

Minutes of the Board of Mayor & Aldermen Work Session

Chapel Hill Town Hall

July 1, 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 (*arrived late)	Alderman Pam Elliott	P
Alderman Jonathan Gilbert	P	Alderman Hawken King	P
Alderman Phillip Manners	P		

STAFF IN ATTENDANCE

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

PRAYER AND PLEDGE OF ALLEGIANCE

Alderman Phillip Manners led the prayer.
Mayor Ben Piper led the pledge of allegiance.

CITIZENS INPUT

- Gerald Vick (in person) & Shawn Henry (via telephone) – spoke with regard to the agenda item request submitted by Tune, Entrekin & White, P.C. dated June 23, 2026, development and the Town's subdivision moratorium.
- Ben Hudson – spoke with regard to the Groves Subdivision and a variety of other topics.
- Paul Dillon – spoke with regard to the Groves Subdivision and a variety of other topics.

DISCUSSION ITEMS:

- A. The Groves at Chapel Hill (Parcel ID 025, 013.00) – Discussed an agenda item request submitted by Tune, Entrekin & White, P.C. for the July 27, 2026 Board of Mayor and Aldermen Meeting. Discussion led to the removal of this item from the agenda.
- B. Water Moratorium Discussion – Discussion led to the removal of this item from the agenda and further consideration will take place in January 2027 when moratorium is scheduled to expire.
- C. Utility Rate Discussion – Further information will be provided at the July 27, 2026 meeting for deliberation.
- D. Wastewater Treatment Plant – Discussed plaque names for recognition of their participation in the project.

*Alderman Dale Brown joined the meeting

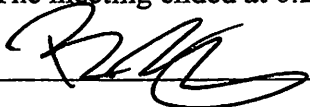
- E. Water/Wastewater Board of Commissioners – Discussion of member requirements and by-laws.
- F. Annexation and Plan of Services for roadway of Old Highway 99 – Discussion led to the removal of this item from the agenda and further consideration will need to be given by the Planning Commission before action by the Board of Mayor and Aldermen.
- G. Sales Tax Referendum to Increase – An ordinance will be on the July 27, 2026 agenda for the first reading.
- H. Independence Day Celebration and Fireworks Show – Events planned were discussed.

CLOSING REMARKS

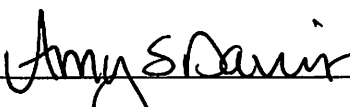
- Mayor Ben Piper thanked everyone in attendance.
- Officer Rucker graduated from the Police Academy.
- McDonald's has begun their project.
- Discussion regarding the start time of Work Sessions to be added on upcoming agenda.

ADJOURNMENT

The meeting ended at 6:26 p.m.



Ben Piper, Mayor



Amy Davis, Town Recorder