

Minutes
Board of Mayor and Commissioners
Regular Meeting
December 04, 2023

December 04 2023: Cedar Hill Meeting of Mayor and City Commissioners.

Tonight we had our December Meeting of the Cedar Hill City Commission.

Mayor Edwards called the meeting to order at 6PM

Roll Call: Commissioner Traugber, Vice Mayor Pettus and Mayor Edwards all present. City Manager Kevin Breeding present.

Mayor Edwards asked Pastor Frank Kirby to open the meeting up in prayer.

Minutes from November City Commission Meeting were approved 3-0.

Communications from Mayor:

Mayor Edwards discussed all the progress that has been made in the city and its operations in 2023 and moving into 2024.

Mayor Edwards also mentioned the importance of detailed zoning and proactive zoning in order to get the right growth and businesses in the community.

City Manager Report:

City Manager Breeding gave a Budget update and reports good progress and pointed out obvious increases in spending due to completion of paving projects and Club House renovation before leveling off again.

City Manager Breeding gave updates on the ongoing Codes Enforcement properties. An administrative hearing is being scheduled for two of the properties due to continued non-compliance or no response from the other. Mr. Breeding mentioned that the ad for the filling station will be in this week's paper and that this is a continued step in moving to bringing it up to codes and moving along into the next step such as levy, adding costs of clean up to property tax, etc. Mr. Breeding mentioned that we had mailed notices and certified letters with no response from one of the property owners.

City Commission comments: Hearing none, we moved into Public Comment.

During the Public Comment section a landowner inquired about options for commercial property and what zoning would allow such as for a construction business. Mayor Edwards mentioned that there were several commercial classifications with the city primarily having Commercial - 3 which is development more suited for the Growth Plan, community character, etc. He mentioned steps needing to be taken to discontinue semis using side streets. Also there was an inquiry on what new setbacks would be and Mr. Edwards read those aloud.

Old Business:

Second and final reading of Ordinance 2023-12: Amendment to Zoning Ordinances (Districts, Classifications, and Setbacks) was presented to the City Commission. Mayor Edwards explained the changes which includes the elimination of new medium and high density rezoning and that already established lots not achieving a full acre would build under its related setback based on the Historical R20 & R30 zoning districts. Mayor Edwards

motioned to approve. Seconded by Vice Mayor Pettus. Roll Call Vote: Traughber- Yes, Pettus- Yes, Edwards- Yes. Approved 3-0.

New Business:

Adams/Cedar Hill Property Resolution 2023-15 was presented to the City Commission with regards to a mutually owned property with the City of Adams. This Resolution is to execute a Quit Claim with the City of Adams in conjunction with the sale of the property by the City of Adams.

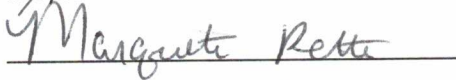
Mayor Edwards entertained motion to approve. Vice Mayor Pettus motioned to approve. Seconded by Mayor Edwards. Roll Call Vote: Traughber- Yes, Pettus- Yes, Edwards-Yes. Approved 3-0

The final business was a housekeeping item which was designating the duty of Ethics Administrator to the City Attorney, which is what most municipalities do. Approved 3-0.

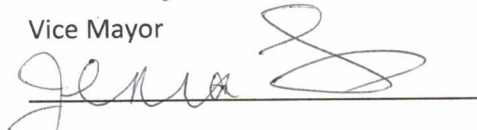
Having no other business, Vice Mayor Pettus motioned to adjourn. Seconded by Commissioner Traughber. All Ayes: Meeting adjourned.



Mayor



Vice Mayor



Commissioner



City Recorder

1/8/24
Date

1/8/24
Date

1/8/24
Date

01/08/24
Date

Date