

Town of Oak Valley

2211 Oak Valley Lane
Corsicana, Texas 75110

March 12, 2024

MINUTES

In attendance

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

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

Agenda

Review and Approval of Previous Town Hall Meeting Minutes:

Minutes for February were reviewed and approved.

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

Bills to be paid / Financial Report:

Bills to be paid were discussed and reviewed as follows:

1. Began with discussion regarding future Lawn Service. Decision was made to place an ad in NavCo Chronicle for lawn service bids. These bids need to be priced per occurrence as opposed to a monthly amount and be valid for one year. This will include mowing the property and edging around the building, as well as the occasional shrub trimming.

Motion was made to go out for bids by **Randy Burkey** and seconded by **Kendall Walker**. Motion carried and approved by majority vote.

Mayor Max Taylor will also make Facebook posts seeking volunteers in the community who might be willing to mow until we award a bid.

2. Check for \$100.00 to Kelli Burkey for secretarial/treasurer services.
3. Corbet Water Supply electronic debit of \$36.64
3. Think Energy electronic debit of \$36.96 (security light account)
4. Think Energy electronic debit of \$259.63 (building account)
5. Yahoo Mail Plus electronic debit of \$5.00 (mail forwarding service)
6. TML Insurance Services for \$295.00 (annual aldermen insurance bond).
7. Navarro County Precinct 4 for \$1,240.00 (62 bags of rock asphalt)
8. T.O.A.S.E. Law Firm for \$1,050.00 (Jan. billing re: annexation).
9. T.O.A.S.E. Law Firm for \$875.00 (Jan. billing re: general legal).
10. Navarro County Commissioner's Court for \$216,020.00 (per Interlocal Agreement dtd 12/07/23 for donation/gift of Asphalt Zipper equipment)

Kelli Burkey presented details regarding an opportunity to reduce our energy expense. As discussed last month, we have the option to “buy down” our contract if rates go down. In March and September, Oncor reviews their TDU rates. This month they slightly reduced their rates. This reduction offers an opportunity to reduce our energy expenses on the main building account by at least \$200 this year (based on an avg usage of 1000 kWh/month). It costs \$29.99 to “buy down” our contract. **Kelli Burkey** will be able to do this over the phone with Think Energy.

Motion made to initiate the “buy down” by **Kendall Walker** and seconded by **Rebecca Chandler**. Motion carried and approved by majority vote.

Also discussed the separate meter for our security lighting. Under our new energy provider our avg price for electric service for our security lights is \$.978/kWh. Council discussed the possibility of having the meter removed and combining the security lighting into the main building meter. It was decided to place that on hold and discuss later when the building is remodeled.

Financial Reports were discussed and reviewed as follows:

GENERAL ACCOUNT:

1. State Comptroller deposit \$954.74
2. Oncor Franchise Fee annual deposit \$8,825.65
2. Southwestern Bell franchise fee deposit of \$41.58
3. Office expense \$4.98 - Home Depot, 3 outlet mini power strip.
4. Contract Labor \$100.00 - February secretary/treasurer.
5. Legal \$5,425.00 - T.O.A.S.E Statement #2 regarding annexation.
6. Road & Bridges Dept - \$177.44 - Home Depot \$42.48 reflectors, \$134.96 8-50# bags of Quikrete.
7. Ending balance for February \$312,010.28 less \$216,000 on loan proceeds is \$96,010.28.

GRANT ACCOUNT:

1. Jacob Martin Engineering \$16,500 - Inv 18154 (80% completion)
2. Ending balance for February, \$26,207.23

MONEY MARKET ACCOUNT:

1. Interest Deposit \$1.44
2. Ending balance for February, \$7,257.64

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

Public Works Reports:

Building & Permits:

Leon Ward - Parcel at 1118 Red Oak, sold back in August 2023. There has been a large pad/slab built. Leon has sent notice of permit requirements and included residential and non-residential permit forms.

Also per **Mayor Max Taylor**, Navarro County has hired an Environmental Officer. This officer has the authority to enforce and fine for EPA and State violations i.e. illegal dumping.

Property to the east of the Oak Valley Ln bridge has been in probate. The owner, David Conklin, has taken legal steps to evict the squatter. His goal is to clean up, burn what he can, clear and sell the land.

