



## City Council Special Called Meeting Minutes

Council Meeting at 7:00 p.m.

April 25, 2023

1200 South Commerce Street, Overton, Texas 75684

City Hall Council Chamber

### All Members Present

Curtis Gilbert – Mayor

David Stone

Chris Hall

April Littlefield

Raymond (Tuck) Moon

Michael Paul Williams

### Members Absent

I. Called to Order by Mayor Gilbert at 7 pm.

II. Invocation by Sandy Cundiff.

III. Pledge of Allegiance by Councilman Stone.

IV. Public Forum – *No one to speak.*

V. Consent Agenda

A. Consider approval of the following minutes: April 20, 2023.

*Motion to approve by Councilman Hall; second by Councilman Williams; Passed 5/0.*

VII. Business

A. Discuss Modular Homes/Mobile Homes outside of current Zoning Areas in city limits.

***\*\*Disclaimer – this is not verbatim, but it was transcribed (some in verbatim and some as general) as best as could be done without transcription equipment.\*\****

*City Manager Shane West brought forth the topic of manufactured home zones and showed a map of the zones throughout the City of Overton. He stated that this topic has come up before Council in the past. He wanted to show the Council what we have in place as far as mobile homes. He pointed to the two mobile home parks (orange zone) on the map and stated that these are typically rented, not owned, spaces. One of them only has two trailers, and one of the trailers looks like an old drug trailer that used to do or sell drugs.*

*Councilman (Stone?) stated that he drove by today and it looks abandoned – looks like it is about to fall in.*

*City Manager West said yes, and the one next door to it does not look any better except that someone is living in it.*

*Councilman (Stone?) asked someone lives there?*

*City Manager West said that's what you have as far as trailer houses in the City Limits of Overton. Mr. West said he just brought it up so that everyone could see what there is. There is an ordinance. On Front Street, there is a lady that wanted to put in a modular home – mobile home. We already have several going down that way. You have the railroad tracks, you parallel the railroad tracks. We just might want to think on what we want in the future.*

*Councilman Williams said the trailer park zone was put in there so that someone could move a trailer in there with no questions asked. The other zones had to have curbs and gutters. You have to have curbs and gutters in the City of Overton regardless. It's in the ordinance, but if you live somewhere that you don't have to have them, we as the Council need to say you don't have to have them, and that's the way mobile homes were set up in that ordinance.*

*City Manager West asked if we need to just bring them before Council each time.*

*Councilman Williams said yes because you don't want to have that ordinance – it's actually a protection for the City to have grounds to stand on, so if you didn't have that ordinance for curbs and gutters – someone could put a home anyway and not even put that there. You don't want someone to put a trailer house there, so that's your protection. Now, if they want to put it on the outskirts of the City Limits, somewhere that it's not awful, we have control if we want it there or not. It's just a protection. That's all our ordinance is – is protection for the City. It's never set in concrete. As long as it comes through the Council, the Council can decide if they want it there or not. For instance, if they have water sprinklers in their building, you have that ordinance there just in case Genpak puts in a company which is cardboard, you want sprinklers and stuff like that, but if you put say a welding shop in, would he really have to have a sprinkler system in a welding shop? He could actually come before Council, and the Council can say no you don't have to.*

*Councilman Hall stated his take on mobile homes is that there is a difference between a modular homes and a trailer house. A modular home looks more modern like a house. It sits on a cement slab and looks just like a house, so when you say mobile home, what are we actually talking about? I'm sure you don't want to bring anything in from the 1970s and put it beside somebody else's house.*

*City Manager West stated that might be a good reason, like Councilman Williams just said, that it has to come before Council.*

*Councilman Williams stated that everytime before it had come before Council, it's always somebody that needs a home and can't have a house built and has a dream of owning a home, and it's just easier for them to go up there and sign the papers, and they can be in it in a month or two. I'm not saying that we should agree that it goes in a nice neighborhood. We have control over that.*

