

Minutes of the Board of Mayor & Aldermen

Chapel Hill Town Hall

June 8, 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	P	Alderman Pam Elliott	P
Alderman Jonathan Gilbert	P	Alderman Hawken King	A
Alderman Phillip Manners	P		

STAFF IN ATTENDANCE

Phillip Dye – Town Administrator	Todd Moore – Attorney (via telephone)
Amy Davis – Town Recorder	Donny Groves – Utility Superintendent
Andrew Kon – Police Chief	Matt Stout – Fire Chief

PRAYER & PLEDGE OF ALLEGIANCE

Prayer led by Alderman Phillip Manners.

Pledge led by Mayor Ben Piper.

ADOPTION OF THE AGENDA

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Pam Elliott

Roll Call Vote, Motion Passed: 5 – 0

APPROVAL OF MINUTES – May 11, 2026

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Phillip Manners

Roll Call Vote, Motion Passed: 5 – 0

CITIZENS INPUT

- Isaac Zimmerle - spoke as a private citizen regarding the annexation of Old Highway 99.

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Ben Piper thanked everyone for their attendance.

REPORTS

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

TOWN ADMINISTRATOR REPORT

Town Administrator Phillip Dye reported on following:

- ARPA Sewer Project.
- 2026 CRISI Grant.
- Bedford County Utility District water line project.
- Special Called Meeting for FY 26-27 Budget approval.
- Officer Beasley is leaving the employment of the Town.
- Officer Rucker finishing the Police Academy soon.
- Officer Johnson welcomed new baby boy.
- Phillip will be out of the office for a few days over the next couple weeks.
- Sewer Plant Rehabilitation Project will be tested next week, one chamber at a time.

OLD BUSINESS

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

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Joe Sedlak

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

NEW BUSINESS

ORDINANCE 2026-003 ADOPTING THE ANNUAL BUDGET OF THE TOWN OF CHAPEL HILL FOR FISCAL YEAR 2026-2027. {FIRST READING}

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Pam Elliott

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

RESOLUTION 2026-006 TO ANNEX CERTAIN TERRITORY ADJOINING THE TOWN AND WITHIN THE URBAN GROWTH BOUNDARY; SAID TERRITORY BEING GENERALLY KNOWN AS 4530 NASHVILLE HIGHWAY (PARCEL ID # 026, 109.00) AND TO APPROVE THE PLAN OF SERVICES FOR SAID ANNEXATION.

Mayor Ben Piper opened a public hearing to hear comments regarding the annexation.

No comments.

Mayor Ben Piper closed the public hearing.

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Phillip Manners

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

RESOLUTION 2026-007 APPROVING AN AGREEMENT WITH MARSHALL COUNTY BOARD OF PUBLIC UTILITIES FOR THE PURCHASE OF WATER AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Joe Sedlak

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

RESOLUTION 2026-008 APPROVING AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES WITH HETHCOAT DAVIS, INC FOR ADDITIONAL INVESTIGATION OF THE TOWN'S SANITARY SEWER SYSTEM AS PART OF THE INFRASTRUCTURE PLANNING GRANT.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Pam Elliott

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

RESOLUTION 2026-009 AMENDING THE TOWN RECORDER'S EMPLOYMENT AGREEMENT.

Motion to Approve: Alderman Jonathan Gilbert

Seconded By: Alderman Joe Sedlak

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

RESOLUTION 2026-010 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION (USDOT) FEDERAL RAILROAD ADMINISTRATOR (FRA) CONSOLIDATED RAIL INFRASTRUCTURE & SAFETY IMPROVEMENTS (CRISI) GRANT PROGRAM FOR INFRASTRUCTURE AND SAFETY IMPROVEMENTS AT THE DEPOT STREET/OLD HIGHWAY 99 RAILROAD OVERPASS/UNDERPASS.

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Phillip Manners

After discussion and upon a Roll-Call Vote,

Motion Passed: 5 – 0

DISCUSSION

- Sales Tax Referendum – to be placed on next agenda.
- Sales Tax Agreement with Marshall County.
- Mayor Ben Piper discussed The Groves Subdivision and water availability. (Audience interjections were made by Paul Dillon, Nathan Pierson, Greg Stone and Ben Hudson.)
- Independence Day Celebration & Fireworks Show. (Greg Stone interjected.)

CLOSING REMARKS – None

ADJOURNMENT

Motion to Adjourn: Alderman Pam Elliott

(Chadwick White interjected and was given the floor to speak by Mayor Ben Piper.)

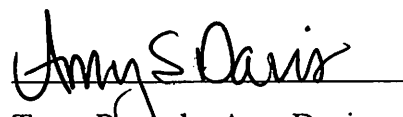
Attention was redirected to the motion currently on the table.

Seconded By: Alderman Phillip Manners

All in Favor, Motion Passed: 5 – 0

Meeting ended at 7:03 p.m.


Mayor Ben Piper


Town Recorder Amy Davis

