

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

April 13, 2026

CALL TO ORDER

Vice Mayor Joe Sedlak called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Mayor Ben Piper	A	Vice Mayor Joe Sedlak	P
Alderman Dale Brown	P	Alderman Jonathan Gilbert	P
Alderman Hawken King	A	Alderman Phillip Manners	P
Alderman Vacancy	*		

STAFF IN ATTENDANCE

Phillip Dye – Town Administrator

Todd Moore – Attorney

Amy Davis – Town Recorder

Donny Groves – Utility Superintendent

Andrew Kon – Police Chief

PRAYER & PLEDGE OF ALLEGIANCE

Led by Police Chaplain Larry Chatman

ADOPTION OF THE AGENDA

A motion to amend the agenda for the addition of an item of new business to include consideration of the water contract with Bedford County Utility District. This item was not included on the published agenda because the final contract documents were not available for review at the time of publication. I move that we find this matter requires immediate attention by the Board and that the agenda be so amended.

Motion to Approve: Alderman Phillip Manners

Seconded By: Alderman Jonathan Gilbert

Roll Call Vote, Motion Passed: 4 – 0

APPROVAL OF MINUTES –March 9, 2026 & April 1, 2026

Motion to Approve: Alderman Dale Brown

Seconded By: Alderman Jonathan Gilbert

Roll Call Vote, Motion Passed: 4 – 0

CITIZENS INPUT – None

COMMUNICATION FROM MAYOR AND ALDERMEN

- Vice Mayor Joe Sedlak had received some concerns regarding streets and utility markings from citizens and business owners. Information was gathered from the Town Recorder to assist in relaying accurate information.

REPORTS

- Police Chief Andrew Kon announced the promotion of Master Patrolman Drew Jackson to Sergeant. Kevin Tiegue pinned Sergeant Drew Jackson.
- Fire Department Stats were announced.
- No comments were made with regard to the Public Works Department Report.

TOWN ADMINISTRATOR REPORT

Town Administrator Phillip Dye reported on following:

- McDonalds site plan was approved at the March 30, 2026 Planning Commission Meeting.
- The Town of Chapel Hill is in compliance with the training requirement from the Tennessee Board of Utility Regulation.
- Marshall Co. Board of Public Utilities water contract is in deliberation.
- Bedford County water purchase agreement.

OLD BUSINESS – NONE

NEW BUSINESS

APPOINTMENT OF QUALIFIED INDIVIDUAL TO FILL THE UNEXPIRED TERM OF ALDERMAN ENDING AUGUST 31, 2028.

A motion was made to appoint Pam Elliott to the office of Alderman.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Phillip Manners

Upon Roll-Call Vote, Motion Passed: 4 – 0

*Pam Elliott was sworn in by Attorney Todd Moore and Alderman Pam Elliott joined the meeting.

PROPOSAL SUBMITTED BY MARION JOYCE WITH REGARD TO THE SALE OF MEMORIAL BRICKS.

In correlation with the 250th anniversary of American Independence a motion to authorize the sale of memorial bricks to be placed in the Larry Lewter Veteran's Memorial Park at a reduced rate of \$60 per brick. Bricks will be available for order at the reduced price through July 4, 2026 at Chapel Hill Town Hall.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Phillip Manners

Upon Roll-Call Vote, Alderman Pam Elliott Abstained.

Motion Passed: 4 – 0, with 1 abstention

ISSUANCE OF A LEGAL OPINION WITH RESPECT TO THE INTERPRETATION OF THE TOWN CHARTER.

With respect to the 2026 Municipal Election and the matter of interpretation of residential qualifications as stated in the Town of Chapel Hill Charter, the Office of the Secretary of State - Elections has requested a legal opinion stemming from Tenn. Code Ann. § 2-12-101(c)(1).

A motion was made for Attorney Todd Moore to issue a legal opinion to the Office of the Secretary of State – Elections.

Motion to Approve: Alderman Phillip Manners

Seconded By: Alderman Jonathan Gilbert

After discussion, the motion was amended to authorize Attorney Todd Moore to request the Municipal Technical Advisory Service (MTAS) to prepare a legal opinion.

Motion to Approve as Amended: Alderman Jonathan Gilbert

Prior to motion being seconded, Alderman Dale Brown left the table.

Debate ensued and Ben Hudson, 109 Chester Avenue, Chapel Hill, TN requested an opportunity to speak.

Motion to allow Mr. Hudson to give statement: Phillip Manners

Seconded By: Jonathan Gilbert

No vote was taken.

Mr. Hudson spoke.

Debate continued as Alderman Dale Brown rejoined the meeting.

The amended motion made by Alderman Jonathan Gilbert was restated, as it was still on the table, authorizing the request for the Municipal Technical Advisory Service (MTAS) to prepare a legal opinion.

Seconded By: Alderman Dale Brown

Upon Roll-Call Vote, Alderman Pam Elliott Abstained.

Motion Passed: 4 – 0, with 1 abstention

RECONSIDERATION OF BOARD ACTION TAKEN ON MARCH 9, 2026 WITH REGARD TO THE MARSHALL COUNTY AND TOWN OF CHAPEL HILL INTERLOCAL AGREEMENT AND LEASE FOR THE MARSHALL COUNTY – CHAPEL HILL BRANCH LIBRARY.

A motion was made to rescind the one-year agreement that was approved on March 9, 2026, and approve the agreement as presented by Marshall County for a two-year term.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Phillip Manners

Upon Roll-Call Vote, Alderman Joe Sedlak voted No and Alderman Pam Elliott Abstained.

Motion Passed: 3 – 1, with 1 abstention

RESOLUTION 2026-002 APPROVING A WHOLESALE WATER PURCHASE AGREEMENT WITH THE BEDFORD COUNTY UTILITY DISTRICT.

After discussion, a motion was made to defer the item to the May 6, 2026 Work Session.

Motion to Defer: Alderman Jonathan Gilbert

Seconded By: Alderman Phillip Manners

Upon Roll-Call Vote, Alderman Pam Elliott Abstained.

Motion Passed: 4 – 0, with 1 abstention

DISCUSSION

- Town Administrator, Phillip Dye discussed corridor easements for the purpose of future connectivity.

CLOSING REMARKS – None

ADJOURNMENT

Motion to Adjourn: Alderman Dale Brown

Seconded By: Alderman Pam Elliott

All in Favor, Motion Passed: 5 – 0

Meeting ended at 7:06 p.m.



Joe Sedlak, Vice Mayor



Amy Davis, Town Recorder

