

# Town of Oak Valley

2211 Oak Valley Lane  
Corsicana, Texas 75110

April 09, 2024

## MINUTES

### In attendance

Mayor **Max Taylor**. Aldermen - **Norma Finnen, Rebecca Chandler, Leon Ward, Randy Burkey** and **Kendall Walker**. Secretary - **Kelli Burkey**.

Mayor **Max Taylor** called the meeting to order at 6:05 PM  
**Kendall Walker** gave the invocation.

### Agenda

#### **Review and Approval of Previous Town Hall Meeting Minutes:**

Minutes for March were reviewed and approved.

Motion made to accept March Minutes by **Rebecca Chandler** and seconded by **Randy Burkey**. Motion carried and approved by majority vote.

#### **Bills to be paid / Financial Report:**

**Bills to be paid** were discussed and reviewed as follows:

##### **GENERAL ACCOUNT:**

1. Check for \$100.00 to Kelli Burkey for secretarial/treasurer services.
2. Corbet Water Supply electronic debit of \$37.31
3. Think Energy electronic debit of \$17.37 (security light account)
4. Think Energy electronic debit of \$266.91 (building account)
5. Yahoo Mail Plus electronic debit of \$5.00 (mail forwarding service)
6. T.O.A.S.E. Law Firm for \$2,187.50 (Feb. billing re: annexation).
7. T.O.A.S.E. Law Firm for \$1,662.50 (Feb. billing re: general legal).

**Kelli Burkey** presented a follow up on the energy “buy down” opportunity presented last month. When she called to confirm the rates, she discovered that the TDU rates were still reduced, however the Think Energy rates had increased. Therefore, it was no longer a valid opportunity to “buy down” the contract. Our 36 month contract remains unchanged.

**GRANT ACCOUNT:**

1. GrantWorks for \$3,200 for Milestone 4. Remaining balance \$6,400.
2. JR West Texas Concrete for \$249,850.
3. JR West Texas Concrete for \$14,411.50 (portion of OV’s 5% match of \$17,500).

**Financial Reports** were discussed and reviewed as follows:

**GENERAL ACCOUNT:**

1. State Comptroller deposit \$630.84
2. Advertising \$500 - NavCo Chronicle, 2 election ads and ad for mowing bids.
3. Cooper Insurance \$295 - annual Aldermen Bond Insurance.
4. Contract Labor \$100.00 - March secretary/treasurer.
5. Gift/Donation \$216,020 - Navarro Co Precinct 4, Asphalt Zipper
6. Legal \$2,275 - T.O.A.S.E Stmt #3 regarding Annexation \$1,050, T.O.A.S.E Stmt #1 regarding General \$875 & Jacobson Law Firm \$350.
7. Road & Bridges Dept - \$1,240 - Navarro Co Precinct 4, 62 bags of rock asphalt.
8. Ending balance for March \$91,872.89.

**GRANT ACCOUNT:**

1. No activity. Ending balance for March, \$26,207.23

**MONEY MARKET ACCOUNT:**

1. Interest Deposit \$1.54
2. Ending balance for March, \$7,259.18

Motion made to approve **Bills to be Paid** and **Financial Reports** by **Norma Finnen** and seconded by **Leon Ward**. Motion carried and approved by majority vote.

## **Public Works Reports:**

### **Building & Permits:**

**Leon Ward** - Containers have been moved into 560 Oak Valley Ln. Leon has left permit forms in the door of the yellow house on the same property.

Also per **Mayor Max Taylor**, the house on Oak Valley Ln by the bridge has been through probate and the owner, David Conklin has gone through the courts to have the squatter removed. There are several dogs remaining on the property and a large amount of trash. Alvin Mullican made an offer to buy the property and it was accepted. The sale is now in process. His goal is to clean it up.

### **Road & Bridges Report:**

- **Update of Road Drainage Grant Project -**

Per Mayor **Max Taylor** - the punch list of about 15 items that need to be corrected was sent to the contractor this morning. These will need to be completed and signed off on before final payment.

Issue with Engineering bid sheet - Headwalls and Safety End Treatments were a requirement of the grant, however they were not included on the bid sheet. The cost of installation is \$60K. The Engineer claims the contractor is at fault because he didn't call it to his attention. The Contractor claims it is the engineer's fault for omitting it from the bid sheet.

We have sent this to the attorney to help determine who is at fault and responsible for paying and how much. We've raised the question that if the city is liable, can it be split between the contractor, engineering firm, Grant Works and city (\$15K/ea). Currently waiting for legal review.

- **Oak Valley Roads, Bridges and Guard Rail Concerns -**

Mayor **Max Taylor** reviewed handouts of Oak Valley Roadway Estimates and timelines and the Proposed Oak Valley Annexation Plan (attached).

### **Commerce Report:**

**Update on ACF *Rural American Integration* initiative** - We have submitted 5-6 foundation grant requests including Riot Platforms.