*City Manager West said right.*

*Mayor Gilbert questions if a lot of the mobile homes outside of the area come in prior to 2014 because that's where this new ordinance is.*

*Councilman Williams said every one of them.*

*Mayor Gilbert said that's where this new ordinance is.*

*Councilman Williams said yes and that there are some going out this road here. Every time, they've had to come up to Council to have approval to put one in.*

*Mayor Gilbert asked most of them come up prior to 2014? That's when this existing ordinance is right now.*

*Councilman Williams said yes.*

*Mayor Gilbert stated so they are grandfathered in.*

*Councilman Williams said I reckon so, but we've never had to vote for someone bringing something in that looks raggedy. It's always been a new home, but like my answer to Chris' question, a modular home right in front of the school where the house burned down, and she wanted a modular home put out there, so she actually had a modular home picked out and was fixing to have it delivered but come to find out, it didn't meet our ordinance on being so many feet from the property line to the edge of the house. She had to re-do her contract and whatever and had a modular home put out there, and this modular home looks just like a trailer house.*

*City Manager West also said it looks just like a trailer house.*

*Audience member Michelle Williams stated right in front of the school.*

*City Manager West said it would be one thing tucked off in a neighborhood where you already have a hand full of them, but when you come in and that's what you see, that raises a flag.*

*Police Chief Pool stated he would be curious to know how our code of ordinance defines a mobile home.*

*Mayor Gilbert said you find it in HUD, and he read something out loud. He said to City Manager West, are these parks that you mentioned – are they designated mobile home parks?*

*City Manager West responded, they are.*

*Mayor Gilbert asked, do they come before Council, or do they ask for a permit every year?*

*City Manager West said no.*

*Councilman Williams said they can move in there with no questions asked. They just rent a spot.*

*City Manager West said they rent a spot alone.*

*Mayor Gilbert said okay.*

*Councilman Stone said Shane do you know of any towns around Kilgore or Henderson, Tyler, the layout of mobile homes in the suburbs?*

*Councilman Williams said he hasn't seen \_\_\_\_\_.*

*City Manager West said he knows Henderson used to have, but I'm not up on it.*

*Police Chief Bryan Pool said Henderson has the trailer park behind the old Ace Hardware.*

*City Manager West said so, it's still there.*

*Police Chief Pool said yes, and the other one was actually partly in the county, partly in the city, on 64 behind the Jehovah's Witness church.*

*City Manager West said there's another one on 79 South.*

*Police Chief Pool said that's half way out in the county though.*

*Councilman Stone asked but they're not allowing new homes to move in to a city lot?*

*Police Chief Pool said that's why I asked about some of the way our ordinance definitions read on mobile homes, but if they bring some of them in, they did bring one in on, I forget the street name, but they dropped it. It was actually on concrete, but to me, a mobile home would be defined as a manufactured home or not manufactured home stock that was on wheels and could be mobile, but a lot of your modular homes and whatnot – some of them are built now on wheels to get here that are not designed to stay on wheels. They drop down on to a concrete slab. That's what they allow. I know they did allow one in Henderson for that purpose, and you know, we also don't need to forget the fact that y'all just need to be concerned with everything like you used to. Just recently, they did have a new double-wide mobile home placed on JoLee Road. Did they come to Council to get approval for that, or are we forgetting our outskirts \_\_\_\_\_?*

*City Manager West said they came to get a permit, but (and that's what he's bring up next)... When you get out on JoLee Road (it's actually Hoxey Road), but you go right up underneath the overpass here on 323, or before you get to the overpass and take a left right there... so, it gets out to where it's a agriculture – it's open, so you're kind of out... you're not out of the city limits but you're just out of what they want to zone. If you get out on 135 before you ever get to Devonion Road I'm going to say that's probably... well, it's actually probably where I don't know if y'all are familiar with Jim and Debbie Pool, but it's probably this side of their house and it runs in to light industry and so that's probably going to be about \_\_\_\_\_ past May Pipe and so when you get right past that, it's all zoned agriculture so it's ... The way it looks on our city map, it looks like it's not in question, it's just like – do what you need to do.*

