

Town of Oak Valley

2211 Oak Valley Lane
Corsicana, Texas 75110

July 9, 2024

MINUTES

In attendance

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

Mayor Pro-Tem **Randy Burkey** began the meeting at 6:01 PM in the absence of Mayor **Max Taylor** who arrived at 6:33 PM.

Randy Burkey gave the invocation.

Agenda:

Review and Approval of Previous Town Hall Meeting Minutes:

Minutes for June were reviewed and approved.

Motion made to accept June Minutes by **Norma Finnen** and seconded by **Kim Ogden**. Motion carried and approved by majority vote.

Financial Reports / Bills to be paid:

Financial Reports were discussed and reviewed as follows:

GENERAL ACCOUNT:

1. State Comptroller deposit \$678.11
2. SWBell Franchise fee \$41.58
3. Misc deposit \$23.64 - PayPal permit fee from Melissa Wellman.
4. Advertising expense \$50.00 - NavCo Chronicle Agenda posting.
5. Contract Labor \$100.00 - June secretary/treasurer.
6. Lawn Care \$395.00 - June expense
7. Legal \$2,055.50 - T.O.A.S.E Stmts #6 & 7 regarding Annexation \$612.50, T.O.A.S.E Stmt #4 & 5 regarding General \$1,400, Navarro County \$43.00 recording fee for Declaration of Disaster document.

8. Library & Events Dept \$75.08 - reimburse Debbie Taylor for expenses related to Alderman reception & Cleanup Day event.
9. Ending balance for May \$78,241.65.

GRANT ACCOUNT:

1. No activity for June
2. Ending balance for June, \$11,795.73

MONEY MARKET ACCOUNT:

1. Interest Deposit \$1.49
2. Ending balance for June, \$7,263.70

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 \$352.79 (building account)
6. Yahoo Mail Plus electronic debit of \$5.00 (mail forwarding service)
7. Navarro County, Precinct #4 \$4,856.00 - bridge timbers for Oak Valley Lane bridge.
8. Navarro County Elections \$648.43 - Our portion of expenses for the 5/4/24 election based on 324 registered voters in Oak Valley.
9. Roads & bridges \$352.74 - Road materials: all weather top patch, Quikrete & concrete.

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

Public Works Reports:

Building & Permits:

Leon Ward -

- Andy Pitz, 153 Oak Valley Lane - wants to move in a 44' 5th wheel trailer on the back of the lot as a permanent residence. There is already existing septic.

- Mayor **Max Taylor** spoke to Adam Minze regarding property at the corner of Water Oak & Red Oak. Pursuing proceedings to declare abandoned/condemned so it can be cleaned up. Certified letter was sent to the property owner and was returned undeliverable.
- **Norma Finnen** asked about resident on Oak Valley Ln. near the bridge. She had received an email and will forward it to **Leon Ward**.
- **Kelli Burkey** - update on the \$15 permit refund to the Brown's discussed last month. After further review, Mayor **Max Taylor** confirmed that Ordinance #401 was amended in July of last year, however the website and the Building Permit form were not updated. Non-residential structures <50 sq ft there is no permit fee; structures between 50 - 500 sq ft there is a \$15 permit fee. Therefore, the Brown's submitted the correct fee and we will not be refunding. Website and form will be updated.

Road & Bridges Report:

Mayor Pro-Tem **Randy Burkey** gave updates he had received from Mayor **Max Taylor**.

- **Disaster Declaration Update**
Currently waiting on Navarro County Emergency Coordinator, Eric Myers, regarding our Disaster Declaration status. Also looking into FEMA funds that we may possibly qualify for.
- **CDBG-Drainage Improvement Project**
Waiting on TDA approval of last month's amendment for add-ons i.e. culverts on Liberty Dr.
- **Re-Building of Oak Valley Thoroughfares Update**
 - Commissioner **David Brewer** gave an update on the OV bridge. They have received the materials but it will still be a few weeks before they can get the work done. They are still behind as the previous rains have damaged all roads across the county. When the work is done, it will take place in a day. They will communicate with everyone when to expect the work which will probably start around 9 AM.
 - He spoke about Liberty Dr culvert work that will also need to take place before the roads are resurfaced.
 - It may be August/September before the road resurfacing can begin. However, they will patch the potholes this week since the roads are so bad. Hopefully that will get us through.

- **Randy Burkey**, Mayor **Max Taylor** and **David Brewer** drove around and took note that there is more drainage work needed.
- Resident Susan Loftis mentioned the steep entrance off of FM 2555. Since the elevation of FM 2555 was raised, it created deep, dangerous ditches turning onto Oak Valley.

Oak Valley Ladies Report:

Update by Lynette Horton - the Ladies Group is on break for the summer. There's been interest shown in game activities so she has scheduled times on Tuesdays and Thursdays for that.

Lynette asked about the status of the key lock box discussed at the last meeting. She is not always here to open the building for a Ladies Group event so a key lock box would be a great help. She has recently been asked what would be expected as a host so she will put something together.

NNO is scheduled for 10/1/24 at Oak Valley Community Center. She needs some help and requested to post something on our website. Council thought that would be good. She is also looking into new activity ideas i.e. a photo booth.