Mayor **Max Taylor** is also looking into getting quotes on 18" x 30" metal signs. These signs would be used in front of the Town Hall for events, meetings, etc and changed out as needed. Other options could be digital. **Norma Finnen** will also look into possibilities.

**Accept Mowing Bid** - the city received nine bids for mowing services. After review by council, **Randy Burkey** motioned to select the lowest bid, seconded by **Norma Finnen**. Mayor **Max Taylor** will notify other bidders of the Council's decision.

### **Fire Department Report:**

None

### **Navarro County Sheriff's Dept. Report:**

None

### **Oak Valley Ladies Report:**

**Update by Lynette Horton** - At the March meeting, the ladies collectively donated \$50 to help our community UPS driver, Wendy. She has been ill and also has a grandbaby coming. This was our way to say "thank you" from our ladies group.

We're also working on the April and May meetings. Possibilities are pickleball for April 18th and fashion for May. There has also been some interest shown in a Book Club, Game Day, Walking Club, etc.

Mayor **Max Taylor** gave Lynette the NNO packet that the city received in the mail. This is set for the first Tuesday in October but we may be able to have it on a weekend instead.

**Clean Up Oak Valley Day (M.O.V.E - Make Oak Valley Exceptional), Debbie Taylor** - Saturday, April 20th, meet at Town Hall to collect trash bags and have a donut! The goal is to go out and fill up the trash bags, tie them up, leave on the roadside and meet back at Town Hall at noon for lunch and a raffle. Debbie will coordinate having the bags picked up.

## **New Business:**

### **Update on Nuisance Complaints & Potential Ordinance:**

Per Mayor **Max Taylor** - he has spoken to our attorney about nuisances/violations and how to address them; issue citations or file abatements. The attorney's recommendation was to look at abatement versus issuing citations. The city would address the nuisance/violation at our cost (i.e. clean up of property). Then we would file an abatement which would place a lien on the property for the amount spent by the city. This is one way we could utilize the potential Onco fees we receive from the annexation of Riot Platforms and document how much we utilize for abatements each year.

This started a conversation by Oak Valley resident Brandon Landrum as to why we have ordinances and require permits. Just a few of the reasons are safety, property values and illegal dumping of trash.

**Discussion for Animal Control Shelter:** (housing dogs temporarily / Alvin Mullican is donating the temp fencing until new owners are found or the animal shelter takes them.)

Discussion was held regarding the problem that exists in Oak Valley with abandoned animals. The Corsicana animal shelter is not able to take on any additional animals. Oak Valley is not able to create a shelter as the required funding/staffing would be significant. It was suggested that we might look into dog rescues and foster homes. Currently there are several residents that check on and feed the abandoned dogs at the house by the bridge. All agreed that this is a problem with no easy solution.

### **Discussion of May 4, 2024 Election:**

People can vote at any of the 20 voting locations in Navarro County.

### **Candidate Forum, Places 3, 4 & 5 for May 4, 2024 General Election**

**Norma Finnen, Leon Ward, Kim Ogden**

Each candidate was given 5 minutes to speak and tell about themselves, why they were running and their vision for the town of Oak Valley.

**Open Forum for Public Comment:**

None

Meeting adjourned at 8:02 PM.

Next meeting scheduled for May 14, 2024

## OAK VALLEY ROADWAY ESTIMATES

- I. 4.6 MILES OF ROADWAYS (Oak Valley Lane 2.5/Pin Oak Lane.8/Liberty Drive1.3) = 8096 yds
- II. Oil Sand approximately 1 load does 100 yds (8096/100=approx. 81 loads)
- III. 24 tons per load x 81 loads = 1944 tons of Oil Sand
- IV. 1944 Tons x \$89.00 per ton = **\$ 173,016**

**Additional Base ..... \$ 100,000**

- V. Oak Valley Lane Wooden Bridge
  - a. 34 3x12x18 @ \$ 134.16\* = \$ 4,561.44 \* Google Quote from Menards
  - b. 12 2x12x18 @ \$ 67.54\* = \$ 810.48 \* Google Quote from Menards
  - c. Miscellaneous Supplies = \$ 200.00
  - TOTAL \$ 5,571.92**

**Plan A: In May, Rebuild Liberty Drive & Re-skin Oak Valley Lane Wooden Bridge**

- Spend From Current Revenues.....\$ 54,464
- Once Annexation Is Approved:
  - Rebuild the remaining two roads under a 5 year Public Works Loan \$ 224,124

**Plan B: In May, Rebuild a 1/2 Mile of Oak Valley Lane & Re-skin Oak Valley Lane Wooden Bridge**

- Spend From Current Revenues.....\$ 24,369
- Once Annexation Is Approved:
  - Rebuild the remaining three roads under a 5 year Public Works Loan \$ 254,219

