

Town of Oak Valley

2211 Oak Valley Lane
Corsicana, Texas 75110

August 12, 2025

MINUTES

In attendance

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

Mayor **Max Taylor** called the meeting to order at 6:01 PM.

Invocation given by **Randy Burkey**.

Agenda:

Review and Approval of Previous Town Hall Meeting Minutes:

Minutes for July were reviewed and approved.

Motion made to accept July Minutes by **Randy Burkey** and seconded by **Norma Finnen**. Motion carried and approved by majority vote.

Financial Reports / Bills to be paid:

Financial Reports for July were discussed and reviewed as follows:

GENERAL ACCOUNT:

1. State Comptroller deposit \$1,736.30
2. Advertising expense \$50 - NavCo Chronicle Agenda posting
3. Contract Services \$25 - Richard Tate (Inspect 121 Black Oak Ln)
4. Contract Services \$100 - Secretarial/Treasurer
5. Lawn Care \$395.00
6. Utilities (Electric) \$260.70
7. Utilities (Water) \$36.69
8. Ending balance for July \$45,597.90

GRANT ACCOUNT:

1. Interest deposit \$.00 (Interest has been removed from acct)
2. TDA deposit \$3,200 (Final grant payment)
3. GrantWorks expense \$3,200 (Final payment, Inv. 006)
4. Ending balance for May \$531.93

MONEY MARKET ACCOUNT:

1. Interest Deposit \$1.55
2. Ending balance for May \$7,283.42

Bills to be paid in August were discussed and reviewed as follows:

GENERAL ACCOUNT:

1. Burkey, Kelli (Secretarial/Treasurer services) \$100.00
2. Corbet Water Supply electronic debit \$36.69
3. NavCo Chronicle \$50.00 (monthly agenda posting)
4. Simply Green Lawn Care & Irrigation \$395.00
5. Think Energy electronic debit \$16.26 (security light account)
6. Think Energy electronic debit \$317.72 (building account)
7. TOASE \$350.00 (July billing re:Annexation)
8. TOASE \$3,062.50 (August billing re:Annexation)
9. Navarro County, Precinct #4 \$2,506.90 (Texas Materials Inv for 22.79 tons of cold mix)

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

Public Works Reports:**Building & Permits:****Update by Leon Ward -**

Leon received an email regarding Lyte Fiber placing fiber optic cable within the ROW's of Oak Valley. The email was requesting information on required permits.

Max suggested that we **table** this topic until next month. He will speak to other towns about ordinance pros and cons. May need a special meeting.

Road & Bridges Report:

- **Road/Bridge Maintenance Update**

Commissioner David Brewer had to leave to take care of downed trees due to a sudden storm that came up during the meeting. **Max** asked him if he had a timeline for work on the end of Liberty Dr. **David** said hopefully the last week of August or the first week of September. They plan on bringing both asphalt zippers.

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

- Discussion of Amending the Road Construction Project

Max - Randy Burkey, Kendall Walker and Max Taylor met with **Commission David Brewer** on unofficial business. Tried to come up with a game plan that we're not regretting 2 years from now with more pot holes. A plan could be for the County to pull off building any more roads for us except to address the front part of Liberty Dr with drainage problems and the section just past the bridge with no pavement.

Commissioner David Brewer said hopefully they will take care of those areas the last week of August or the first week of September. They plan on bringing both asphalt zippers. **Randy -** Liberty Dr from city limits to 1100, needs to have the surface milled up, put down flex-base and grade it. He has had conversations with others in the asphalt business and they agreed that the base was not stabilized. The longer it sits in flex-base (1-2" road base) and gets traveled and compacted the base will be more solid. The county will need to maintain from time to time with the blade and smooth it. **Max -** for the County to fix Oak Valley Ln, they will need to remove parts of the asphalt. The materials needed to fix it will come out of our funds.

After this, we will revert back to our original Interlocal Agreement and put off road re-construction until we know, without a doubt, that we will receive franchise fees. Then we can get a road loan to go ahead and begin work.

Max - This is the proposed reconstruction plan. When we know what month of kilowatt (kW) hours we will start being paid for, then we will send out for formal bids. **Randy -** They may need to do core samples to check the compression rate on the base.

Max - If it takes a year before we can get a road loan, the County has offered to come out 4-5 months before to do the remilling of the existing road base. The road construction company can also do this, but would cost more than the County. We can discuss closer to time.

Randy - It may actually be more cost effective to have a road construction company do it to get it done in the right timeline in case the County is delayed.

Max - While the professional company does the main roads, the County could be milling the side roads.

Randy - Once the County does Liberty Dr, any time they can come, turn them loose on the side roads to mill and grade.

Debbie Taylor asked if the County could do the walking track. However, the walking track is considered on private property so the County is unable to do that.