*Councilman Stone asked what the colors on the map were, and City Manager West explained that each zone has a color, and he described which color was for which zone. He also explained an instance when a permit wasn't needed and didn't need to go before anybody because it was out of our zoned area unless Council sees something different.*

*Councilman Williams stated that we have never since he has been on Council voted a trailer in to that neighborhood. One modular home \_\_\_\_\_. Most of them we have voted for out on the back roads, a country mile.*

*City Manager West asked y'all voted for those?*

*Councilman Williams stated yes.*

*City Manager West said it's not even in a zoned area. That's what doesn't make sense to me.*

*Councilman Williams stated there was one right out of the city limits.*

*Councilman Stone asked if any requests have been turned down.*

*Councilman Williams and audience member Michelle Williams both said no. Councilman Williams said that if it is in a neighborhood, it probably would be.*

*Mayor Gilbert asked if they go before the zoning board first in each situation before Council approves.*

*Councilman Williams said he didn't know. We've always \_\_\_\_\_ Council.*

*Mayor Gilbert said okay.*

*Councilman Williams said we would always get with the Secretary, and the Secretary would put it on the agenda, and then it comes before \_\_\_\_\_.*

*City Manager West said the way he looks at it is when it's out of these zoned areas (still in the city limits but says open)*

*Audience member Michelle Williams mentioned a Helen Street mobile home – had to have neighborhood approval (so many feet from the adjoining neighbors) and home had to be a certain age before they could be moved in, and they always had to come up here and ask for a permit and furnished the signatures from the neighbors from so many feet. She said she would rather have a new mobile home sitting beside her than a death trap across the street that nobody is fixing up. There's people that it somebody's dream that they can afford to go get a mobile home and put it on a piece of land, and if it's not over there on Kingsway, I'd rather have a brand new double-wide sitting across the street from me that somebody's taking care of or a death trap that nobody's doing nothing. One of these days, that place is going to fall apart, and mice and everything else that's running around. You got to remember that too. That's how they used to do it in the old days. You had to give a signature because I was raised in a mobile home and I will tell you this to today, good people come from there. You want to better yourself? You've got to start somewhere.*

*Mayor Gilbert said okay.*

*Councilman Hall brought up modular homes again and stated that they need to be defined as they do not belong lumped in the same as "manufactured" homes. His sister-in-law has a modular home that's probably almost 2000 square feet. It's not going \_\_\_\_\_. You really have to look at it to really tell what it is. Then again, we have to define and look at what we mean by... To me, a modular home and a mobile home are different.*

*Audience member Williams said two different things.*

Councilman Hall also said it's two different things. A modular home looks more like a home-home. A mobile home looks like something he grew up in – a single-wide trailer house.

Councilman Stone asked how much does a modular home go for. He said that he had passed one in Tyler and had heard they start at around \$70,000.

Several people talking...

Police Chief Pool talked about someone who comes from South Africa \_\_\_\_\_ just purchased a modular home that was built off-site and moved in, and it was around \$165,000.00. He stated his concern with the zoning map is, and we might check with Henderson with their code enforcement person, every time that they go in to allow something, if you've got something zoned whatever here, \_\_\_\_\_ just to go in and to allow for a mobile home or a modular home or whatever you place there, but for some things, it has to be re-zoned, so your map might would change. If you follow what I'm saying, you've already got that set up on the map for mobile homes, so whether you allowed it or not, \_\_\_\_\_, get it on a computer there and be able to go in and keep it up to date by changing the \_\_\_\_\_ so you'll know. I think what we'll find right now is, we probably have a lot more mobile homes in Overton than what's here or here.

City Manager West stated that the map he was showing them is the updated version.

