

MINUTES
CITY OF EUREKA
REGULAR CITY COUNCIL MEETING
September 28, 2021

There was a regular meeting of the Eureka City Council on Tuesday, September 28, 2021. Mayor Tammy Cantrell called the meeting to order at 5:30 p.m. Susan Wisdom did Roll Call. Present were: Mayor Tammy Cantrell; Councilmembers Debbie Childress, Bront Luna, Ginny Folmar, Carroll Sigman, Mike Wisdom; and Secretary Susan Wisdom. Also present were: Kurt Knauth, James Bonner, Adrian Richardson and wife, Margaret Thomas, Peggy Thomas, Angela Burnham, Steve Isbell, Emily Isbell, Dennis Donaho, and representative for Matt Logue.

Carroll Sigman moved that the Minutes from August 31, 2021 and the Financial Reports be approved. Debbie Childress seconded the motion. Motion approved 5-0.

Next was the Public Hearing to consider adopting the budget for Fiscal Year 2021-2022. Carroll Sigman moved the budget be approved as presented. Debbie Childress seconded the motion. Motion approved 6-0. (Budget attached)

Next Carroll Sigman said he would be resigning as of the end of this evening's meeting as he will no longer be residing in the City of Eureka. He told the Council that Angela Burnham had agreed to fill his vacancy as Councilmember and he moved that Angela Burnham be appointed to fill this vacancy. Bront Luna seconded the motion. Motion approved 5-0.

Next was the Eureka Volunteer Fire Department report from Kurt Knauth. He reported that they have been very busy in September with 2 medical calls, 6 grass fires mainly from people burning brush as the burn ban is not in effect at this time, 3 fire alarms, 2 lift assists, and 1 car accident. The Eureka Volunteer Fire Department is to receive their check from ReMax tomorrow from the Fuel Fire Fighters fundraiser. He did not know how much they would be receiving. Mr. Knauth said that the Eureka VFD would be adding an awning/heavy duty carport on the back of the building and put gravel behind the tanker to park an additional fire truck. Kurt Knauth is to get the gravel and give Susan Wisdom the bill to forward to Brian Morse with Eureka Storage. Mr. Morse is donating the load of gravel to the Fire Department.

Next was the discussion regarding a request from Randy Barrett, representing H P Investments, LLC, to rezone some property in Eureka from single family residential to

general commercial where he is wanting to put a General Dollar Store. The Council discussed the information received from the City's lawyer regarding this matter. Bront Luna moved that the property be left as single family residential and require Mr. Barrett to obtain a Specific Use Permit for a Dollar General Store so that the City can maintain control of the type of business that would be allowed in the future, if any. Debbie Childress seconded the motion. The motion was approved 5-0.

Next was the discussion of the conditions of the Clark Fullwood property on Hwy. 287. The Council discussed the information received from the City's Attorney on this matter. Carroll Sigman moved that Susan Wisdom issue Clark Fullwood a citation. Mike Wisdom seconded the motion. Motion approved 5-0.

Bront Luna reported to the Council the information he found out from Franklin Legal regarding zoning codification. He said they recommended picking out just the parts of the Lake Planning and Zoning Codes that the City wanted instead of adopting the entire code.

Next was the consideration of the three estimates received by Debbie Childress regarding spraying for spiders, bugs, etc. It was decided that there was no reason to spray monthly and that either 2 times a year or quarterly would be plenty. Bront Luna moved that the City use Big B Pest Control (Gary Brown). Debbie Childress seconded the motion. Motion approved 5-0. (Bid sheet attached)

Next was a discussion with Steve Isbell requesting a Temporary Use Permit, 2 Non-Residential Building Permits for 2 storage buildings, and a Building Permit for a home. Carroll Sigman moved that Steve Isbell be granted a Temporary Use Permit for 6 months and all other permits requested be approved. Bront Luna seconded the motion. Motion approved 5-0.

Next was the discussion regarding a Temporary Use Permit for Chris and Megan Posey. Carroll Sigman moved that the Posey's be granted a Temporary Use Permit for 6 months. Ginny Folmar seconded the motion. Motion approved 5-0.

Bront Luna moved that the discussion with Justin Reynolds regarding a sign permit be tabled due to Mr. Reynold's absence. Debbie Childress seconded the motion. Motion approved 5-0. It was noted that the sign is already up after he was instructed that it was not to be erected until after the permit is issued.

The Council each received a copy of the M.E.N. Water Supply's Notice or Requirement to comply with the Subdivision Service Extension Policy of M.E.N. as published in the Corsicana Daily Sun just so they would be aware of it.

Next was the discussion of having the books audited for Fiscal Year 2020-2021. Bront Luna moved that Susan Wisdom ask Ruby Coker to audit the books again. Carroll Sigman seconded the motion. Motion approved 5-0.

Next was the discussion regarding a possible subdivision on 209.12 acres of SE CR 2250 requested by Matt Logue with LLC Investments. Mr. Logue is requesting a variance on the road requirements. They are currently in an option period of their contract and do not yet own the property. Mr. Logue had a representative represent him as he was unable to attend the meeting. The Council discussed Mr. Logue's request and the information from the City's attorney regarding this matter. Mr. Logue is requesting the following variances: (1) City Codes: 36' ft. wide main streets and 29' wide collector streets—Logue: We request the road width to be narrowed to 20' wide pavement and 2' shoulders throughout the subdivision. Typically roads of 36' and 29' wide are used for on street parking as in a city setting. There will be no on street parking permitted within the subdivision. Also, the roads will be gated, private not public roads, there will be no need for public parking as in a city setting. Lastly, the road that leads to this property (SE CR 2250) is a 12' wide gravel road. A 36' wide paved road would not flow very well either.

(2) City Codes: curb and gutter storm drainage along roadways—Logue: The boulevard entrance will be lined with curb and gutter for initial appearance and curb appeal. But we request to have roadside swells and ditches for stormwater drainage and discharge throughout the rest of the property. All roads, stormwater drainage and discharge will be fully engineered. Given the larger size of the lots and lay of the land, roadside ditches and swells are a more practical application. The county roads leading to the property have roadside swells and ditches, continuing this into the subdivision seems very practical.

(3) City Codes: 400' max length for cul de sac streets—Logue: We request a variance for our roads to extend longer than 400' due to existing conditions. We have only one point of access to the property, in order to provide access throughout the property the road would have to be extended further than 400'. Again, this road will be private and not public.

Mr. Logue would also like to widen and resurface SE CR 2250 with asphalt at his expense. They were told this request would need to go to the county. The proposed subdivision would have 91 lots ranging in size from 1.06 to 7.68 acres. Carroll Sigman moved that they be tentatively granted a variance based on the City getting answers to some questions. Bront Luna seconded the motion. Motion approved 5-0.

Next was the discussion regarding a person's interest in purchasing City owned property of 2.953 acres located at 9050 S. Hwy. 287. Bront Luna moved that the City keep the property. Debbie Childress seconded the motion. Motion approved 5-0.

Mayor Tammy Cantrell scheduled a Called Meeting on Friday, October 1 at 5:30 p.m. to discuss a replat of property requested by Frank Agee and to swear in Angela Burnham as Councilmember.

There were no public comments and no new items for the next regular meeting's agenda.

Carroll Sigman moved that the meeting adjourn. Bront Luna seconded the motion. Motion approved 5-0. Mayor Tammy Cantrell adjourned the meeting.

Minutes by Susan Wisdom, Secretary