Motion made by **Randy Burkey** to stop the road construction by the County after they have fixed areas on Liberty Dr and by the bridge, then we will pick up the road construction once annexation is approved.

Seconded by **Leon Ward**, carried and approved by majority vote.

Commerce Report:

- **Planned Annexation Update, Mayor Max Taylor**

Riot Platforms has signed the remaining document. They've agreed to be annexed into Oak Valley and also be included in our ETJ. Our next phase is we need to survey the ROWs in several areas.

Max has the name of a recommended surveyor, Shallow Creek Land Survey (Eric) to contact. **Max** sent him a list of what needs to be done. The attorney said the survey needs to be from fenceline to fenceline instead of the middle of the road out 10' each way and it has to be mapped. The surveyor will charge ~\$18-\$20K, and hopes to be finished by Sept 12th. This is great because every month we delay, we are losing Oncor fees. The sooner we submit our application for annexation the better. Our franchise fees will be calculated based on the date we submit our annexation request, not the date the Texas Comptroller approves.

- **Code Enforcement Update, Mayor Max Taylor**

Regarding 648 and 650 Oak Valley Lane - waiting on the tax attorney (Linebarger Goggan Blair & Sampson, LLP) but she has filed. The process could take ~6 months to a year.

- **Relinquishment of Authorized Agent Delegation Order, Mayor Max Taylor**

Motion by **Randy Burkey** to approve the Resolution of the Board of Alderman of the Town of Oak Valley, Texas for the OSSF Relinquishment Order of the Town of Oak Valley, effective July 1, 2025, regarding the relinquishment of authorized agent delegation to the Town as ordered by TCEQ's Executive Director.

The motion was seconded by **Kim Ogden**, it carried and was approved by majority vote.

Volunteer Fire Department Report:

Max spoke to **Jeremy Cobb** (Fire Chief) a couple of weeks ago that we would like to help out the VFD with our expected Oncor franchise fee funds. The VFD meets on Thursday of this week. Max reviewed three documents with the Council.

1) Interlocal Agreement with Corbet-OakValley VFD

Max read the proposed Interlocal Agreement - he presented to **Jeremy Cobb** pending Alderman approval. If we provide funds, they need to agree to be annexed.

2) Post Card - The VFD meets Thursday and if they sign the Interlocal Agreement, we also need them to help us increase our ETJ area. The Post Cards will go out Friday or Saturday.

3) Letter to all landowners that qualify to be part of our ETJ - all residents in Oak Valley are already in our ETJ. No surveys required as in annexation, the resident just signs a petition requesting to be in our ETJ and its notarized. The letter will go out around Monday.

Kendall Walker asked if there would ever be a reason for an audit to ensure the donated funds were being spent properly. Council discussed and decided that **Max** would add a condition asking for annual accounting from the VFD of where the donated funds were spent.

Motion made by **Kendall Walker** to approve submission of Interlocal Agreement pending signatures of Max Taylor, Kelli Burkey and VFD Fire Chief and that the VFD agrees to the accountability requirement that Max will add. Motion seconded by **Kim Ogden**, carried and approved by majority vote.

Max will send a copy out before he gives the document to the VFD.

Navarro County Sheriff's Dept. Report:

None

Oak Valley Ladies Night Out Report: Debbie Taylor

Debbie Taylor - our next Ladies Night Out will be at the movie theater for Sing-O. It's free but you need money for drinks/snacks. It will be August 19th at 7:00 PM and we will arrive at 6:30 pm to be sure and get seats. Debbie and Rhonda will send out text reminders. If you're interested in coming, please text Debbie or Rhonda if you don't receive the reminder.

NNO is Oct 7th. Plan to have it here at the Community Center. If you're interested in the committee, let Debbie know. The committee will meet on the August 27th at 9:00 am at the Town Hall.

New Business:

None

Open Forum -

Betsy Door introduced herself as new to the community.

Meeting adjourned at 7:13 PM.

Next meeting scheduled for September 9, 2025

A Resolution of the Board of Alderman of the Town of Oak Valley, Texas approving the OSSF Relinquishment Order for the Town Of Oak Valley, effective July 1, 2025, regarding the relinquishment of authorized agent delegation to the Town as ordered by TCEQ's Executive Director.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF OAK VALLEY, TEXAS THAT:

Section I. The Town of Oak Valley, Texas hereby officially repeals the previous OSSF Ordinance.

DULY PASSED AND APPROVED this the 12th day of August, 2025.

Max Taylor
Mayor – Max Taylor

ATTEST:

Kelli Burkey
Town Secretary - Kelli Burkey,

State of Texas County of Navarro:

The foregoing instrument (Resolution) was acknowledged before me this 12th day of August, 2025 by Max Taylor and Kelli Burkey

Rhonda Ward Notary Public

My Commission Expires

