

Town of Oak Valley

2211 Oak Valley Lane
Corsicana, Texas 75110

February 13, 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 6:00 PM
Kendall Walker gave the invocation.

Agenda

Review and Approval of Previous Town Hall Meeting Minutes:

Minutes for January were reviewed and approved.

Motion made to accept January Minutes by **Norma Finnen** 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. 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 \$11.94 (security light account)
4. Hudson Energy electronic debit of \$577.37 (building account)
5. Yahoo Mail Plus electronic debit of \$5.00 (mail forwarding service)
6. Jacobson Law Firm \$350.00 to research annexation. Services rendered, 1 hour. (no longer using Jacobson Law Firm)
7. T.O.A.S.E. Law Firm \$5,425.00 for legal work regarding: annexation, franchise fee/agreement, chapter 380/3850, ETJ boundaries.

Update regarding the new contract with Think Energy. **Kelli Burkey & Mayor Max Taylor** researched and compared 4 energy providers (Hudson Energy, Engie, NRG & Think Energy). Think Energy offered the lowest per kWh rate at 8.45¢.

Even though Think Energy has a monthly base charge of \$4.95, they also offer a “buy down” program that was not offered by any other company. This program allows the customer to take advantage of initiating a new contract if the rates drop by paying \$29.99 to redo their contract at the lower rate.

Financial Reports were discussed and reviewed as follows:

GENERAL ACCOUNT:

1. State Comptroller deposit \$765.39
2. Southwestern Bell franchise fee deposit of \$48.51
3. Building expense \$147.61 - \$98.94 new ceiling bulbs for Community Center, \$48.67 - outdoor light & kitchen supplies.
4. Contract Labor \$200.00 - December and January secretary/treasurer check payments.
5. Other Misc. \$6,400.00 - Grant Works Inv 003 payment. Funds transferred from Grant account to cover this check.
6. Legal \$1,137.50 - T.O.A.S.E Statement #1 regarding annexation.
7. Ending balance for January, \$308,526.68 less \$216,000 on loan proceeds is \$92,526.68.

GRANT ACCOUNT:

1. TDA Deposit \$16,500.00 - Jacob & Martin engineering Inv 18154. Represents 80% complete billing on drainage improvements.
2. Service Charge Refund \$11.55
3. GrantWorks \$6,400 - transfer to General Acct to pay GrantWorks Inv 3.
4. Service Charge \$1.97
5. Ending balance for January, \$42,707.23

MONEY MARKET ACCOUNT:

1. Interest Deposit \$1.53
2. Service Charge Refund \$65.64
3. Analysis Activity SC \$10.82 - will be reversed by VeraBank.
4. Ending balance for October, \$7,256.20

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

Public Works Reports:

Building & Permits:

Leon Ward - Update of an issue with a rental location getting energy turned on. Anytime meters are turned back on, they have to be inspected again. Per Richard Tate, inspections will confirm if there are any issues. May discuss future handling. No action taken.

Road & Bridges Report:

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

Randy Burkey - Contractors are trying to finish everything in the next few weeks. Headwalls and ditch work are done. As soon as possible, after contractor equipment is out, the county will start on Liberty Dr. with patch mix to the areas damaged by equipment. Asphalt zipper is on schedule to be delivered to the county, Thursday 3/2/24 and the second one a couple of weeks later. Reconditioning will start before long. We are down to 6 bags of rock asphalt and will be ordering more along with the county.

Mayor Max Taylor continued - Due to recent rains, the potholes have worsened. We need to get to summer in order to begin work on the 3 main roads. Contractor had projected to finish around 3/9-3/10 but then the rains caused delays. Roadways need to be repaired where culverts were installed. The Engineering firm and Contractor are disagreeing because the head and side walls were not the same in the grant vs. what was needed. If the contractor did not follow the design or construct it correctly, then they are liable. We need to see what our relief is but don't want to get tied up in a lawsuit for the city. We've been told there is a small amount of \$2,330 remaining. We are committed to get every penny out of the grant before the city pays for the work. Have also asked for a physical inspection of construction with Jacob Martin (engineer) prior to signing off on the last payment to the contractor.

Also, a few people have asked about getting some of the extra dirt

that is currently located at Town Hall. For now, we need to make sure it's not needed for anything else so we're not in a position later of having to purchase fill.

Discussed with **Commissioner David Brewer** the county's process for the rebuilding of the 3 main roads. The county's preference is to do the full width of the road a section at a time. This will put seams going across the road as opposed to having seams down the middle of the road, if it were done one side at a time. The county anticipates it will probably start workdays around 8-8:30 am and be done for the day around 3-3:30 pm. They will try to cause the least amount of inconvenience as possible.

Questions:

- Will additional road base need to be added to current? **Commissioner David Brewer** didn't think there would need to be much added. If needed we could also add some portland cement.
- Will the road curves be reworked? Where needed this will be done as curves need to have some bank to them to drain properly.
- Does oil sand hold up to heavy trucks i.e. trash trucks? **David Brewer** confirmed it does.
- Will any roads that flood be raised? Per **David Brewer**, not sure at this time but may need to raise the area near the wooden bridge.
- Can something be done near the new drainage ditches with deep drop-offs? It poses a safety issue and may need more reflectors or possibly guard rails.
Randy Burkey will add some additional reflectors to the culvert area where the drop-off is deep on Liberty Dr.

Commerce Report:

Update on Annexation Plans - Mayor Max Taylor - Our Attorney is working on a Special District Ordinance that protects Riot Platform's interests and provides for the uniqueness of that operation compared to Oak Valley's current ordinances. We hope to have a set of Special District Ordinances to review with Riot Platforms within the next couple of weeks and then for our Council to review and approve prior to signing a Chapter 380 agreement with Riot Platforms and begin the annexation process.

Update on ACF *Rural American Integration* initiative - Began the submission process to 12 different foundation grant initiatives. Have also submitted a donation request to Riot Platforms. They requested we make a donation request.

Fire Department Report:

None

Navarro County Sheriff's Dept. Report:

None

Oak Valley Ladies Report:

Update by Lynette Horton -

- Our February activity will be Painting with Marilyn Barclay on 2/22 at 6:00 PM.
- Earth Day in March, Planet vs. Plastics. Lynette also mentioned that a large amount of clothing is dumped in the landfill annually. Norma Finnen has volunteered to bring information about repurposing clothes and re-accessorizing.
- For April we are looking at providing information regarding personal legal papers i.e. wills, burial plans, etc.
- First Tuesday in October is National Night Out.

New Business:

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

We will hold a candidate forum at our April Town Hall Meeting to hear candidates for our Aldermen seats, and any other county offices.

After the Feb 18th deadline to submit an application to run for an open Alderman office, I will send each candidate an information packet regarding the duties of an alderman and their assigned public works office.

Open Forum for Public Comment:

- Amanda Brown inquired about **Mayor Max Taylor's** connection with the non-profit organization Advancing Communities Forward (ACF) and the terms of the loan held by ACF to Oak Valley.

Mayor Max explained about the "Arms Length Agreement" with ACF and that he abstains/recuses himself from any vote having to do with Oak Valley. Also that the loan interest rate is 3%. He again emphasized that there is no risk to Oak Valley regarding the loans and that ACF is taking on all risk.

Meeting adjourned at 7:09 PM.

Next meeting scheduled for March 12, 2024