Mayor Gilbert said it's going to be single-family or whatever.

Police Chief Pool said right.

Mayor Gilbert said even though in our estimation in our neighborhood over in that direction, there's one mobile home just about on every street. \_\_\_\_\_ neighborhood, \_\_\_\_\_ some of them just have one. What do you do when one is in the neighborhood? \_\_\_\_\_ allowed for that?

Councilman Hall \_\_\_\_\_ mobile home. A modular is (interrupted).

Mayor Gilbert said yes I agree. These are all, I think these are all mobile homes. There might be one modular home in there.

Councilman Williams asks why would you have to change the zoning whenever it says that there's supposed to be a certain area without Council, but if it's Council-approved, why does it have to be zoned \_\_\_\_\_

Mayor Gilbert said it's still single family residence.

*Councilman Stone asked if he could say that again.*

*Councilman Williams said if we approved it, why does it have to be zoned because \_\_\_\_\_, they could move that out, they could move one in there without \_\_\_\_\_.*

*City Manager West no, not if you approved it, it don't. There's just a lot of them... I just wanted to bring this up because it comes up, and just to say hey we need to look at it. Look through what we've got here and if we want to leave it the same or if we want to look at maybe changing it.*

*Councilman Williams said we've always had, I remember looking at it, a lot of signatures before \_\_\_\_\_ somebody comes up \_\_\_\_\_ we wouldn't want to \_\_\_\_\_ somebody else's area or whatever, but*

*City Manager West says you can drive all over town and see some places where they're nice, and you can go some places in town and go boy it sure would be nice if that hadn't come to town, you know. On Warren Street, there's one, there's a double-wide, and it's \_\_\_\_\_, and the lot's all grown up, which hopefully, we're looking at a code enforcement deal, and \_\_\_\_\_ hopefully that changes here after our meet tonight. His yard, \_\_\_\_\_ he died and he's got, he had three siblings. One died, and so now it's all kind of in the bottle there. What are they going to do? They're letting grow up and fall down around them in the meantime. It's not just modular homes, it's not just mobile homes, it's not just trailer houses. I think we'll see a big difference if we'll ever get a real code enforcement program going. I think we'll see a big difference. In time after that, we'll say maybe we do need to change something. That will help. That will tell us for sure. This was simply put on there just to discuss, not to take action. Just to look at it where everybody can look at it and have open eyes and just put their eyes on it and remember it. It's not nothing to say well I don't want that house over here, just to keep, just to open up your minds. Hey, we're looking at maybe code enforcement coming in and actually starting some, a program there, which we desperately need if we're ever going to get anywhere. I think if we get that going, then the rest of it will tell us a lot in the near future.*

*Councilman Williams said we have full control, and we \_\_\_\_\_ common sense. You wouldn't want a trailer park around the park area or anything like that. Modular homes, I think that would be okay, but you wouldn't want a modular home in a neighborhood or \_\_\_\_\_ something like that.*

*City Manager West said he personally wouldn't want a modular home or trailer house where there's not one already like around the park.*

*Councilman Williams said we have full control.*

*City Manager West said yes, that's just him and the way he feels.*



*Councilman Stone said what concerns him at some point when we're all gone in the next ten years is this Council will be completely changed. Another Council will come in and see the work this Council did, \_\_\_\_\_ okay for the modular homes, and \_\_\_\_\_ place one anyway \_\_\_\_\_. That's what concerns me is they're seeing the work that this Council did and may think well that's a precedent \_\_\_\_\_ the city ten years from now. I'll also say this – as someone who did live in a nice double-wide by his second year of marriage because that's what I could afford... An example of some \_\_\_\_\_ would be, if you had at the high-end, like Chris said \_\_\_\_\_ or Chief said, about \$160,000... If you had 20 of those in town, that would be about \$3.2 million \_\_\_\_\_ as opposed to a traditional new home \_\_\_\_\_ a home, about \$250,000, \$240,000... You're looking at about \$5 million for tax now. What kind of money could the city do with the tax from that? Can I mention the last time we were here that would it be nice if we could start drawing some people from the medical community to move to Overton? The people that work at the hospitals make pretty good money, and they're going to want a nice place to stay. I think if we do something to generate more dollars for our infrastructure that this could be the beginning of a better future for this community. We're not going to reap the benefit of any homes coming in in the next four or five years, but another generation in ten, fifteen, years can see that, and we could get some things done in the City with homes that cost more. That's just my thought on that. Again, what I said last week when I talked about, or last month when I talked about denying some mobile homes in to, or modular homes, whatever they are, that came before Council... The last thing that I said... I'm not against mobile homes. I just want to follow the Ordinance.*

