

# Town of Oak Valley

2211 Oak Valley Lane  
Corsicana, Texas 75110

June 11, 2024

## MINUTES

### In attendance

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

Mayor **Max Taylor** called the meeting to order at 6:03 PM  
**Randy Burkey** gave the invocation.

### Agenda:

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

Minutes for May were reviewed and approved.

Motion made to accept May Minutes by **Norma Finnen** 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. Mowing - Simply Green Lawn Care & Irrigation for \$395.00
3. Corbet Water Supply electronic debit of \$36.64
4. Think Energy electronic debit of \$17.37 (security light account)
5. Think Energy electronic debit of \$238.41 (building account)
6. Yahoo Mail Plus electronic debit of \$5.00 (mail forwarding service)
7. T.O.A.S.E. Law Firm for \$437.50 (Apr. billing re: Annexation).
8. T.O.A.S.E. Law Firm for \$175.00 (May billing re: Annexation).
9. T.O.A.S.E. Law Firm for \$700.00 (Apr. billing re: General legal).
10. T.O.A.S.E. Law Firm for \$700.00 (May billing re: General legal).
11. Debbie Taylor for \$75.08 (Reimbursement of expenses for Alderman reception \$50.08 & Clean-up event prizes \$25.00)

12. Amanda Brown for \$15.00 (Refund of permit fee for structure <150 sq. ft)

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

**GENERAL ACCOUNT:**

1. State Comptroller deposit \$797.01
2. Misc deposit \$110.95 - permit fees transferred from PayPal.
3. Contract Labor \$100.00 - May secretary/treasurer.
4. Legal \$7,797.55 - T.O.A.S.E Stmt #5 regarding Annexation \$2,803.80, T.O.A.S.E Stmt #3 regarding General \$4,993.75.
5. Library & Events Dept \$53.94 - Visa Gift Card for Rebecca Chandler.
6. Other Misc \$8.54 - 5/14 Walmart
7. Ending balance for May \$80,651.32.

**GRANT ACCOUNT:**

1. No activity for May
5. Ending balance for May, \$11,795.73

**MONEY MARKET ACCOUNT:**

1. Interest Deposit \$1.54
2. Ending balance for May, \$7,262.21

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

**Public Works Reports:**

**Building & Permits:**

**Leon Ward -**

- Liberty Dr - received permit application from Melissa Wellman for 30 x 30 carport (900 sq ft). Approved with a \$25.00 fee payment through Paypal.
- Corner of Water Oak & Liberty - needing electricity. Oncor has declined their request because they didn't have the proper forms from Oak Valley. Leon sent info to the property owner 3-4 months ago.
- Containers at 560 Oak Valley Ln. - no update.

## Road & Bridges Report:

- **CDBG-Drainage Improvement Project**

Per Mayor **Max Taylor**, the contractor has submitted another Change Order regarding minor work. No decision regarding this will be made until GrantWorks receives and provides additional information.

- **Re-Building of Oak Valley Thoroughfares**

- **Discussion Regarding Re-Building Work -**

Mayor **Max Taylor** discussed some questions that will be reviewed with Commission **David Brewer** regarding:

- **Ditches along roads and bridges (grading, gravel, mail boxes, vegetation)** - Discussion around the continued flooding on Liberty Dr. A landowner in the area has filled in a tank and now there is additional flooding. Regarding the deep ditch on Liberty Dr, **Randy Burkey** suggested tall white reflective markers similar to those off Dobbins extension.
- **Closing of Roadway Procedures (announcements, hours)** - the county proposes to do a section per day using both asphalt zippers, probably from 9am-5pm. This will be confirmed.

Per **Randy Burkey**, Commissioner **David Brewer** ordered the materials to re-skin the Oak Valley bridge on 5/20. The cost came in at \$4,856. The County plans to do the bridge work prior to the roads. As soon as there is a break in the weather, **David Brewer** will order the cold mix (24-25 tons at ~\$2,700).

Mayor **Max Taylor** plans to ride through Oak Valley with Commissioner **David Brewer** and **Randy Burkey** to review/confirm work needed and what we can expect from the county.

