

Town of Oak Valley

2211 Oak Valley Lane
Corsicana, Texas 75110

January 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 6:06 PM
Randy Burkey gave the invocation.

Agenda

Review and Approval of Previous Town Hall Meeting Minutes:

Minutes for December were reviewed and approved.

Motion made to accept December 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:

1. Check for \$100.00 to Kelli Burkey for secretarial/treasurer services.
2. Corbet Water Supply electronic debit of \$36.64
3. Hudson Energy electronic debit of \$10.65 (security light account)
4. Hudson Energy electronic debit of \$313.35 (building account)
5. Yahoo Mail Plus electronic debit of \$5.00 (mail forwarding service)

Discussion regarding our current energy contract with Hudson Energy that will expire on 1/30/24 prior to our February meeting. It was suggested that **Kelli Burkey** and **Max Taylor** research available providers/rates/terms and lock in the best rate for no longer than a 36 month contract.

Motion made for **Kelli** and **Max** to execute a new energy contract not to exceed 36 months by **Randy Burkey** and seconded by **Rebecca Chandler**. Motion carried and approved by majority vote.

Financial Reports were discussed and reviewed as follows:

GENERAL ACCOUNT :

1. State Comptroller deposit \$697.56
2. Misc Deposit of \$216,000.00 - ACF Loan proceeds for donation of asphalt zipper equipment to Navarro County.
3. Building expense \$328.98 - 3-6X6 folding tables for building.
4. Building Insurance \$2,362.78 - TML Risk Pool - Real/Personal Prop & Gen Liability
5. Lawn Care \$250.00 - Rivas Lawn Care - for November service.
6. Office Expense \$6.77 - Map blueprints.
7. Ending balance for December, \$309,563.53 less \$216,000 on loan proceeds is \$93,563.53.

GRANT ACCOUNT :

1. TDA Deposit \$6,400.00. (Rec'd 12/29/23 & transferred to General Acct 1/2/24 in order to write a check and to pay GrantWorks Inv. 003. We had to order checks for the Grant Acct.)
2. Analysis Activity SC \$2.47
3. Ending balance for October, \$32,597.65

MONEY MARKET ACCOUNT:

1. No activity.
2. Interest Deposit \$1.53
3. Analysis Activity SC \$10.86
4. Ending balance for October, \$7,199.85

Motion made to approve **Bills to be paid** and **Financial Reports** by **Norma Finnen** and seconded by **Randy Burkey**. Motion carried and approved by majority vote.

Public Works Reports:

Building & Permits:

Leon Ward - Leon and **Max** discussed an issue a resident was having when trying to change energy providers. There had been some confusion about needing an inspection or permit. Determined not to be required.

Road & Bridges Report:

Randy Burkey - Randy gave an update that we are down to 28 bags of rock asphalt. We can order more when the county places their order. Some of the patches haven't held up on Oak Valley Ln and Liberty Dr. Need to check with the vendor on lasting power before buying more.

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

Randy spoke to Charles, the Drainage Project Mgr., and they will be blading some of the ditches which will generate lots of dirt. Excess dirt will be placed on Town of Oak Valley property inside of the walking track and made available to residents.

Randy and **Max** will be talking to the Drainage Project Engineer with their concerns that the drainage is not flowing properly in some places.

Also the landowner at 3017 Liberty Dr has asked **Max** why the culvert wasn't replaced and he will check on that.

Commerce Report:

Update on Annexation Plans - Mayor Max Taylor provided information regarding some of Oak Valley's goals, ie new roads and city services. Since there are no ad valorem taxes in Oak Valley, we have to look for other ways to raise revenue.

When he took office in May, his #1 priority was to rebuild the roads. We already had a starting plan in place with the available funds from the Federal HUD grant. However, with the long gov't processing times, rising construction costs, administrative and engineering costs, the value of the grant dollars did not cover the full original scope.

Therefore, we prefer to stay away from future Gov't grants and look for Foundation grants. By the Town of Oak Valley partnering with the

economic development company, Advancing Communities Forward, we have more clout to secure additional grants.

Max visited with the previous Director of Economic Development of Corsicana, Lee McCleary. Mr. McCleary recommended looking into data centers for additional revenue due to their power usage. Max went on to explain that the Town of Oak Valley currently receives a franchise fee payment from Oncor for approximately \$9K/annually.

Based on this revenue generating strategy with data centers, we are currently talking to Riot Platforms about annexing their location in order to receive additional Oncor franchise fees. The annexation rules have changed over the last 3 years and you are now allowed to annex with landowner approval. Previous rules were more restrictive.

We have retained an attorney in Fort Worth with expertise in annexation. We also met with Riot's Cody Mulner and their Regional Manager and presented our annexation proposal. Our proposal was positively received but no agreement is in place at this time.

Max opened up the meeting for questions -

- What benefit would Riot be getting from this agreement?
Max - we would negotiate what's called a Chapter 380 Agreement. This type of agreement encourages new industry with options i.e. tax abatements or incentives to come to town. In our case we can offer no implementation of ad valorem taxes to Riot. If another area municipality were to try and annex them, they would become part of a city that imposes taxes.
- Riot's Cody Mulner was in attendance and mentioned their dedication to giving back to their local communities. He mentioned the City of Rockdale as an example, where Riot redid the local animal shelter.
- How will the details of the agreement be disclosed?
Max - when the Chapter 380 agreement is finalized, it is required to be submitted to the Texas Comptroller of Public Accounts. They will include it in their online economic development database that is available to the public.

- If we annex, will we be responsible for roads there?
Max - yes, and we still have the Interlocal Agreement to help with that.
- Would the agreement be between Riot and the non-profit or the city?
Max - the agreement would be between Riot and the Town of Oak Valley.

Fire Department Report:

None

Navarro County Sheriff's Dept. Report:

Sheriff Elmer Tanner was present and said that currently all of his deputies were tied up. Their plan is to attend more meetings and provide updates. They appreciate being included in our meetings.

Old Business:

Update on Road Drainage Grant Project - covered earlier under Roads & Bridges.

New Business:

Approval of 2024 Financial Budget:

The 2024 Budget was presented to the Council for review. The Budget compared 2023 actuals to the proposed 2024 Budget.

Rebecca Chandler asked why the 2023 actuals for Building Insurance was \$4,278 and our 2024 budget was only \$2,500.

Kelli Burkey explained that in 2023 we also paid for 2022 which was paid late. The Oct 2022 invoice was received late.

Mayor Max Taylor mentioned that the 2024 Budget will probably need to be amended later due to the unknowns of the potential annexation.

There were no other questions and motion was made to accept the proposed 2024 Budget by **Randy Burkey** and seconded by **Norma Finnen**. Motion carried and approved by majority vote.

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

The first day to file for a place on the General Election Ballot:
01/17/2024.

Open Forum for Public Comment:

- Kim Ogden mentioned that the school buses were not going down Oak Valley Rd due to the construction.
Mayor Max Taylor will be in communication with the school Superintendent regarding road construction.

- Richie Holloway mentioned the bad condition of the road in front of Town Hall where the asphalt zipper was demonstrated. And Tad Bates asked what was mixed with the reclaimed asphalt.
Mayor Max Taylor responded that at the time of the demonstration of the equipment, there was nothing mixed with the reclaimed asphalt. This process will require some form of seal treatment to ensure longevity of the roadway.

Meeting adjourned at 7:16 PM.

Next meeting scheduled for February 13, 2024