

# Town of Oak Valley

2211 Oak Valley Lane  
Corsicana, Texas 75110

October 8, 2024

## MINUTES

### In attendance

Mayor **Max Taylor**. Aldermen - **Randy Burkey**, **Norma Finnen**, **Kim Ogden**, **Kendall Walker** and **Leon Ward**. 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 September were reviewed and approved.  
Motion made to accept September Minutes by **Randy Burkey** and seconded by **Leon Ward**. 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 \$678.94
2. Permits deposit \$115 - Brandon Landrum \$100, Linda Bennett \$15.
3. Southwestern Bell franchise fee deposit \$41.58.
4. Advertising Expense \$50 - NavCo Chronicle for Agenda ad.
5. Building Expense \$58.88 - Lowes A/C compressor grounding \$25.94 & bleach and misc supplies for NNO \$32.94.
6. Contract Labor \$200.00 - September secretary/treasurer \$100, Inspections by Richard Tate \$100.
7. Lawn Care \$395.00 - September expense.
8. Legal - T.O.A.S.E. \$3,526.20 - Annexation \$1,050, General \$962.50, Open Records Request \$914.70, SAM.gov \$599 Annual Fee.

9. Library & Events \$272.34 - Jerry's Signs \$112, Sam's NNO food items \$85.34, gift cards (3 @ \$25/ea) for NNO door prizes \$75.
10. Postage \$129 - postage expense for annexation mail-outs.
11. Ending balance for September \$59,127.25.

**GRANT ACCOUNT:**

1. TDA Deposits \$27,350 - \$13,150 (9/16), \$14,200 (9/30).
  2. GrantWorks payment - \$3,200, Inv. 005
  3. Jacob & Martin payment - \$11,000, Inv. 19989
  4. Ending balance for September, \$24,945.73\*
- \* Confirm that \$13,150 of balance needs to be paid to JRWest Concrete to offset the 9/16 TDA deposit.

**MONEY MARKET ACCOUNT:**

1. Interest Deposit \$1.49
  2. Ending balance for August, \$7,268.27\*
- \* Mayor **Max Taylor** suggested that the Council consider closing this Money Market account and add the funds to the General Account. No action taken.

**Bills to be paid** were discussed and reviewed as follows:

**GENERAL ACCOUNT:**

1. Check for \$100.00 to Kelli Burkey for October 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 \$17.42 (security light account)
5. Think Energy electronic debit of \$422.37 (building account)
6. Yahoo Mail Plus electronic debit of \$5.00 (mail forwarding service)
7. City Air Systems \$1,745 (Carrier ECM Blower Motor, Town Hall A/C unit)
8. T.O.A.S.E. Law Firm for \$1,925 (August billing re: Annexation)
9. T.O.A.S.E. Law Firm for \$962.50 (August billing re: General)
10. TML Insurance for \$2,507.82 (Annual billing for Gen Liability, Error & Omissions, Real & Personal Property. 6% increase from 2023)

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

## **Public Works Reports:**

### **Building & Permits:**

**Leon Ward -**

- No permits to discuss.

### **Road & Bridges Report:**

- **Road Maintenance Update -**

**Randy Burkey** updated that the County came out to check the settling asphalt at the Oak Valley Rd bridge. It was normal settling that was expected and there is no problem with the bridge. Per Commissioner **David Brewer** there are 12 - 14 steel i-beams under the bridge and it is very strong. The County added asphalt to the settled areas to smooth the transition.

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

Commissioner **David Brewer** said the County is about finished with the ARPA grant work on the other county roadways. After that is complete, they will need a week or two before moving into Oak Valley.

- Mayor **Max Taylor** asked about the County mowing/spraying right of ways. Currently all the County's mowers are down and they don't normally do weed spraying. **Max Taylor** asked the Council if they wanted to consider going out for bids for mowing/spraying. Council decided to wait.
- Mayor **Max Taylor** asked if the County could help work on the depths of the Liberty Drive ditches. **David Brewer** suggested that they could possibly look into some rip-rap. The County may be able to help with that during the road work.
- Mayor **Max Taylor** also mentioned that we may need to look at some guardrails in the area of Liberty Drive and Oak Valley Lane water crossings.
- Mayor **Max Taylor** presented information and pictures regarding a tree on Pin Oak Lane that is restricting drainage. Two bids have been received; ECW Lawn & Tree Service for \$2,273.25 and Gold Star for \$2,000. Council discussed and agreed to look for a lower bid. **Randy Burkey** offered to contact

an additional tree removal contractor for a third bid.

