



**Town of Chapel Hill
Meeting Minutes
Board of Mayor & Alderman**

Monday, June 14, 2021

6:00 PM

Board Room

The Town of Chapel Hill Board of Mayor & Alderman met for their regular monthly meeting on Monday, June 14, 2021 at 6:00 p.m. at Chapel Hill Town Hall, 4650 Nashville Hwy, Chapel Hill, TN.

Members Present: Mayor Marion Joyce, Alderman Mike Faulkenberry, Alderman Dottie Morton, Alderman Brian Williams, Alderman Joe Sedlak.

Also present were Town Recorder/Treasurer Ruth Magallanes, and Attorney Todd Moore.

Alderman Mike Faulkenberry called the meeting to order at 6:00 pm.

Alderman Faulkenberry led the meeting in prayer.

Alderman Faulkenberry led the Pledge of Allegiance.

Alderman Mike Faulkenberry was sworn in as Mayor by Attorney Todd Moore.

Ruth Magallanes called roll with all members being present.

1. **Approval of the Agenda:** Alderman Marion Joyce motioned to approve the agenda, seconded by Alderman Morton with all members voting aye.
2. **Approval of the Minutes:** Alderman Morton motioned to approve the minutes, seconded by Alderman Sedlak with all members voting aye.
3. **Citizen Input:** Alderman Williams ask Mr. Christian to speak about his work with The Bridge Ministry. He said his ministry is willing and has helped with food distribution and other services to needy families in our community. They will also be offering backpacks and school supplies as needed. This distribution is in front of the Methodist Church on a scheduled day monthly. Clint Bowman request a list of mayor and board members for our ad in the tractor pull program.
4. **The review by BOMA and appointment of two new Alderman:** Mayor Faulkenberry stated there is a total of 11 applicants to choose from and he appreciated the response from these applicants. Todd advised on how to proceed stating someone could make a motion to nominate and then the Board could vote on the nominee. Alderman Morton nominated Jonathan Gilbert and Alderman Joyce seconded. On roll call vote all members voting yes.

Alderman Williams nominated Kevin Minor and Alderman Sedlak seconded. On roll call vote:

Williams - Yes
Sedlak - Yes
Morton - Yes

Joyce - No
Morton - No

Alderman Williams questioned Alderman Morton's decision and she stated she had a different candidate in mind and reserved the right to change to a no vote. A vote on Kevin Minor then was split with 2 yes and 2 no requiring Mayor Faulkenberry to cast a deciding vote. Mayor Faulkenberry cast a no vote with opportunity to nominate another candidate.

Alderman Joyce nominated Dale Brown with Alderman Morton seconding and upon roll call vote Alderman Sedlak no, Alderman Williams no, Alderman Morton yes, Alderman Joyce yes. Mayor cast the deciding vote yes. Votes resulting in new Alderman Jonathan Gilbert and new Alderman Dale Brown. After votes were confirmed Alderman Williams stood and stated his seat would need to be replaced also as he is resigning and he walked out of the meeting.

Mayor Faulkenberry ask if a motion could be made to nominate another candidate for approval to fill Alderman Williams vacated seat. As Alderman Williams made a public statement to resign Mayor Faulkenberry proceeded with a nomination to replace the vacated seat.

Alderman Sedlak nominated Renae Hart but there was no second.

Alderman Joyce nominated Jason Jent and Alderman Morton seconded. By roll call vote:

Morton – Yes
Joyce- Yes

Sedlak – No

Jason Jent was voted by majority vote to replace Alderman Williams.

Attorney Todd Moore checked the Town Charter to be sure nominations were handled properly as the meeting continued along the agenda guidelines. Attorney Moore stated upon charter review BOMA can only appoint 2 members and Alderman Williams has over 1 year remaining in his term of office. Therefore a special called election would have to be held to replace him. This resulted in Jason Jent's appointment being null and void. Alderman Williams's resignation cannot be complete until BOMA formally accepts it as he can reconsider his abrupt decision to state that he resigned as Alderman. Mayor Faulkenberry stated the Board would give Alderman Williams time to think about his decision.

5. **Storm water Management.** Hethcoat Davis was not present for discussion on the Storm water Management Study. The proposed cost of \$96,140 for the study including: data collection using previous survey from Depot Park to Biggers Street to Highway 31 and additional data from Depot Street underpass to Morningside Drive with cost of \$29,640. Then a model would be created, then analysis and then a final report. Alderman Sedlak stated he had review previous study area from Depot Park down to Maple Street and then proceeding past the gun shop was not done. As the Town budget is not in place this project review will have to wait. Citizens questioned the study as to when it was done and by who? What would this study show? It was decided to wait on new Town Administrator to be hired and then proceed. Citizen Kristina Weaver stated she had communicated with CSX by text and they were unaware of any meetings on this project. She will be contacting on her own will State Representative Todd Warner. Mayor Faulkenberry assured the citizens present that the board will be proactive moving forward. A motion to table Hethcoat Davis proposal until he the engineers can come and explain more about this project. Motion to table was made by Alderman Sedlak and seconded by Alderman Morton. All members voting yes.

