

MINUTES
CITY OF EUREKA
REGULAR CITY COUNCIL MEETING
MAY 3, 2022

There was a regular meeting of the Eureka City Council on Tuesday, May 3, 2022. Mayor Tammy Cantrell called the meeting to order at 5:30 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: Russell Thomas, Professional Engineer; J. David Kilgore, Brian Box, Courtney Rivera, Patty Vick, Ricky Vick, Justin Farmer, Amanda Donoho, Ken Bourgeois representative for "The Meadows" proposed subdivision, Richard Martenson, Linda Denning, Adrian Richardson, Hal Champenois, Wanda Champenois, Philip Crowell, Peggy Thomas, and Mark Thomas.

Bront Luna moved that the Minutes from March 29, 2022 and Minutes from the Work Session on April 5, 2022 and the Financial Reports be approved. Debbie Childress seconded the motion. Motion approved 5-0.

There was no report from the Eureka Volunteer Fire Department as no representative was in attendance.

Next was the discussion regarding the proposed "The Meadows" subdivision requested by Richard Martenson on FM 637 with Mr. Martenson and Kenny Bourgeois. They did not provide an engineer's report as was requested by the Council at the meeting on March 29, 2022. It was reported that furrows are melting away every time it rains and although it is not draining now it was felt that it would when built upon. They were asked to bring an engineer's report to the meeting on May 31, 2022.

Next was the Public Hearing for Philip Crowell for a Specific Use Permit to build 3 duplexes on his property located at 8977 S. Hwy. 287. The Council will vote on this matter in a meeting on May 10, 2022 at 5:30 p.m. to allow for the required amount of time as required by law before it can be voted on.

Next was the Public Hearing for David Watterson regarding a proposed subdivision on FM 2859. Mr. Watterson was represented by Linda Denning with ReMax. She presented the Covenants and Deed Restrictions for the proposed "4WR Acres" subdivision. (*See attached*) There will be 4 lots all just under 6 acres each. All homes will be site-built. The prohibited animals does not include pets. Mike Wisdom moved that David Watterson be granted his Specific Use Permit for the subdivision. Bront Luna seconded the motion. Motion approved 5-0. Susan Wisdom is to mail Mr. Watterson's permits to him.

Next was the discussion with Brian Box with Diamond J. Properties regarding a proposed subdivision and annexation on 209.12 acres on SE CR 2250. The proposed subdivision is currently being called "Lakewood Shores" but the name will probably be changed. It will be gated with private roads. There will be an association and maintenance of the roads will be kept up with funds collected by the association. They said they would do everything they can do to make SE CR 2250 look better than it does now. They will have drip irrigation septic systems. Susan Wisdom is to send ordinances to Brian. The next step will be to have a Public Hearing for a Specific Use Permit for a subdivision on May 31, 2022. This will be voted on at a meeting on June 7, 2022. They presented their request to have the property annexed. The first of two Public Hearings regarding annexation of the property will be on May 31, 2022. The second Public Hearing regarding the annexation will be on June 21, 2022.

Next was a discussion with Hal and Wanda Champenois regarding his request for a variance of setbacks and a Building Permit. Mr. Champenois is wanting a variance for his building to butt up against his fence. This would be one (1) foot off the property line. He is wanting to build a boat and RV storage building. The building would be 40 ft. wide and 378 ft. long and he is planning on having 27 units with 14 ft. wide spaces. They will have open fronts. The roof would have a 40-degree slope. It was discussed that with this long of a building with a 40-degree slope drainage would be a problem and it would impact the neighbor's property. A Public Hearing for a boat and RV storage business will be held on May 31, 2022. Mr. Champenois was told he needed to show the Council a drainage plan and then they would consider his request for the variance.

Next was the discussion with Patty Vick regarding her request for a 9-1-1 address and living in an RV. She was issued a 9-1-1 address. Her request to live in her RV will be discussed at a later date.

Next was the discussion with Raul Rodriguez. He had his property replatted and the County was supposed to take care of that. He has a subdivision and the County has been issuing building permits instead of the City. He was/is supposed to obtain his building permits from the City of Eureka though. It was decided to leave everything that has already happened alone, but that he will need to apply for all future building permits from the City of Eureka.

Next was a discussion of information received from City Attorney, Terry Jacobson regarding Steven Isbell. It was also reported that there have been complaints that he is living on his property on Hwy. 287 with no water or sewage. Susan Wisdom is to send Steven Isbell a certified letter with a return signature card stating that he has ten (10) days to submit payment for his permits or that the City will take further legal action. Also, Mayor Tammy Cantrell is going to contact Tarrant County Water about how to go

about getting something done about his living arrangements with no water or sewage as this is a health hazard.

Bront Luna introduced Adrian Richardson as a possible person to be appointed to take Councilmember Angela Burnham's place on the Council at the end of May.

It was decided to forget about discussing the City's ETJ limitations at this time.

There were no further public comments or new items to be added for the next meeting's agenda.

Bront Luna moved that the meeting adjourn. Angela Burnham seconded the motion. Motion approved 5-0. Mayor Tammy Cantrell adjourned the meeting at 7:40 pm.

Minutes by Susan Wisdom, Secretary