- Motion made by **Norma Finnen** that tree removal could be awarded prior to next month's meeting on a bid up to \$2,100 that includes cutting down the tree, removal and stump grinding. Motion was seconded by **Randy Burkey** and approved by majority vote.

## **Commerce Report:**

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

- There will be no annexation letters sent until after October 15th. During a meeting with Riot, Oncor and Mayor **Max Taylor**, the Oncor representative explained how the franchise fee works. Oncor will go back 2 years on annexed property franchise fees once annexed. The goal is to be annexed and approved by Dec 31, 2024.

### **Code Enforcement Update -**

- Adam Mintz, Navarro County Environmental Officer, notified Max that the property at the corner of Water Oak and Red Oak Lane has been cleaned up.
- Update on the property at 648 Oak Valley Lane at the bridge - **Max Taylor** received email update from Mr. Conklin's atty that they are diligently working on tracking down several heirs for the Tate property. Unfortunately this could take a long time as the heirs are not relatives. Also Adam Mintz's attempt to send letter to Mr. Conklin came back undeliverable.
- The Council discussed options.
  - Option 1 - Condemn & Abate. Clean at town's expense and place a lien on property.
  - Option 2 - Give Mr Conklin 30 days to locate heirs and sell property. If not, he must clean up the property.
  - Option 3 - Mr. Mintz can fine the property owners \$400/day until it's cleaned up.

After discussion by the Council, motion was made by **Randy Burkey** that Mr. Conklin has 30 days to reach an agreement to get the property cleaned up. If no agreement by our next meeting on 11/12/24, the Council will take further action. This motion was seconded by **Norma Finnen** and approved by majority vote.

## **Community Development Grants -**

- Mayor **Max Taylor** gave an update that the annexation is still not official. Once annexation is approved by Riot, letters will go out to the property owners in the annexation path sometime after Oct. 15th.

Max provided a handout showing a draft Benefit Model that could be realized by annexed property owners and current Oak Valley residents.

There are 4 types of grants that could be made available due to projected franchise fees; State Matching Grants, Community Matching Grants, Non-Profit Matching Grants & Municipality Grants. He read through several types of grants i.e. Alternative Power, Energy Efficiency, ADA Home Modifications, etc and how they could help our current and future Oak Valley residents.

**Max** would like to schedule a work session around mid-October for the Council to discuss these opportunities and approve what Oak Valley would be able to offer to annexed property owners.

Very few cities have matching grants like Oak Valley could have. The goal of the annexation plan for Oak Valley is to increase the value of living in our community.

## **Volunteer Fire Department Report:**

None

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

None

## Oak Valley Ladies Night Out Report:

### Update by Lynette Horton -

To begin, **Lynette** mentioned that Captain Melanie Cagle is interested in participating in our monthly meetings, representing the Sheriff's Dept. Mayor **Max Taylor** will send monthly invitations to the Sheriff's Office and Fire Department as a reminder.

**Lynette** gave an update on NNO and what a success it was. Our sign-in sheet identified 96 in attendance. She expressed thanks to everyone that helped on the committee. We also collected feedback from residents on ideas for future uses of our building/property. Ideas included a Car Show and Business Center. Since this was our first NNO at our Community Center, we also learned some things about set up etc that we can take forward.

Secretary **Kelli Burkey** gave an update on the NNO Budget vs Spending. Our Council approved budget was \$500 plus a \$20 donation from the Ladies Night Out group for a total budget of \$520. Our 2024 total spend came to \$661.37 which was \$141.37 over budget. All expenditures have been paid or reimbursed with the exception of \$257.44 to **Debbie Taylor** for food and misc supplies.

Since the budget was exceeded, a motion was made by **Kim Ogden** to reimburse **Debbie Taylor** the \$257.44. Motion was seconded by **Randy Burkey** and approved by majority vote.

### Open Forum -

Meeting adjourned at 7:34 PM.

Next meeting scheduled for November 12, 2024