

**Minutes**  
**Board of Mayor and Commissioners**  
**Regular Meeting**  
**March 04, 2024**

We held our March Meeting of the Cedar Hill City Commission tonight at the Cedar Hill Club House.

Mayor Edwards called the meeting to order at 6pm.

Roll Call taken by Mayor Edwards, Commissioner Traugher: Present, Vice Mayor Pettus: Present, Mayor Edwards: Present, City Manager Breeding Present. Mayor Edwards declared that the commission had a quorum.

Mayor Edwards opened the meeting up in prayer.

Minutes for February 5, 2024: No changes noted. Motion to approve by Commissioner Traugher & Seconded by Vice Mayor Pettus. Approved 3-0

Communications from Mayor:

Mayor Edwards stated that he was still working on the AARP Grant for small pavilion next to playground and that he was working on the State Grants as well. He mentioned that he had received the Farmers Market grant application to sign and return as well, so he's optimistic that the Farmers Market will be receiving that again this year.

Next, Mayor Edwards advised that a Club House cost analysis had been conducted on the facility. He communicated that the revenue of the facility was very low after taking away cleaning costs, utilities, etc. He discussed the importance of ensuring the facility is generating revenue to allow for future renovations and to ensure that revenue is exceeding the costs of the facility. He mentioned that just the cleaning of the facility in 2023 was around \$3,800. He explained that the current refundable deposit was \$100 and that based on the costs, having \$50 of that be non-refundable and used to cover cleaning expenses after each event would be beneficial. Mayor Edwards made a motion to reduce the refunded amount to \$50 and to use \$50 to offset cleaning expenses. Seconded by Vice Mayor Pettus. Roll Call: Commissioner Traugher: Yes, Vice Mayor Pettus: Yes, Mayor Edwards: Yes. Approved 3-0.

Mayor Edwards then mentioned scheduling a Budget Workshop for 2024-2024 fiscal year. Commissioner Traugher mentioned that we'd like to get that done sooner than later. Mayor Edwards mentioned that they would coordinate a date and time & get the Budget Workshop scheduled and a Public Notice put in the paper.

Communications from City Manager:

City Manager Breeding gave an update regarding codes violations. He mentioned that the city had mailed a total of nine letters and that seven of those had either corrected the issue or were moving toward correcting the codes violation. City Manager Breeding mentioned that there were two properties that needed to bring the properties up to compliance that were very important to the citizens and the city and that process would move forward, but overall, there was success being had in bringing the properties into compliance.

City Manager Breeding gave insight on how the city doing its own zoning, building codes, etc., has allowed the city to interact and communicate with citizens and to learn of issues that it wouldn't have known about before such as septic issues, property disputes, violations, etc.

#### Commissioner Comments:

Vice Mayor Pettus addressed Jr Pro football and mentioned that she was satisfied with the requested upgrades and metal that was installed on the shed.

#### Citizen Comments:

Michael Nixon inquired about the code's enforcement on the property on Old Washington located by the church. City Manager Breeding stated that this property was on the list. Mr. Nixon mentioned the trash and junk piled up around it. Jeff Kinle interjected that it was the "shower curtain house". City Manager Breeding mentioned that he had spoken with the owner and that there had been several letters sent. He mentioned that there had been lots of promises made to clean the property up, but that hadn't happened yet. Mr. Nixon inquired about what would happen if they didn't clean it up? City Manager Breeding mentioned several options the city could take to bring it into compliance. Mayor Edwards said that there was some progress at the beginning and that he was hopeful that it would be cleaned up, but he hasn't seen much progress. Mr. Kinle stated that they were probably just pushing it back into the woods.

Billy Riley inquired if the city had been able to speak to Billy Harding regarding his property. Mayor Edwards stated that he had spoken to him personally and that they had several good conversations with one another and that he felt good about moving the station in a better direction and toward compliance. Mayor Edwards said that these issues didn't get here overnight, and that codes enforcement had just begun last year. He mentioned that it was difficult to remove renters from rental properties if you are the owner, but it seems more difficult to get violators to clean up their properties.

John Warner inquired about fining the property owners each day they were out of compliance. City Manager Breeding mentioned that the city hadn't been asked to do that yet. He informed him that the city was halfway through the legal process. Mr. Riley inquired about how the public would find out about those meetings (public hearings). City Manager Breeding advised that a requested hearing would appear in the newspaper.

Mr. Nixon mentioned that these properties were what people see when they drive through town.

Mr. Kinle asked about what happened to the basketball goal. Mayor Edwards stated that he assumed someone dunked on it and the breakaway rim did what it was designed to do and disconnected. He talked about the maintenance man simply having to realign the breakaway bolts and reconnect.

Hearing no other comments, public comments closed.

#### Old Business:

Mayor Edwards presented the second and final reading of Ordinance 2024-01 which is an amendment to the Zoning Regulations by amending Permitted Uses in the Commercial Districts & also adding terms and definitions under the Definitions. Motion to approve by Vice Mayor Pettus, Seconded by Mayor Edwards. Roll Call: Commissioner Traugher: Yes, Vice Mayor Pettus: Yes, Mayor Edwards: Yes. Approved 3-0.

#### New Business:


Mayor Edwards presented Ordinance 2024-02 which is a Budget Amendment to 2023-09 which is the 2023-2024 fiscal budget. Mayor Edwards informed the commission that this was inputting the American Rescue Funds into the budget for the various projects in streets, building maintenance and grounds maintenance. Motion to approve by Mayor Edwards, Seconded by Commissioner Traugher. Roll Call: Commissioner

Traughber: Yes, Vice Mayor Pettus: Yes, Mayor Edwards: Yes. Approved 3-0 on first reading. The second and final reading will be held in April.

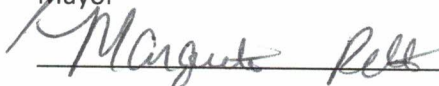
Mowing Bids were presented. The only bid that was received was from Elkins Brothers for around \$16,000. Mayor Edwards mentioned that was a large increase and that he felt it would be wise to rebid it out, readvertise and market it better to get more bids. Mr. Nixon mentioned that he thought the \$16,000 was more on par with current rates than what the city had been paying. Motion to approve by Mayor Edwards, Seconded by Vice Mayor Pettus. Roll Call: Commissioner Traughber: Yes, Vice Mayor Pettus: Yes, Mayor Edwards: Yes. Approved 3-0 for rebid.

Having no other business: Mayor Edwards made a motion to adjourn the meeting, seconded by Vice Mayor Pettus: Approved 3-0.

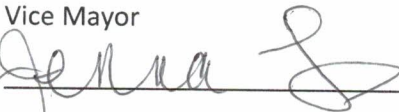
Meeting Adjourned.

  
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Mayor

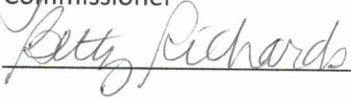
4/1/24  
Date

  
\_\_\_\_\_  
Vice Mayor

4/1/24  
Date

  
\_\_\_\_\_  
Commissioner

4/1/24  
Date

  
\_\_\_\_\_  
City Recorder

04/01/24  
Date