*Councilman Hall said again, there is a difference between mobile homes and modular homes*

*Councilman Stone said absolutely.*

*Councilman Hall said he went and googled modular homes, and you would be surprised at some of those houses were better than some houses we've got \_\_\_\_\_ by far.*

*City Manager West said he saw some that were over \$250,000.*

*Councilman Moon said he thinks that the Ordinance that we've been working with is outdated in that it doesn't recognize the advancement in the ready-built home business. He knows trailer houses were real popular as wobbly boxes because they kept the wheels under them. They weren't legal taxed back in the old days, but they've come so far in the housing industry since then that it's not even funny. We really need an Ordinance to reflect what the property we're looking at is, rather than just using a generic mobile home as a cover-all because there's a mobile home, a modular home, and \_\_\_\_\_ tiny house, and we have approved tiny houses by this Council for good reason, and those houses are what the elderly are looking at living in in the future rather than going to nursing homes. They'll be a step from*

*their house to a smaller house to possibly a nursing home or cemetery, so we need to really have a more intelligent approach to what we're dealing with rather than just everything lumped in to one big pile.*

*City Manager West said he thinks the tale to tell is going to be after the decisions made tonight as far as code enforcement officer is made because it's going to... We'll get in to this if all that goes through... we'll get in to this six months, they're going to be making reports, and it's going to give us an idea where we need to go with this. We've got two builders coming to town that's going to build. One is going to build 16 houses, 1300 square foot houses, that are going to start at \$247,000. He brought one guy down and said hey maybe you could try to look at some these lots, build some of these houses on these lots, and he said when y'all get a little clean-up deal going on, call me, and I'll come back and look, but he said I'm not interested. He could build, he could spend \$10 million in just a little bit and get somewhere, but he said I'm not going to invest right now. He said call me when y'all get cleaned up a little bit, and I'll come back and look and perhaps maybe tackle some of that. Maybe the tell-tell sign is going to be the code enforcement officer.*

*Mayor Gilbert asked if there is anymore discussion on this. That's all we had on the agenda for discussion.*

*Councilman Stone said I appreciate the banking from the Council members. Everyone made some good valid points.*

*Mayor Gilbert asked anymore discussion.*

*There was no more discussion.*

VIII Convened to Executive Session at 7:34 pm to discuss personnel matters.

XI Reconvened to City Council Meeting at 8:41 pm.

A. Adding position/ hiring City Code enforcement officer

*Motion to create a full-time commissioned code enforcement officer position by Councilman Stone; second by Councilwoman Littlefield; Passed 5/0.*

IX. Future Meetings

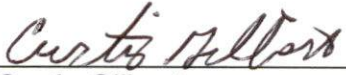
A. Mayor to receive request(s), if any, for leave of absence from any Council Member for future meetings. No requests received.


B. The next scheduled Regular Council Meeting is May 18, 2023.

X Adjournment

*Motion to adjourn meeting by Councilman Hall; second by Councilman Williams;  
Passed 5/0.*

Meeting adjourned at 8:42 pm.

  
Curtis Gilbert  
Mayor

ATTEST:   
Lisa Hemus  
Interim City Secretary

