

Minutes of the Board of Mayor & Aldermen
Chapel Hill Town Hall
July 13, 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	A	Alderman Hawken King	P
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 Larry Chatman.

Pledge led by Mayor Ben Piper.

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 – Work Sessions, June 3, 2026 & July 1, 2026

Motion to Approve: Alderman Hawken King

Seconded By: Alderman Phillip Manners

Roll Call Vote, Motion Passed: 5 – 0

APPROVAL OF MINUTES – Regular, June 8, 2026

Motion to Approve: Alderman Hawken King

Seconded By: Alderman Phillip Manners

Roll Call Vote, Motion Passed: 5 – 0

APPROVAL OF MINUTES – Special Called, June 29, 2026

Motion to Approve: Alderman Hawken King

Seconded By: Alderman Pam Elliott

Roll Call Vote, Motion Passed: 5 – 0

CITIZENS INPUT – None

COMMUNICATION FROM MAYOR AND ALDERMEN

- Mayor Ben Piper thanked Aldermen, Police Chief and Fire Chief.
- Alderman Pam Elliott congratulated Police Chief Kon on the completion of the TACP Chief Executive Leadership Course.

REPORTS

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

TOWN ADMINISTRATOR REPORT

Town Administrator Phillip Dye reported on following:

- Police Officer position interview process begins on 7.14.2026.
- The Town's FY 26-27 budget was submitted on 6.30.2026 to the Comptroller's Office.
- The Bedford County Waterline Project update.
- Job description for the Codes Officer position.

OLD BUSINESS – None

NEW BUSINESS

ORDINANCE 2026-003 TO INCREASE THE SALES AND USE TAX WITHIN THE TOWN OF CHAPEL HILL, TENNESSEE FROM 2.25% TO 2.75% AND TO REQUEST A REFERENDUM TO APPROVE THE ORDINANCE. {FIRST READING}

Motion to Approve: Alderman Joe Sedlak

Seconded By: Alderman Phillip Manners

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

CONSIDERATION TO REVISE THE WORK SESSION MEETING START TIME.

Discussion regarding the need to revise the Work Session time from 5:00 pm to 5:30 p.m. to allow Town employees time to end their work day prior to the start of a meeting.

Motion to Approve: Alderman Phillip Manners

Seconded By: Alderman Hawken King

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

DISCUSSION

- Utility Rates will be discussed at the next Work Session.

CLOSING REMARKS

Mayor Ben Piper thanked the Aldermen and Staff for their service and the audience for their attendance.

ADJOURNMENT

Meeting ended at 6:16 p.m.

Mayor Ben Piper

Town Recorder Amy Davis