

Minutes
Board of Mayor and Commissioners
Regular Meeting
February 05, 2024

We held our February Meeting of the Cedar Hill City Commission tonight at Cedar Hill City Hall.

Mayor Edwards called the meeting to order at 6pm.

Roll Call: Commissioner Traughber, Vice Mayor Pettus & Mayor Edwards were all present. City Manager Breeding was present as well.

Mayor Edwards opened the meeting up in prayer.

Minutes from January 08, 2024 meeting were reviewed and approved.

Communications for Mayor:

Mayor Edwards communicated that he had completed a required webinar with the State of Tennessee regarding a park grant and that he had completed grants to AARP and other grants as well. He advised that these grants can help pay for projects and continue to invest into the community.

Next, Mayor Edwards mentioned that he had spoken with someone who was interested in forming a church league softball program. He stated that this could be a great opportunity for the city and the program could generate revenue to be reinvested back into the recreational property.

Then, Mayor Edwards updated everyone on the Club House renovation and mentioned that the city would be looking at rates to ensure that the facility is generating enough revenue to ensure it is kept up and improved upon with costs such as electricity, water, insurance and cleaning costs. Mayor Edwards mentioned that he really looked forward to completing the club house and that he thought it was going to be something the community can be proud of.

City Manager Report:

City Manager Breeding gave an update on the 2023-2024 Budget and remarked that everything was still tracking well and that we were on target with expenditures.

He then gave an update on codes enforcement and stated that the property owner did not attend the hearing regarding the property on 41N and informed the commission on potential options available to bring it into compliance. He also mentioned that courtesy letters had been mailed to several property owners regarding individuals living in RV's, which is against codes, ordinances and city zoning.

Lastly, City Manager Breeding gave an update on the Club House renovations and again mentioned that it was going well and that it was on track to be wrapped up in February and that everything looked good and was of great quality thus far.

Commission Remarks:

Hearing none, moved forward to Citizen Comments.

Citizen Comments:

A resident inquired about the availability of natural gas to city residents. Commissioner Traugher gave her information on who to contact and information related to tap fees, permits, etc. Mayor Edwards mentioned that he had natural gas on 41N. Another resident mentioned that it also ran down Gospel Street. Commissioner Traugher mentioned who to contact at the gas department.

A developer inquired if the taxes were paid up for property owners who were in code violations. Mayor Edwards informed him that they were. It was asked how many were on the list and City Manager Breeding mentioned it was 5-6 total now.

A visitor inquired about a property that had been in rough shape for six years and asked if it was going to take that long. Mayor Edwards mentioned that this process was all new to the city and this was the beginning of enforcing code compliance.

A developer inquired about the two buildings in the back of Mayor Edwards' house with regards to codes. Mayor Edwards inquired what buildings were falling down. The developer referenced a small shed with what appeared to be "asbestos siding". Mayor Edwards informed him that he doesn't go outside and "munch on them". The developer corrected himself and stated that the property was Mayor Edwards' wife's property, not his. Mayor Edwards responded "That's right, how's the development?" Vice Mayor Pettus asked for the meeting to remain good.

A visitor inquired about the dumpster by the concession stand not being in a fenced in area and inquired why the football league had to be in a fenced in area. Mayor Edwards mentioned it was right by the playground while the visitor mentioned the city dumpster was by the softball field. The visitor mentioned that it was also by the Club House and City Hall and "So what's good for you is not what's good for us over here. Cool".

Mayor Edwards asked if there were any more comments and hearing none moved on to Old Business.

Old Business:

Under Old Business was the current location of the Jr Pro storage shed. Mayor Edwards asked a Jr Pro Representative if they had been able to look at the property for other potential options. The representative mentioned that he had looked at a few areas but had some concerns in one area with erosion and drainage and another area was used by cheerleaders. He added that if it were to be moved and placed somewhere else, it would cost money.

Vice Mayor Pettus stated that she had been out to look and inquired about it going behind the wooden fence area. A Jr Pro Representative stated that there was some type of electrical component with the septic tank. Another representative mentioned it was a pump with electrical wiring. They mentioned it was in a bad spot. Further adding that they had fenced it in due to that hazard. Vice Mayor Pettus inquired if it was a hazard. A Jr Pro Representative said it would be hazard if the building was put in there. Another representative added that it was boxed but if someone got over there messing with it and kids shouldn't be in there messing with it, but it was closed off now. Mayor Edwards mentioned that it wasn't closed off from August-January and the Jr Pro Representative mentioned there was a dumpster inside.

Mayor Edwards said he had gone over and looked at it a number of times. He mentioned that he had pulled measurements and there was approximately 12,230 square feet of empty space from behind the second bleachers and to the fence. For comparison, he thought he could fit several of the pavilions in that area. A Jr Pro Representative explained that area was used by cheerleaders and other teams warming up. Another Jr Pro Representative stated that Mayor Edwards would know if he ever attended a game and added "it's a good little

deal that we've got going". Mayor Edwards said that he knows and that he shared and recognized the program and volunteers. A Jr Pro Representative said that he had seen the marketing.

