

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

May 11, 2026

CALL TO ORDER

Mayor Ben Piper called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

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

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

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Pam Elliott

Roll Call Vote, Motion Passed: 5 – 0

APPROVAL OF MINUTES – April 13, 2026

Motion to Approve: Alderman Hawken King

Seconded By: Alderman Joe Sedlak

Roll Call Vote, Motion Passed: 5 – 0

APPROVAL OF MINUTES – May 6, 2026

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Pam Elliott

Roll Call Vote, Motion Passed: 5 – 0

CITIZENS INPUT

- Ben Hudson, 141 Chester Avenue, Chapel Hill, TN – was present to ask questions regarding water purchasing and feasibility, funding and potential development. Town Administrator Phillip Dye responded regarding the water funds that were planned to be utilized for water availability project(s).

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Ben Piper thanked everyone for their involvement and care of the community.

REPORTS

- Police, Fire and Public Works reports were presented to the Board.

TOWN ADMINISTRATOR REPORT

Town Administrator Phillip Dye reported on following:

- Police presence at Town Meetings.
- Congratulated Donny Groves and Richie Smith on passing their exams
- American Municipal Services has begun collections.
- MCBPU Wholesale Agreement has not been received. The MCBPU will hold a Special Called Meeting on 5.14.2026 at 9:00 AM.
- Bedford County contract.
- Ardurra dba J R Wauford contract.

OLD BUSINESS

ORDINANCE 2026-001 AMENDING TITLE 18 OF THE TOWN OF CHAPEL HILL MUNICIPAL CODE TO ESTABLISH A WATER/WASTEWATER BOARD OF COMMISSIONERS. {SECOND READING}

Motion to Approve: Alderman Phillip Manners

Seconded By: Alderman Joe Sedlak

After discussion a roll-call vote was taken.

Upon Roll-Call Vote, Motion Passed: 5 – 0

NEW BUSINESS

ORDINANCE 2026-002 AMENDING THE BUDGET FOR THE TOWN OF CHAPEL HILL FOR FISCAL YEAR 2025-2026. {FIRST READING}

Motion to Approve: Alderman Joe Sedlak
Seconded By: Alderman Phillip Manners
After discussion a roll-call vote was taken.
Upon Roll-Call Vote, Motion Passed: 5 – 0

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

Motion to Approve: Alderman Jonathan Gilbert
Seconded By: Alderman Phillip Manners
After discussion a roll-call vote was taken.
Upon Roll-Call Vote, Motion Passed: 5 – 0

RESOLUTION 2026-003 APPROVING AN AGREEMENT FOR ENGINEERING SERVICES WITH ARDURRA GROUP, INC dba J.R. WAUFORD & COMPANY CONSULTING ENGINEERS, INC FOR THE INTERCONNECT WATER LINE WITH BEDFORD COUNTY UTILITY DISTRICT.

Motion to Approve: Alderman Joe Sedlak
Seconded By: Alderman Jonathan Gilbert
After discussion a roll-call vote was taken.
Upon Roll-Call Vote, Motion Passed: 5 – 0

RESOLUTION 2026-004 AUTHORIZING THE ISSUANCE OF TEMPORARY WATER PERMITS AND APPROVING THE TEMPORARY WATER SERVICE APPLICATION.

Motion to Approve: Alderman Pam Elliott
Seconded By: Alderman Joe Sedlak
After discussion a roll-call vote was taken.
Upon Roll-Call Vote, Motion Passed: 5 – 0

DISCUSSION

- Alderman Joe Sedlak – Budget Committee Meeting Upcoming.
- Town Administrator Phillip Dye - Hethcoat-Davis Infrastructure Planning Grant-part 2.
- Alderman Joe Sedlak – Fire Training at Forrest 5.12.2026 at 6:00 PM.

CLOSING REMARKS – None

ADJOURNMENT

Motion to Adjourn: Alderman Joe Sedlak

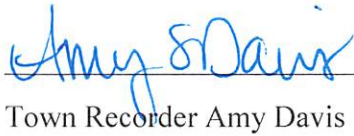
Seconded By: Alderman Pam Elliott

All in Favor, Motion Passed: 5 – 0

Meeting ended at 6:35 p.m.



Mayor Ben Piper



Town Recorder Amy Davis

