

MINUTES
CITY OF EUREKA
REGULAR CITY COUNCIL MEETING
FEBRUARY 22, 2022

There was a regular meeting of the Eureka City Council on Tuesday, February 22, 2022. Mayor Tammy Cantrell called the meeting to order at 5:28 p.m. Susan Wisdom did Roll Call. Present were: Mayor Tammy Cantrell; Councilmembers Evelyn Broxson, Angela Burnham, Debbie Childress, Bront Luna, Mike Wisdom; and Secretary Susan Wisdom. Also present were: Dennis Donoho, Amanda Donoho, Margaret Thomas, Peggy Thomas, Mark Thomas, Philip Crowell, Kenny Bourgeois, and Kurt Knauth.

Angela Burnham moved that the Minutes from January 25, 2021 and the Minutes from the January 31, 2021 work session as well as the Financial Reports be approved. Debbie Childress seconded the motion. Motion approved 5-0.

Next was the public hearing for the proposed subdivision requested by Richard Martenson on FM 637. Kenny Bourgeois represented Mr. Martenson. It was first noticed that the name "Eureka Meadows" for the proposed subdivision already exists in the City of Eureka. Mr. Bourgeois said he would have the name changed to possibly "The Meadows." Mark Thomas stated that the property stands in water especially in the rainy season. Kurt Knauth agreed with this. An engineer will be required to solve the drainage problem.

Next Kurt Knauth gave a report from the Volunteer Fire Department. He said they have been busy. They had 17 calls: 8 fire (6 of which were in violation of the burn ban), 6 medical, 1 car accident, and 2 lift assists. They will be getting a grant for gear, etc. in the amount of \$1,700 to \$1,800 soon.

Next was the public hearing for Philip Crowell. Mr. Crowell is requesting approval to build 5 single family rental houses (one unit) at 8979 S. Hwy. 287. The information the City obtained from attorney Terry Jacobson was presented. Mr. Jacobson said: (1) The houses are the proper size with a minimum of 1,000 square feet. (Mr. Crowell said his houses would be 1,200 to 1,300 square feet.) (2) Right now the zoning isn't proper and needs to be changed. He said Mr. Crowell can apply for a Specific Use Permit under section 7 of chapter 11. That would give the City Council the ability to impose some conditions on his use of the property such as parking, traffic, septic, etc. and that this is what he recommends. (3) The fact that there are five houses on one tract of land makes it multifamily, not single family. (4) If the whole tract is big enough (5+ acres) Mr. Crowell would meet state regs on septic. State regs in city septic are .5 acres per home. In the County it is one acre. And commercial septic 2 acres. (5) Setbacks need to be followed for the boundary of the property. Mr. Crowell did not see the need for a

Specific Use Permit. There were no questions or comments from any adjacent property owners or any other person. It was mentioned that a deed restriction could be placed on the property as to what would happen about dividing or selling the property in the future and it was questioned whether or not a deed restriction could be changed in the future. After a lengthy discussion, the Council told Mr. Crowell that they would agree to his request as long as he follows all setback lines, gets the property surveyed off into one 5-acre tract, and defines the drain fields.

Next was the Order of Election for May 7, 2022 for the election of 3 Councilmembers. Mayor Tammy Cantrell and all the Councilmembers signed the Order.

There were no further public comments.

Next was new items for the net meeting's agenda. (a) Chris and Megan Posey's temporary use permit to live in an RV while their home is being built expires on March 29, 2022. Susan Wisdom is to notify them that they will need to reapply for a temporary use permit if they will need to continue living in the RV while their home is being built. (b) Steven Isbell's temporary use permit to live in a camper while his home is being built is due to expire on March 29, 2022. Due to nonpayment covering NSF check, all permits issued to Steven Isbell are all null and void (permits for 2 storage units, temporary use permit for living in camper, and a building permit for a home). He will have to reapply for all these permits if he still wants them and will need to show proof of utilities first.

Angela Burnham moved that the meeting adjourn. Evelyn Broxson seconded the motion. Motion approved 5-0. Mayor Tammy Cantrell adjourned the meeting at 6:50.

Minutes by Susan Wisdom, Secretary