**Plan C: Wait Until Annexation Is Approved and Rebuild All Three Roads At The Same Time Under A 5 Year Public Works Loan.....\$ 273,016**

	5 Yr	10 Yr	15 Yr
<b>\$ 224,124 Road Loan (annual payment)</b>	<b>\$ 50,344</b>	\$ 27,344	\$ 20,158
<b>\$ 254,219 Road Loan (annual payment)</b>	<b>\$ 57,104</b>	\$ 31,343	\$ 22,865
<b>\$ 273,016 Road Loan (annual payment)</b>	<b>\$ 61,327</b>	\$ 33,660	\$ 24,555

Oncor Franchise Fee Payment	Five Year Payout	Max. 5 YR Loan	Loan Payments -5 Yrs
➤ Annual \$ 50,000	\$ 250,000	\$ 224,000	\$ 249,647.12
➤ Annual \$ 60,000	\$ 300,000	\$ 269,000	\$ 299,799.44
➤ Annual \$ 65,000	\$ 325,000	\$ 290,000	\$ 323,203.86

## What The Town of Oak Valley Could Provide in Community Services

Based on operating on a 5 Year Public Works Loan Initiative:

Oncor Franchise Fee Payment	Five Year Payout	Max. 5 YR Loan	Loan Payments -5 Yrs
➤ Annual \$ 50,000	\$ 250,000	\$ 224,000.00	\$ 249,647.12
➤ Annual \$ 100,000	\$ 500,000	\$ 447,000.00	\$ 498,179.74
➤ Annual \$ 150,000	\$ 750,000	\$ 670,000.00	\$ 746,712.36
➤ Annual \$ 200,000	\$ 1,000,000	\$ 895,000.00	\$ 997,473.98
➤ Annual \$ 250,000	\$ 1,250,000	\$1,122,000.00	\$1,250,464.58
➤ Annual \$ 300,000	\$ 1,500,000	\$1,345,000.00	\$1,498,997.20
➤ Annual \$ 350,000	\$ 1,750,000		
➤ Annual \$ 400,000	\$ 2,000,000		
➤ Annual \$ 450,000	\$ 2,250,000		

Public Works Projects:	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
➤ Road Reconstruction	128,000	128,000	128,000	128,000	128,000
➤ Secondary Road Repair	20,000	20,000	20,000	20,000	20,000
➤ Bridges/Right of Ways	10,000	5,000	5,000	30,000	5,000
➤ Maint. Staff (Bldg/Roads)	20,000	20,200	20,402	20,604	20,810
➤ Fire Department	25,000	25,000	25,000	25,000	25,000
➤ Materials/Supplies (P.W.)	1,000	1,000	1,000	1,000	1,000
➤ Library/Parks/P.W. Staff	45,000	45,450	45,904	46,363	46,827
➤ Finance (City Secretary)	12,000	12,000	12,000	12,000	12,000
➤ Payroll Tax	5,891	5,940	5,990	6,041	6,092
➤ Animal Shelter	25,000	25,000	25,000	25,000	25,000
➤ Animal Control Officer P/T	25,000	25,250	25,502	25,757	26,015
➤ TOTALS	\$ 316,891	\$ 312,840	\$313,798	\$ 339,765	\$ 315,744

\$ 1,599.038



Proposed Oak Valley Annexation Plan:

Phase 1: Secure an agreement with Riot Platforms to allow the Town of Oak Valley to annex their bitcoin plant property on FM 709

- Bradley Anderle has drafted the following documents for Riot Platforms Approval.
  - Chapter 11 Zoning Ordinance that establishes the framework for adding Planned Zoning Districts and Planned Development Districts.
  - Establishment of a 45 year Agreement between the Town of Oak Valley and Riot Platforms Inc. that protects Riot Platform's interests from any future administration's actions.
  - STATUS: Riot Platforms' legal staff is currently considering this agreement

Phase 2: Annex the roadway and right of ways for the following roads:

- A request has been submitted to Tx Dot and Navarro Counties requesting information on how to formally request approval to annex the following roadways and right of ways:
  - Annex portions of Liberty Drive and SW CR 1090 roadway and right of way
  - Annex portions of FM 2452 and FM 709
  - Annex parcels adjoining these four roadways

Phase 3: Host a community forum to determine what community services will be added to Oak Valley's Public Works Department and long range plan initiative

Phase 4: Identify private land owners with parcels adjacent to these roadways or adjacent to parcels adjacent to these roadways who are receptive to annexation or has agriculture exemption.

- Create a video outlining the benefits of being annexed under the Town of Oak Valley
- Mail postcards to these identified land owners
- Start a campaign to meet individually with these identified land owners
- Schedule a Public Hearing regarding the town's annexation plans
- Sign annexation agreements with land owners
- Submit the town's annexation plan to the State Comptroller