

Minutes
Board of Mayor and Commissioners
Regular Meeting
October 02, 2023

The October meeting of the Mayor and Commissioners was held tonight at the Cedar Hill Club House.

1. Call to order: Mayor Edwards called the meeting to order at 6pm.
2. Roll Call: Mayor Edwards did roll call: Commissioner Traughber, Vice Mayor Pettus, Mayor Edwards & City Manager Kevin Breeding were in attendance. Mayor Edwards declared a quorum.
3. Prayer: Mayor Edwards opened the meeting up in prayer.
4. Minutes of September 11, 2023: Minutes were approved for September 11, 2023 meeting by roll call vote (3-0)
5. Communications from Mayor
 - a. DAR Proclamation Signing: Mayor Edwards updated the commission on the Daughters of the American Revolution and mentioned that County Mayor Billy Vogle, Cross Plains Mayor Barry Faulkner and himself met and signed proclamations for the DAR.
 - b. Historical Society Visit: Mayor Edwards updated the commission on the Historical Society visit. It was a great event and was very informative and great to see the community gather to learn more about the history of the area. Vice Mayor Pettus was in attendance as well.
 - c. Fall Festival: Mayor Edwards updated the commission on the Fall Festival on October 21. There will be live music, vendors, food trucks, an inflatable, face painting, balloon artist and a petting zoo there. Mayor Edwards mentioned that it was exciting to see the event continue to grow and expand each year.
6. City Manager Report
 - a. 2023-2024 Budget Report: City Manager Breeding updated the board and reported that the city is continuing to bring in more money than it spends despite many projects being completed, which is a healthy fiscal policy.
 - b. Codes Enforcement: City Manager Breeding gave an update to the commission on Codes Violations: He reported that several had been resolved and the city is currently working on two of the original five which is a residential property and a commercial property (old gas station). The residential property owner has spoken with the city and there is hope that the property can be brought up to codes. A certified letter to the owner of the old gas station was unsuccessful, so we'll continue to move forward in the process, being a hearing.
 - c. Paving Update: City Manager Breeding updated the commission on paving. He has spoken with the company and reports that they are finishing up bonding and once that is complete, they should be able to begin work within a week or two.
7. Commission Remarks: Hearing none, on to item 8.
8. Citizen Comments: A resident inquired about dumpsters and the city potentially providing dumpsters to codes violators to assist them in cleaning up. Mayor Edwards mentioned that they had discussed that and that he thought it would be good to help violators get up to compliance when needed.
9. Old Business:
 - a. Adams/Cedar Hill Property: City Manager Breeding and Mayor Edwards gave an update on the jointly owned property between the municipalities. The attorneys for both cities are working to develop a Resolution to streamline the process.

b. Jo Byrns Football Meal Donation: Vice Mayor Pettus gave an update to the commission on providing a meal to the football team. Applebee's can do it and will be providing drinks to go along with the meal. Motion to approve \$200 to provide the meal and take it out of the community donations budget and properly seconded. Mayor Edwards made motion to approve and seconded by Commissioner Traughber. Roll Call Vote: Approved 3-0.

10. New Business:

a. Club House Renovation and City Hall Bids: Mayor Edwards presented bids for the Club House Renovation and City Hall. Despite several folks picking up bid packets and calling, only one bidder submitted a bid by the deadline date, which was Jeffrey Wilson which provided a quote of \$60,000 for Club House interior/exterior renovation and repair on exterior of City Hall. Commissioner Traughber inquired about what all that would cover. Mayor Edwards mentioned that would include tear out, adding windows, replacing doors, T1-11 walls, painting, trim, dry walled ceiling with 15-20 recessed lights, butcher block for buffet table and related work in main area. It would be for replacing the metal on the exterior with 29-gauge metal siding, trim, flashing, gutters, and soffit and clean up. It would cover replacing rotten wood on exterior of City Hall, covering all exterior wood with vinyl soffit, siding and aluminum facing and installing gutters and downpipes. It was asked when this would take place. Mayor Edwards mentioned that it would occur during late December/January and would hopefully be wrapped up by late January/ early February. Mayor Edwards mentioned this was a great opportunity to invest in a structure that generates revenue and therefore be recouped in the future. Mayor Edwards mentioned that he and City Manager Breeding had shaved off \$8,000 by deciding to strip and wax the existing floor at this time and that this would be a multiphase renovation of the facility. It was mentioned that there could be additional costs pending if there were any other things that needed to be repaired is found. After discussion, a motion was made to approve by Mayor Edwards and seconded by Commissioner Traughber. Roll Call Vote: Approved 3-0.