Vice Mayor Pettus inquired about the metal siding for the shed. A Jr Pro Representative stated that they had the metal to match the other buildings and it already had wood that they could fasten it on. Vice Mayor Pettus inquired about the blocks it was setting on and the Representative said they would be covering that.

Mayor Edwards inquired about the distance from the walking track to the fence. The Representative mentioned he said it was eight feet previously. Mayor Edwards said he thought it was closer to six feet from the track to the building. Mayor Edwards said that he had reached out to several Jr Pro organizations to inquire about their programs and the support they get from the cities. A Representative asked who he had call them. Mayor Edwards responded that he called them. The Representative claimed that Mayor Edwards had called them and asked what kind of money they brought in, but that he didn't want to leave his name. Mayor Edwards informed him that was incorrect. The Representative clarified that Mayor Edwards had someone call, was what they were hearing. Mayor Edwards responded that they must have heard wrong. The Jr Pro Representative mentioned that they had heard from multiple people that he had called asking how much the leagues make. Mayor Edwards asked if they had said he had called and asked. The Jr Pro Representative clarified that Mayor Edwards had someone call from an unknown number. Mayor Edwards stated "That's completely incorrect and they should go back to whomever informed them of that one". It was inquired about what the other programs had said. Mayor Edwards explained that none of the programs he spoke to received funding from the cities unless it was the city running the league itself. Mayor Edwards discussed several of the cities and programs and that Portland seemed to be similar with regards to their relationship with the city in that they have a field and have to go to the city regarding putting buildings on the property or constructing them. He mentioned that the coach had informed him that they wanted to build a building but the city wasn't allowing them to do it.

Mayor Edwards explained that tonight the vote isn't whether Jr Pro should have a building on the site, but rather if where it is currently works or if there's another spot for it. Vice Mayor Pettus inquired on what led to the building issue? A Jr Pro Representative said that they had put the building on the property without letting the city know and mentioned that they were unaware of the need to contact the city. Another Jr Pro Representative mentioned that they now know its protocol, but Mayor Edwards was the one who had an issue with it. Mayor Edwards stated that he didn't bring it up in the last meeting, but, that in putting the shed at its current location, they had driven a truck, a trailer with shed on it and tractors over the basketball court and through the playground. A Jr Pro Representative asked if they had torn anything up. Mayor Edwards responded that it didn't matter. Mayor Edwards asked if they had driven on the basketball court. The Representative responded "You're Damn Right I did" but I didn't tear anything up. Another Representative asked why he had spoken to the League President and not them. Commissioner Traughber asked if the board could vote on the issue.

After further discussion, Mayor Edwards made a motion to vote on the item. Seconded by Vice Mayor Pettus, a roll call vote was obtained.

Vice Mayor Pettus agreed to allow the Jr Pro shed to remain where it is with several stipulations. Vice Mayor Pettus explained that Jr Pro would have to make the shed look like the other buildings at Jr Pro and they had 30 days to do so or the building would have to go.

Commissioner Traughber agreed to allow the shed to remain where it is. She mentioned that the spot wasn't ideal, but we are in close quarters at the park.

Mayor Edwards voted No.

Item passed 2-1.

Vice Mayor Pettis further explained that there needed to be a professional relationship and courtesy with City Staff and conflicts that had been happening wouldn't be allowed to happen. She added that she would be attending the games and she supports the kids and youth. She stated that the league and the city would have to work together or we'd have to do away with the league, but she would hate to do that because the children are the future. She asked that Jr Pro not run over the basketball court and to respect the property and work together moving forward.

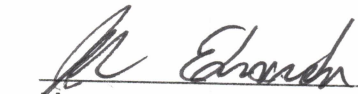
New Business:

Mayor Edwards presented Ordinance 2024-01 which is an Ordinance amending zoning regulations with regards to Permit by Right and Special Exception zoning in Commercial areas. Mayor Edwards explained these regulations would button up zoning in commercial areas, especially along Hwy 41N, where we can attract the right commercial property and development rather than the wrong type. Commissioner Traughber inquired about the process of requesting a Special Exception. Mayor Edwards explained it would go before the Planning Commission which also acts as the Zoning Appeals Board.

Mayor Edwards made a motion to approve Ordinance 2024-01, seconded by Commissioner Traughber, a roll call vote was obtained.

Vice Mayor Pettus: Yes, Commissioner Traughber: Yes, Mayor Edwards: Yes. First reading approved. Second and final reading will be held in March.

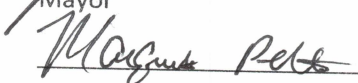
Mayor Edwards made a motion to adjourn the meeting, seconded by Vice Mayor Pettus & approved with a 3 – 0 vote.



Mayor

03/04/24

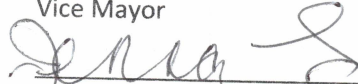
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3/4/24

Date

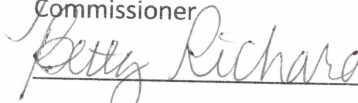
Vice Mayor



3/4/24

Date

Commissioner



03/04/24

Date

City Recorder