775 homes would double the size of Chapel Hill's population. She stated that traffic in the town was already bad, so more traffic would make it even worse.
- Zach Willis, 1442 Alyssa Drive, stated that the RR Crossing was already too dangerous and implored the BOMA to stop the development.
- Cody Gardner, 1334 Summer Station Drive, stated that this development was just too many houses for the property it is going on. He asked everyone to look at previous developments in town to see what Chapel Hill is becoming.
- Leanne Higdon, 2121 Derrick Road, reiterated others about the Groves development.
- Michael Shivers, 4509 Polaris Drive, asked Mr. Bingham if he had some type of personal interest in the new developments. Mr. Bingham emphatically said no. Mr. Shivers then said he did not want Chapel Hill to become another Antioch.
- Ben Hudson, 109 NW Chester Avenue, brought up a Section 130 Grant, and asked what was the long-term plan for water in the Town.
- Jim Merryman, 411 Depot Street, stated that the traffic on Depot Street was already terrible and the new development would just make things worse.
- Mark Henley, 2141 Crutcher Road, asked the BOMA to listen, and hear what the citizens were saying.

- Amanda Edmondson, 2269 Crutcher Road, asked what was the best way to receive information about what was going on in the Town.
- Wesley Higdon, 2121 Derrick Road, suggested putting a red light at the RR Crossing as a safety precaution. Mr. Wilcox also suggested possibly using concave mirrors.

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Faulkenberry thanked God for letting the meeting run fairly smoothly, thanked everyone for staying mostly under control during a very lengthy Citizen Input period.

REPORTS

- Police and Fire Department reports were included in the packets, as were the monthly financial balances in the bank accounts.
- Chief Stout stated that he wants to donate the tanker, which was voted to be surplus by the Board last month, to Farmington VFD. This way, it stays in close proximity to Chapel Hill, as it would still be used by them on a regular basis.

TOWN ADMINISTRATOR REPORT

Town Administrator Danny Bingham reported the following:

- A proposed Legislative bill which could have made cities pay for ambulance service has been amended to be just a study.
- Sewer Plant is progressing nicely. We are looking at hopefully an October finish.
- Repairs are being made in the Spring Creek Development.
- Water Plant has had a few issues which have been tended to. W & O is finishing up.
- All new water meters have now been installed.
- Work on the Lead Service Line Inventory is ongoing.
- The Town had to recently deal with another Sewer Force Main repair on Morningside.
- The Town has received a Thank You card from Bill Piper for the donation made to the Forrest High School Scholarship Fund in memory of Susie Piper McGowen.
- The Event Committee has met about the Fireworks Show and plans are ongoing.
- There will be a Fireworks Show on each night of the Lions Club Tractor Pull.
- An email from Jessica King was read aloud in which she expressed her support of the new subdivision, saying that it would provide a great financial boost to the town.

Mr. Bingham read a Proclamation which proclaimed April 13 – April 19, 2025 to be National Public Safety Telecommunications week in Chapel Hill.

UNFINISHED BUSINESS

- None

NEW BUSINESS

A) APPROVE OR DENY RESOLUTION 2025-002, ESTABLISHING FINES FOR PARKING VIOLATIONS WITHIN THE TOWN LIMITS.

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Joe Sedlak

Motion Passed: 6-0

B) APPROVE OR DENY RESOLUTION 2025-003, AUTHORIZING THE TOWN ADMINISTRATOR TO NEGOTIATE THE PURCHASE PRICE OF PROPERTY LOCATED AT 108 HORTON PARKWAY.

****Alderman Jonathan Gilbert recused himself from all discussion and voting on this item since he is co-owner of the property.**

Motion to Approve: Alderman Craig McPherson

Seconded By: Alderman Dale Brown

Motion Passed: 6-0

C) CONSIDERATION TO ACCEPT OR DENY A PROPOSAL LETTER SUBMITTED BY TODD MOORE TO CONTINUE AS THE TOWN ATTORNEY FOR THE TOWN OF CHAPEL HILL.

Motion to Approve: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

Motion Passed: 6-0

DISCUSSION

None

CLOSING REMARKS

None

ADJOURNMENT

Motion to Adjourn: Alderman Ben Piper

Seconded By: Alderman Jonathan Gilbert

Meeting ended at 7:03 p.m.

Mike Faulkenberry, Mayor

Phillip Dye, Town Recorder