

MINUTES
CITY OF EUREKA
REGULAR CITY COUNCIL MEETING
JANUARY 30, 2024

There was a regular meeting of the Eureka City Council on Tuesday, January 30, 2024. Mayor Tammy Cantrell called the meeting to order at 5:26 p.m.

Susan Wisdom did Roll Call. Present were: Mayor Tammy Cantrell, Councilmembers Evelyn Broxson, Debbie Childress, Bront Luna, Adrian Richardson, and Mike Wisdom; and Secretary Susan Wisdom. Also present were Kurt Knauth, Justin Farmer, Kara Thomas, Joel Thomas, Jimmy Thomas, Chalma Gonzales with Docks R Us, and Sarah Ford.

Adrian Richardson moved that the Minutes from November 28, 2023 and the financial reports be approved. Mike Wisdom seconded the motion. Motion approved 5-0. Susan Wisdom reported that the 2 "EE" Savings Bonds have been mailed to be redeemed and that it could take up to a month to receive the money.

Kurt Knauth gave the report for the Eureka Volunteer Fire Department. He reported that they received a total of 30 calls since his last report as of November 28, 2023: 2 fire investigations, 4 structure fires, 16 medical calls, 3 auto wrecks, 4 lift assists, and 1 fire alarm. He said he attended a good program of what volunteer fire fighters are supposed to do before the ambulance arrives that was put on by Allegiance Ambulance Service. The Eureka VFD asked for 4 quotes, but only received 2 quotes for building a new 18' x 36' bay behind the current fire station. One quote was for \$22,100.00 and one from 5R Services, LLC was for \$28,400.00. Evelyn Broxson moved that the City of Eureka make a grant of \$15,000.00 to the Eureka Volunteer Fire Department to help with this expense. Mike Wisdom seconded the motion. Motion approved 5-0.

Next was the consideration of approval of the Preliminary Plat submitted by Mark Mills for Carmel Valley Subdivision to be located at 601 FM 2859. The Preliminary Plat was presented by Justin Farmer, Project Manager. He said it would be a gated community with 19 total lots. Eleven (11) of the lots will be lakefront lots. The property is hilly. They are working with TX Dot for a turn lane. He has also contacted MEN WSC. They will have a HOA (Home Owners Association). He said there is a 10" water line out front. Bront Luna moved that the Preliminary Plat be approved. Debbie Childress seconded the motion. Motion approved 5-0. Since

there is a requirement that a Specific Use Permit cannot be voted on until 30 days following notice to property owners, it was decided to move the regular City Council Meeting for February to March 5, 2024 so that this item can be voted on at that time.

There was no discussion with Theresa Enriquez regarding options available if she rents a building in Eureka as she was not present.

Next was a discussion of consideration of property improvements with Blink or similar camera. It was mentioned that you can get 2 cameras from Reo Link for probably \$200 max with no subscription fee. Mike Wisdom moved that this matter be tabled until after the completion of the construction project for the Volunteer Fire Department. Adrian Richardson seconded the motion. Motion approved 5-0.

Next was the consideration of approval of an ordinance regarding short-term rentals. Minimum of 3 days and maybe a maximum of 5 days. Adverse possession (“squatters rights”) was discussed. It was decided that the City needs to contact City Attorney, Terry Jacobson regarding this. Bront Luna moved that this matter be tabled until the next meeting. Evelyn Broxson seconded the motion. Motion approved 5-0.

Next was the consideration of approval of an ordinance regarding requirements for fire hydrants in all new subdivisions. Bront Luna moved that this matter be tabled until the Council talks with Dennis Donoho, with MEN WSC. Mike Wisdom seconded the motion. Motion approved 5-0. Mayor Tammy Cantrell is to contact Dennis Donoho and ask him to attend the next Council Meeting.

Next was the discussion on updating the fee schedule. Susan Wisdom gave each Councilmember fee schedules from the City of Corsicana and the City of Ennis to maybe get some ideas from. Bront Luna moved that this matter be tabled to give each Councilmember time to study the material presented. Mike Wisdom seconded the motion. Motion approved 5-0.

Next was the discussion of fireworks and variances. Adrian Richardson said that while looking through the City of Eureka Codes, he only found that variances could be granted regarding the use of land or animals. He said he thought the Council should get the definitions of “variance”—what it is and what can they be used for. He also thought the Council should review all the variances that have been issued by the City and post them on the City’s website. Secretary Susan

Wisdom will compile the variances that have been issued. The Aggie General Store was granted a variance to sell fireworks. The Eureka City Codes state that the sell and use of fireworks in the City of Eureka are prohibited. Adrian Richardson moved that the variance to sell fireworks that was issued for the Aggie General Store be rescinded. Mike Wisdom seconded the motion. Motion approved 5-0.

Next was the discussion with Chalma Gonzales, doing business as Docks R Us, wanting to change his sign to 2 LED TV screen type signs. The message on them changes. There were objections to this from guests present at the meeting. He said at night that the signs could be turned black or just have the time and temperature displayed. The Eureka City Codes state that no CEVMS (Changeable electronic variable message sign) be allowed within the sign code application area. A CEVMS is a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including LED or digital sign, and which varies in intensity or color. Mike Wisdom moved that this matter be tabled until the Council gets some information on state regulations of CEVMS signs. Bront Luna seconded the motion. Motion approved 5-0.

Mayor Tammy Cantrell suggested that the Council have a work session to discuss all items that have been tabled at this meeting so as to not take up so much time at the next regular meeting. It was decided to have a work session on Tuesday, February 20, 2024 at 5:30 p.m.

Next was the discussion of a complaint received regarding Gary Holloway's property and what he is doing with all the equipment he has (first curve on 2240). Is he operating a business? Trucks, trailers, etc. entering and exiting the property all the time. Very noisy. The County needs to be contacted to see if they have any kind of permit for Mr. Holloway. Bront Luna moved that this matter be tabled. Mike Wisdom seconded the motion. Motion approved 5-0. Mayor Tammy Cantrell said that she would contact Commissioner Eddie Moore tomorrow regarding this issue.

Next was the discussion of the dilapidated house next to MEN WSC. No doors, windows, etc. Definitely a safety hazard. Susan Wisdom is to send a letter to owner, Jackie Baker, to tear down the house and haul it off.

It was mentioned that Linda Fullwood's son-in-law called after receiving letter that the house on the Clark Fullwood property on Hwy. 287 needed to be torn down and hauled off by February 8. He said he would have it done, but could not get it done by February 8. The Council decided they would give him until March 1, 2024 to have it torn down and hauled off.

The May 4, 2024 City Election was discussed next. Bront Luna moved that the Joint Contract with Navarro County regarding the May 4, 2024 election be signed. Mike Wisdom seconded the motion. Motion approved 5-0. Bront Luna moved that an election for the City of Eureka for May 4, 2024 be ordered. Adrian Richardson seconded the motion. Motion approved 5-0.

Public comments: The contractor who installed a water line or some type of work left a huge mess at the corner of SE CR 2230 and SE CR 2240. He also said that Corsicana VITA is offering tax assistance to low income and elderly tax filers to file their tax return with the IRS. They are operating on Tuesdays and Thursdays at the Corsicana YMCA during tax season which runs from January to April 15 from 2 p.m. to 6 p.m. and Wednesdays at the Kerens Library from 1 p.m. to 4 p.m.

There were no new items for next meeting's agenda.

Mike Wisdom moved that the meeting adjourn. Bront Luna seconded the motion. Motion approved 5-0. Mayor Cantrell adjourned the meeting at 7:30 p.m.

Minutes by Susan Wisdom, Secretary