Road & Bridges Report:

Randy Burkey - Randy has picked up the 62 bags of rock asphalt and put out 22 bags this afternoon. He also saw the asphalt zipper equipment at the County Barn. Spoke to **Commissioner David Brewer** about training from the asphalt zipper company. **David** would like to do the training in Oak Valley in front of Town Hall and immediately top with oil sand. The County's proposed schedule for reclaiming the roads is to utilize both asphalt zipper machines starting with Liberty Drive, then Oak Valley Ln, and finish on Pin Oak. The asphalt zipper is capable of doing ~½ mile/day. Using both zipper machines, they can do ~1 mile/day and top with oil sand the next day.

Mayor Max Taylor mentioned the need for more culvert work also. The order of the work is crucial to minimize damage to the new roads. He wants to schedule a meeting w/**Commissioner David Brewer** on the road work and look at all our options.

Randy and **Max** met with the grant engineer and contractor to identify a punch list of items to finish up. Contractor wanted \$26K for ~50' of guardrails on Liberty Dr. **Randy** will check with **David Brewer** on other options from the county i.e. rip rap, signs, etc. **Max Taylor** may check with the Corp of Engineers. We currently need a safe option prior to the resolution.

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

Mayor Max Taylor continued - as mentioned earlier, we met with the engineer and contractor on Friday. There are 5 - 6 areas where the drainage is stopped up. These were noted and the contractor will fix them.

Mud is packed up on Liberty Dr from all the drainage/culvert work. This creates a slippery road and the school buses won't travel on Liberty Dr. Contractor will bring a street sweeper to remove dirt from the road.

Mayor Max Taylor discussed the issue with the Grant Contract/Conditions -

The Contractor, JR West Texas Concrete, wants to have Oak Valley pay for the head walls and safety end treatments at all the culverts. Contractor claims these were not included in the itemized bid costs and therefore should be added after the fact as a change for \$60K.

Mayor Max Taylor recommended that we have our legal council review the grant contract and advise of Oak Valley's liability and what actions we should take to mitigate our exposure to litigation and loss of revenue. This would take a resolution and result in no payment until our attorneys have reviewed.

Motion to move forward with a resolution to engage our attorneys to review and develop a plan of action in the matter of paying for unbudgeted concrete headwalls and safety end treatments was made by **Randy Burkey** and seconded by **Kendall Walker**. Motion carried and approved by majority vote.

Commerce Report:

Update on Annexation Plans - Mayor Max Taylor met with Riot Platforms, Attorney and Russell Hudson. Riot seems ready to proceed with the annexation. Our attorneys will be finalizing district ordinances by next week, then we can begin annexation.

Also spoke to **Chris Fields** with our Volunteer Fire Dept, and told him this was moving forward. Chris will play a key role in development in our area as well.

Update on ACF Rural American Integration initiative - We have submitted 6 grant requests and 1 to Riot Platforms regarding building out our Community Center and Park. Riot was very receptive to this. Not sure of the timeline but will discuss further in April. Currently have 1 of 3 quotes.

Fire Department Report:

None

Navarro County Sheriff's Dept. Report:

None

Oak Valley Ladies Report:

Update by Lynette Horton -

Request made to council to designate a Saturday for community participation to “clean the streets of Oak Valley”. We need a plan to present to the community. Could the Town supply water and trash bags?

There was much discussion. Should we make it part of National Night Out (NNO)? Will we get enough people to volunteer? Usually 20% of the people do 80% of the work, etc. What can the Town provide? (water, trash bags, donuts, etc.)

Debbie Taylor recommended setting the date to April 20th, the day before Spring. Debbie also volunteered to organize the effort. Everyone agreed on April 20th and not to wait until NNO. Update to be made at the next meeting.

Lynette Horton continued that the Ladies of Oak Valley are having good participation in their monthly meetings and that she is beginning to work on the upcoming NNO in October.

New Business:

Update on Nuisance Complaints:

Recently there have been multiple complaints on Facebook regarding animal control and it is definitely an issue in our community. Corsicana Animal Control can not help and Navarro County will not establish an Animal Control Center anytime soon. Oak Valley would have to have our own Animal Control Center. We can put it on our “wish list” if we ever have more \$’s than projects. Or maybe we consider partnering with other communities in this effort. Currently we have a weak ordinance and it’s hard to enforce.

May 4, 2024 Election Update for Aldermen, Places 3, 4 & 5:

Drawing for position on ballot for Place 4 - Kim Ogden drew position #1 on the ballot. **Larry Battles** was not in attendance and will have position #2.

Candidate Forum at April 9th Town Council Meeting - Each candidate for Place 4 will have approximately 5 minutes to speak.

Open Forum for Public Comment:

None

Meeting adjourned at 7:55 PM.

Next meeting scheduled for April 9, 2024