

THE RAVENNA BOARD OF COMMISSIONERS WILL BE MEETING FOR THE PURPOSE OF REGULAR MEETING

DATE OF MEETING: March 19, 2024
TIME OF MEETING: 7:00 PM
LOCATION OF MEETING: Ravenna City Hall 103 N. Main St. Ravenna
TYPE OF MEETING: Regular Meeting Agenda

Called to order at 7:02 PM

Transcribed on March 21, 2024

Quorum Met:

Mayor Joe Passanisi-Present

Mayor Protem Claude Lewis, Jr.-Present

City Commissioner Chad Goode-Present

City Secretary Pat Patterson-Present

1. Citizens Opportunity to Speak:
No citizens wanting to speak.
2. Statutory Consent Agenda-The Statutory Consent Agenda includes non-controversial and routine Items that may be acted upon with one single vote. An item may be pulled from the Consent Agenda In order that it be discussed and acted upon individually as part of the Regular Agenda.
 - A. Consideration and possible action to approve meeting minutes for the Regular Meeting held on February 20, 2024-Pat Patterson, City Secretary.
 - B. Consideration and possible action to accept financial report for month ending February, 2024. (Claude) I make a motion that we approve the meeting minutes from the regular meeting held on the 20th of February, 2024 and accept the financial report for the month ending February, 2024. (Chad) I will second that. (Joe) Any opposed? Passes unanimously at 7:04PM.
3. Consider and take action regarding burn ban. (Currently deactivated).
No action.
4. Reports from Commissioners and City Staff (No Action to Be Taken)
 - A. Mayor-Joe Passanisi: Clint Hemby was hauling out an old single wide and bringing in a new double wide. He is finishing up the Bonham Lake property before he starts on this one. He had an opportunity to sell the whole thing to someone who wants to put in barndominiums. I had a call Brandon Gillesby who said that he had a property in town that he is looking at to do a sub-division. I am assuming that those are the same properties. There may be something going on with Clint if He is able to sell it he is going to and move on. The Bonham one is just taking a longer than he had

thought.

(Chad) I think the barndominiums will look better than just moving in double wide manufactured homes.

(Joe) So, my neighbor across the street is doing a great job getting their stuff cleaned up and working on it. Making me feel bad about how bad mine is. We're working on it too. Jordan was in and we actually got some stuff done on our place for a change.

So, that is everything that I have that is not another number.

B. Mayor Pro Tem-Claude Lewis, Jr.: Everything that is mine is on another number.

C. City Commissioner-Chad Goode: Mine will be covered under line item 14.

D. City Secretary-Pat Patterson (activities and information): Busy last few weeks. I have a class on April 11th about "Reshaping the Municipal Annexation Landscape", which should be extremely interesting. It is from TML (Texas Municipal League) the cost of it was \$45. I received a request about the Community Center, but we will be talking about that on line 12. Also, about the old bank building. You've read it. They suggest that we condemn and demolish it.

(Claude) The last that I heard the Fire Department has the title to it. I don't that they ever transferred it over from Elizabeth May. I believe that they just gave them the deed to the property. I don't think that we could survive tearing that down.

(Chad) It's a good thing that it was just a suggestion.

(Pat) I am taking a class at the County Clerk's for the mail in ballots this Friday from 9AM till 12 PM. Then again on April 17th for the early voting 9 to 12.

(Joe) The Early Voting thing, we need to have it on the record that we talk about her hours. That we will be open for the early voting. She is currently suggesting that week that she needs to be here that the hours would be from 10AM to 2PM and that we would be paying her extra for those days. So, we need to make sure that we are all on board with doing that.

(Pat) It will be April 22 thru the 26th and April 29 and 30th. I don't have to do it for the weekend. I do have to have a person here with me. I can't do it by myself.

(Chad) Since it is up for discussion, is there any way that we could have one or two of those days for later in the afternoon for those individuals that work? Ten to 2 is right in the middle of the day.

