

Minutes of the Board of Mayor & Aldermen Work Session

Chapel Hill Town Hall

May 6, 2026

CALL TO ORDER

Mayor Ben Piper called the meeting to order at 5:00 p.m. with a quorum present.

MEMBERS

Mayor Ben Piper	P	Vice-Mayor Joe Sedlak	P
Alderman Dale Brown	P	Alderman Pam Elliott	P
Alderman Jonathan Gilbert	P	Alderman Hawken King	A
Alderman Phillip Manners	P		

STAFF IN ATTENDANCE

Phillip Dye - Town Administrator/Treasurer	Todd Moore, Attorney
Amy Davis – Town Recorder	Donny Groves, Utility Superintendent

CITIZENS INPUT - None

DISCUSSION ITEMS:

- A. Bedford County Utility District – The purpose of the line is to have an alternate water source that also aligns with the State’s plan of regionalization. Greg Davenport with Ardurra was present to discuss plans, feasibility, goals and cost for obtaining a connection with Bedford County Utility District. An agreement with Bedford County Utility District for a 15-year wholesale water purchase was discussed. Chad Dennis with Marshall County Board of Public Utilities was present and expressed concern over the Town providing water to other customers that do not reside within the Town Limits.
- B. FY 26-27 Budget/Tax Rate – A separate budget meeting will take place next week. Police and Fire requests were briefly discussed.

- C. FY 25-26 Budget Amendments Ordinance 2026-002– An overview of the budgetary changes in the Ordinance were discussed.
- D. MCBPU Contract Renewal – The renewal agreement that was voted on at the Marshall County Board of Public Utilities Meeting is now being renegotiated and the Town does not have a copy at this time.
- E. Water/Wastewater Board Ordinance 2026-001. Discussion was brief regarding qualifications.
- F. Temporary Water Service Agreement for Customers – Guidelines were discussed and information will be presented at the upcoming meeting.
- G. Municipal Election – The Town is awaiting written confirmation from the Marshall County Election Commission regarding the status of candidates.
- H. Paving – Due to the increase in oil prices, the asphalt project is being estimated at almost double the original calculations.
- I. Town Hall Remodel – Specifications have been drawn up, and feasibility will need to be determined.
- J. Meeting Location – Meeting at another location for a temporary period was discussed.

CLOSING REMARKS

- Mayor Ben Piper thanked everyone in attendance.

ADJOURNMENT

The meeting ended at 6:53 p.m.



Ben Piper, Mayor



Amy Davis, Town Recorder