- **Secure Road Re-Building Funds** - extend current revolving credit amount.
  - Mayor **Max Taylor** discussed the need to increase OV's credit agreement from the existing \$216K (asphalt zipper donation) to a new amount of \$600K. This additional amount will cover materials and services needed to rebuild Liberty Dr, Oak Valley Lane and Pin Oak Lane i.e. road base, right of way base and oil sand pavement. Mayor **Max Taylor** recused himself on this topic.

Motion made by **Norma Finnen** to amend the original Revolving Credit Agreement to the new amount of \$600K. Motion was seconded by **Leon Ward** and carried by majority vote.

### **Commerce Report:**

#### **Update on Annexation Plans -**

- Per Mayor **Max Taylor** we had not heard back from Riot on the annexation proposal for ~6 weeks. Our attorney finally heard from Riot's Alex Travis, General Counsel and David Schatz, Sr VP Operations saying our proposal looked good and they only had some minor questions. Meeting is set for June 17th with our Attorney, Mayor **Max Taylor**, Alex Travis and David Schatz to finalize the Annexation Agreement.

Riot is already in production with Bldg 1A which is approx. 132K sq ft. Mayor **Max Taylor** will ask Ignacio Vazquez with Oncon about Riot's current usage and follow-up with Riot at the 6/17 meeting regarding what Riot expects as they ramp up production.

Per Mayor **Max Taylor**, based on the outcome of the 6/17 meeting with Riot, there may need to be a Special Called Meeting, tentatively scheduled for 6/20, to vote on ordinances for Riot Platforms to kick-start the annexation process.

## **Code Enforcement -**

- Abatement - Our attorney has recommended establishing an abatement process. This process would be at OV's expense spending our own dollars to clean up properties and then place a lien on the property. But to fund this process, we must have Oncor Franchise fees coming in. Mayor **Max Taylor** provided the Council with an example of an abatement ordinance for review.
- Animal Control - Mayor **Max Taylor** has spoken to lots of local community mayors and there is significant agreement regarding this issue. All communities are experiencing animal dumping. Riot Platforms is also interested in this issue and has already helped their first location in Rockdale, Tx with this.

Max offered a couple of options to consider for our future Franchise Fees in regard to animal control:

1. Inquire of Corsicana Animal Control what additional funding they would need to expand their services for the entire county.
2. Inquire of Corsicana Animal Control what additional funding they would need to provide services just for Oak Valley.

**Randy Burkey** felt that option 2 would be better and most of the council agreed. No decision was made at this time and will be discussed later.

## **Volunteer Fire Department Report:**

None

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

None

## **Oak Valley Ladies Report:**

### **Update by Lynette Horton -**

The Ladies Group will be taking off for the summer. However, there has been interest in setting a Game Day for maybe morning or noon time.

Lynette expressed the need for help from someone who has access to the building. It may be helpful to place a key lock-box on the building to help with this. **Max Taylor** was fine with this. Once someone is identified to help with events and access, Council will review and approve.

The National Night Out (NNO) will be in October and will be held at Town Hall this year. They will be setting a date for the NNO planning meeting. Lynette has reached out to Lt. Lewis but hasn't heard back yet.

Also we needed to approve the 2024 budget for NNO. Motion to establish a \$500 budget for NNO was made by **Randy Burkey** and seconded by **Kim Ogden**. Motion carried and approved by majority vote.

#### **New Business:**

Mayor **Max Taylor** announced that there was a sign up sheet to attend a tour of Riot Platforms for those interested but there is a limit of 20 people. **Randy Burkey** had spoken to David Schatz and he suggested for a summer tour it's best to come in the morning instead of afternoon due to summer heat.

#### **Open Forum for Public Comment:**

Wanda Goodson asked if there was anything that could be done regarding a couple of blind curves and the bridge area on Oak Valley Lane. She also recognized that currently there is a lack of funds but these are safety issues. A couple of locations would involve brush cleanup and tree removal but one location could be improved with spraying of tall weeds in the fence line.

Meeting adjourned at 7:35 PM.

Next meeting scheduled for July 9, 2024