b. Resolution 2023-11: Moratorium on Solar Facilities/ Solar Farms. Mayor Edwards presented Resolution 2023-11 which is a one-year moratorium on solar facilities/solar farms in the city limits. City Manager Breeding pointed out that this is not a ban on property owners installing solar panels for their individual residence. Mayor Edwards mentioned that this will allow the Planning Commission to research and develop regulations on the facilities. This was recommended unanimously by the planning commission. Motion made to approve by Commissioner Traughber and seconded by Mayor Edwards. Roll Call Vote: Approved 3-0.

c. Resolution 2023-12- Comprehensive Growth Plan Adoption: Mayor Edwards presented Resolution 2023-12. Mayor Edwards presented on the land use maps, data, goals and objectives and the process that would begin after adoption of the Growth Plan to bind it with the Zoning Ordinances and those amendments would be initiated by Planning Commission and sent to the Commission for approval. The biggest takeaway from the Growth Plan is density. All newly proposed rezoning's in the Residential Category would require at least one acre. Proposed rezoning's in the AGR category would require at least two acres which would line up with the County and their Rural Preservation category, except the city would require a true acre measurement over the 40,000 square feet or 80,000 square feet. Pre-Existing smaller lots would fall under (Historical Lots: R20 & R30). He mentioned that the R20 & R30 categories were kept managing setbacks of already established lots and the zoning classification was discontinued for future rezoning's. Mayor Edwards mentioned that this was built around the public input and from input on the recent county growth plan and was recommended unanimously by the planning commission. Mayor Edwards made a motion to approve and seconded by Commissioner Traughber. Roll Call Vote: Approved 3-0.

d. Ordinance 2023-11: Adoption of Zoning Map (First Reading). Mayor Edwards presented the Zoning Map to the Commission. He mentioned that this new map would comply with the growth plan and added a conservation category on the map to illustrate environmentally protected areas. There were very little changes in the map, other than correcting errors in data pulled from county & the assessor's office on properties that were not shown accurately. This was recommended unanimously by the planning commission. Motion made to approve by


Commissioner Traughber and seconded by Vice Mayor Pettus. Roll Call Vote: Approved 3-0 for first reading. Second and final reading will be in November.

e. Fall Community Clean-Up Day: Dumpsters. Mayor Edwards mentioned that the city usually provides dumpsters for Spring and Fall cleanups for city residents. It is now that time of year again and a date will be discussed and agreed upon that will enable the city to communicate that with city residents. Mayor Edwards made a motion to approve and seconded by Vice Mayor Pettus. Roll Call Vote: Approved 3-0.

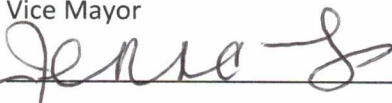
11. Adjournment: Vice Mayor Pettus made motion to adjourn, and Commissioner Traughber seconded. All approved. Meeting adjourned.


Mayor

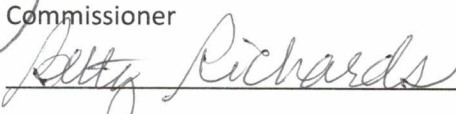
11/6/23
Date


Vice Mayor

11/6/23
Date


Commissioner

11/6/23
Date


City Recorder

11/06/2023
Date