6. **Mayor Comments:** Mayor Faulkenberry apologized to the citizens in attendance for the actions of Alderman Williams as his actions are not expected as an Alderman. Post Office is still working on the space and parking problems. As new Town Administrator hiring is in process and hopefully resolved soon this issue can be fully resolved. Mayor Faulkenberry expressed appreciation to the new Town Recorder for her hard work and decision to keep the Town Hall office open during lunch periods. The office is now open daily Monday-Friday from 7:30 AM to 4:00 PM. Mayor Faulkenberry expressed appreciation to Alderman Sedlak for attending meetings about the post office and helping attend any meeting to represent Town Hall. Alderman Morton questioned contract requirements made by the Town Administrator applicant. Attorney Todd Moore stated he would draft a contract for the Board to review and move forward from there. A Special Called Meeting will be scheduled for review of the contract by the BOMA.

7. **Reports Review:**
 - a. Mayor Faulkenberry stated upon review Fire Department and Police Department reports were in order and appreciated. No other reports were presented by other departments.
 - b. Alderman Morton discussed information in the past few months had not been forwarded to the correct employees and departments therefore certain issues could not be addressed and corrected by the necessary departments. Alderman Sedlak stated he had obtained some of the Codes Department complaint issues and and with the help of Water Department employee Joseph Baxter addressed and resolved some of those

issues. He then reported them to the Town Clerk that the issues had been resolved. Mayor Faulkenberry said all Codes Department issues from this point forward will be handled and resolved by the Codes Officer, currently Chad Dennis.

8. Old Business:

- a. **Water/Wastewater Project.** Greg Davenport with J R Wauford Consulting Group updated his information on the design of the projected new plant. His purpose was to update and gain approval for the Geo-Technical Investigation to be done. The proposal would range from \$5,500 to \$14,500 based on services needed to complete the study. This test is to check into the ground and bedrock underneath. He is requesting action be taken tonight so they can proceed with this study. Mr. Davenport reviewed how the new plant will function and any new requirements including possible new employees and updated operator license. The projected new plant will handle double the capacity of the current plant. He also suggested applying for grant money to help fund this project. Alderman Joyce made a motion to approve the project with no more than \$14,500 to be funded on this with Alderman Sedlak seconding the motion. By roll call vote all members voted yes.
- b. **Chapel Hill Youth Baseball.** No one was present to represent the group. Discussion will continue on funding as no monetary amount had previously decided and the Town Budget has not yet been approved to make a decision. A motion to table was made by Alderman Joyce and seconded by Alderman Sedlak with a roll call vote all members voting yes.

9. New Business

- a. Mr. Hansen was present to discuss the TAP Grant relating to development of sidewalks and bicycle paths. The first grant was returned due to unavailable funds from the Town to complete the project. Phase II (\$1.7 million) construction must start by July 2022 and he warns time is running out to get started on time. Per Mayor Faulkenberry Phase I was going to have a cost to the city that was more than could be afforded. This project will be discussed at a future work session.
- b. **Downtown Parking.** Jonathan Gilbert has plans for downtown parking from the previous Town Administrator. A decision was made to await the new Town Administrators direction to proceed. Alderman Sedlak, Dean Delk and Hugo Lopez are meeting with Senator Marsha Blackburn to get the ball rolling on the Post Office relocation as the Town has outgrown the current location. Alderman Joyce stated knowledge of cost is needed so the Town can move forward with this project. She suggested Hethcoat Davis could give us a review of cost for this. As new Town

Administrator is hired we can move forward. A plan will also need to be submitted to the Planning Commission for review.

10. Fire Department. A motion to approve surplus sale of equipment was made by Alderman Joyce and seconded by Alderman Morton. Approved by roll call vote by all voting yes.

11. Other Business. Ira Todd inquired to the status of his damaged fence and if there is a time frame for a claim to be filed. Attorney Todd Moore advised a claim can be filed with the Towns insurance and Mayor Faulkenberry said he will get this claim started.

12. Alderman Morton made a motion to adjourn with a second by Alderman Joyce, all members voting yes.

Mayor Michael Faulkenberry

Attest: Town Recorder