



603 E Ave A  
Hooks, Texas 75561

City of Hooks  
City Council Regular Business Meeting  
December 18, 2023

**Councilpersons Present:** Patterson, Wright, Stoker, Felty, O'Neal

**Councilpersons Absent:** None

**Mayor Present:** Marc Reiter

***Quorum Established***

1. The meeting was called to order by Marc Reiter @ 6:00 p.m.
  2. The Invocation was led by Judge Les Colley and the Pledge of Allegiance was led by Councilperson Felty.
  3. Consider and take action on the approval of consent agenda items
    - a) Minutes of Regular Business Meeting held November 20, 2023
    - b) Departmental Reports for November 2023
    - c) Financial Reports and Checks/Invoices for November 2023
- Motion was made to accept the agenda items by Bill Felty and seconded by Janet Stoker. Motion passed unanimously.
4. Open Forum – Taniesha Ogburn, Greg Rowe and Kent Moore all spoke in opposition of the portable toilet ordinance.
  5. Consider, take action, and approve declaring property at 107 Arnold located in the city as dangerous and substandard buildings. Information will be presented to the council by Code Enforcement Officer, Joe McGee. Officer McGee was not in attendance so this item can not be discussed.
  6. Consider, take action and approve the request by Rural Housing Developers, LLC to rehab the Amanada Square Apartments to a Low-Income Senior housing; the city would be required to provide \$250 in the form of fee waiver, reduced building fee permit fee, etc. A motion was made by Councilperson Felty to approve the request and seconded by Councilperson O'Neal. Motion passes unanimously.
  7. Consider, take action and approve the ordinance for portable toilet use in the city limits by commercial businesses and food truck/trailers. Ordinance and Rules were discussed. A motion to approve the ordinance was made by Councilperson Stoker and seconded by Councilperson Bill Felty. Motion passed unanimously. Motion was then made for approval of the Portable toilet rules by Councilperson Wright and seconded by Councilperson Felty. Motion passed unanimously.



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8. Consider, take action and approve the variance request by Kelly Eaves of REMAX to allow manufactured home at 101 E Ave E to remain in its current location. Manufactured home is current located 5 feet across the property line into the alley. There was discussion about the option to vacate the valley or request variance. After some discussion the consensus was that it made more since to vacate the alley giving half to Sonic and half to Vanderbilt. Since Sonic had not been contacted before the meeting, the mayor will contact Sonic and ask if they are interested in the property and if so agree half the alley will become Sonic property and half Vanderbilt property. Vanderbilt agrees to pay all fees to have the land resurveyed and deeds. Motion to vacate the alley was made by Councilperson O'Neal and seconded by Councilperson Patterson. Motion passed unanimously.

9. Discussion for meeting date changes of January and February 2024 as those dates fall on holidays. A motion to change the January date to the 22<sup>nd</sup> and February date to the 29<sup>th</sup> was made by Councilperson Felty and seconded by Councilperson O'Neal. Motion passed unanimously.

10. Request to rezone lots 104 & 108 CR 2110 Hooks, TX AKA parcel #04200002900 from residential to commercial property; tabled in November to add adjoining property 102 CR 2110 Hooks, TX AKA parcel #04200002700. Planning and Zoning Commission approval 12/5/23. Motion to approve the rezone by Councilperson O'Neal and seconded by Councilperson Felty. Motion passed unanimously.

11. Consider and take action on rezone M1 zone to R1 as recommended by Planning and Zoning Commission. Per recommendation from city attorney, tabling item to send letters to area residents. Motion to table was made by Councilperson Wright and seconded by Councilperson Felty. Motion passed unanimously.

12. Consider and Take action on tabled item Request by Melvin Parker to put a streetlight at the corner of 24<sup>th</sup> and E Ave B. construction cost would be \$1160.89 then \$11 a month or we can just pay \$32 a month. Tabled item to check for other areas that possibly need a streetlight, and could we get a discount if we do multiple at one time. Motion to table made by Councilperson Wright and seconded by Councilperson Stoker. Motion passed unanimously.

13. Council went into executive session.

14. No mayor comments

15. Motion to adjourn by Councilperson Felty and seconded by Councilperson Stoker. Motion passed unanimously.

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Mayor, Marc Reiter

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City Secretary, Jodie Dye