Volunteer Fire Department Report:

None

Navarro County Sheriff's Dept. Report:

None

Public Works Reports (cont. from earlier)

Commerce Report:

Planned Annexation Update - Mayor Max Taylor

- Mayor **Max Taylor** gave an in depth update of what annexation is and what it means to the Town of Oak Valley.

For the Town of Oak Valley, annexation is not about Riot Platforms. It is about the parcel of land that has the ability to draw down 1G of power. The building and parcel will be useful whether it's owned by Riot Platforms or someone else when it has access to that kind of power. This annexation opportunity is the most important/valuable

issue that Oak Valley has ever come across. This has the potential to extremely increase our revenue. We would receive Oncor franchise fees of approx 3¢/kWh that is generated. We currently receive approx \$9K/year in Oncor franchise fees based on usage of Oak Valley residents. Riot's 1G of power would probably generate close to \$400K/year in Oncor franchise fees. If we don't annex, no one gets these franchise fees. It is only available to the municipality where the residence/business is located. This would afford Oak Valley the opportunity to grow beyond building and maintaining new roads. It could include more social services i.e. parks, animal control etc.

The Area Manager with Oncor informed Max that Riot Platforms will utilize approx $\frac{1}{5}$ to $\frac{1}{4}$ of the substation capacity. There could potentially be 3-4 more plants like Riot to operate off that substation as well. So we are also interested in annexing the surrounding parcels with anticipation of future growth.

This is not to be confused with ad valorem taxes which Oak Valley does not have.

Over the next few weeks we will hear more from the opposition's views that will point directly to Riot Platforms. Commissioner **David Brewer** continued regarding the group that is protesting crypto-mining. The group is a paid group funded by GreenPeace. David confirmed that everything he has been told by Riot Platforms, they have followed through with and continue to stand behind. He encouraged us to take a tour of the Riot facility.

Mayor **Max Taylor** went on to say that we have received correspondence from our City Atty regarding the annexation that it is time to start with Phase II which consists of contacting potential landowners that can be annexed in. We will need to discuss the benefits for them - maintain/build-out their county roads, provide more fire protection/volunteer fire dept (i.e. emergency alert system).

We will be scheduling a Work Session, open to the public, to look at the proposed agreement with Riot Platforms for annexing and look at the ordinances for any appropriate adjustments. Could last approx 3 hours. The next step will be to send out letters to potential annexation landowners.

Open Forum - Asked for any questions:

- Resident Susan Loftis expressed concern that the proposed improvements might take away from living out in the country. Most people moved out here because they didn't want to be in a city. Mayor **Max Taylor** responded that we don't want to establish ordinances to restrict living in the country. But we have an opportunity with our 3 acres at Town Hall to improve a walking track and playground right here for the residents versus having to go into Corsicana. And animal dumping is a huge problem here and we need to look at options for animal control. With increased revenue we can be proactive with animal control and lead the charge on this issue. ALL mayors are facing the same problems in their municipalities. **Randy Burkey** continued that we're not trying to turn Oak Valley into an HOA and tell people what color their mailbox has to be. We want our community to be a place where people take pride in living here.
- Resident Terry Loftis also asked where possible animal control would be located? Mayor **Max Taylor** discussed a couple of options that had been considered but ultimately it would depend on future revenue. He went on to say that there will be a public meeting regarding annexation and we would also like for people to voice their ideas on services they would like to see offered in Oak Valley. Mayor **Max Taylor** also explained how we would like to use our existing Town Hall building for more things i.e. civic events, movie nights, covered dish get togethers, etc.
- Resident Kathryn Armstrong introduced herself and expressed concern regarding the property located by the Oak Valley Lane bridge. Mayor **Max Taylor** gave an update on the property saying it is currently being sold to an Oak Valley resident for clean up but they have run into a problem with the title.

Kathryn Armstrong mentioned that it is also a known dumping ground for animals and asked about putting up some temporary fencing. Mayor **Max Taylor** recommended putting up some cameras instead. The Navarro County Environmental Control Officer is doing that throughout the county and animal control seems to be the county's #1 issue.

- Mayor **Max Taylor** expressed concern that people have misunderstood our drainage grant that started ~4 years ago. This grant was a HUD grant and where the work was done was based on income standards/requirements. We hope to fix some of the outstanding issues with additional revenue. We will need to have an engineer to come in and advise on this.
- Kathryn Armstrong went on to say that she believes the Oncor franchise fees are critical. She explained her past experience with franchise fees for the City of San Antonio's educational TV station. It was completely paid for with franchise fees from Time Warner, AT&T, etc. These fees are there to be taken and used for the betterment of the community. Don't be afraid of annexation in light of what the franchise fees can do for your community. Mayor **Max Taylor** added that our biggest champion to receive these franchise fees is the Area Manager of Oncor. **Randy Burkey** added that the biggest advantage in us receiving the franchise fees vs. grants is that we had zero control over where/how the grant work was done vs. the franchise fees have no restrictions on use.

Meeting adjourned at 7:28 PM.

Next meeting scheduled for August 13, 2024