(Pat) I have it listed on the website, but I can change that. Like for Monday and Tuesday the 29th and the 30th. Tuesday is my regular day.

(Joe) It is four hours for seven days instead of her just doing the normal three days that she would be working we have four extra days that we have to allow for the early voting. Are we okay with that?

(Claude & Chad) It has got to be done.

(Joe) It has got to be done, but we have to have it on the record.

The second thing is the hours. She is saying 10 to 2 and Chad is saying that we need to do a couple of evenings. So, what evenings can you do? You said Monday and Tuesday?

(Pat) Yeah, the 29th and the 30th which is the last two days of voting I can do late days. I am here Tuesday from 10 to 2 I can extend that. I can extend Tuesday to 4 and come in on Monday 2 to 6 if you want to do that.

(Chad) Something like that would work to give people a chance to get off work and come in to do that.

(Pat) Or I could do Monday, Wednesday and Friday 2 to 6 and Tuesday and Thursday 10-2.

(Joe) You have your class.

(Pat) I have it in the morning.

(Joe) So you can do Monday, Wednesday and Friday from 2 to 6.

(Pat) I still have to find another person who can do those hours as well.

(Joe) So a couple in case the second person can't do all of that.

(Pat) It doesn't have to be the same person for all of that.

(Claude) Does this person have to do the classes or just you?

(Pat) Just me.

(Joe) But she has got to have a second person here for checks and balances.

(Chad) Could it be one of us or is that not allowed.

(Joe) No, or our spouses.

(Pat) I was also reading through the handbook and it states if the judge, being me, is related to one of the candidates by marriage or by blood they can't do it. I'm asking Tammy Friday if that includes me. Since I am the City Secretary and I have to be here. If not then we may have to find two people. I can still be here I just can't be involved.

Joe asked several people in the audience if anyone would be interested in volunteering to help with the early election. Christina News said that she might be able to work one or two days.

Discussed who would be able to come in and help.

Also discussed the Old Christian Church and who got the bell and about getting a historical plaque or where to get one.

E. TCOG Representative-Mary Browning-Rodriguez (update)

Mary had given Pat an Agenda of the report that she made.

F. City Attorney-Michael Evans (updates on City legal work)

Mr. Evans was unable to attend the meeting.

G. Planning and Zoning

This would be discussed on another Line Item.

H. Communications-James Peercy (update)

Casey Qualls filled in for James Peercy. He gave us the approximate time that the back-up power supply would be in. Joe stated that if Casey would give him a call, then Joe would come up to the City Hall and let Casey in to install the back-up unit.

It was also discussed about the security cameras and when the conduits would be completed.

Also discussed getting a laptop, but the council voted it down stating that it would not be necessary for any extra computers for the residences, that they could access anything that they might need from the website. This need is now outdated. James would be informed that it would not be needed.

Also discussed the website with the new changes and what we were required to have because of the upcoming elections. There will also be places where people will be able to access the agendas as well as the minutes.

5. Consider and take action regarding 106 Poplar ordinance violations.

This is the property where the vehicles were stored without the owner's permission. The owner needs to know how many vehicles are on the property. A suggestion of using the Google earth to check how

many vehicles are there could possibly be the best way. The owner is aware and annoyed with the people who put them there.

6. Consider and take action regarding 200 E. Maple ordinance violations. The letter for the fine was written and the Mayor has been trying to get with the constable for a month to go deliver it and he hasn't returned my calls or messages. The sheriff's department said that I needed to go to the constable to have that delivered. A suggestion of emailing the constable to get a paper trail started to see is that will motivate the constable to move on our behalf.
7. Consider and take action regarding Ordinance Violations at 210 Red Bud (Property ID 72832). This is the one with the junk and sofas piled up in the front yard. Christina News and her husband are trying to purchase the property, but they don't want the trailer. It appears that there may be a lien on said trailer, but that information is unclear. It was determined that the trailer was condemnable so the Mayor will get in touch with Mark Posey so that he can inspect the property and/or condemn it. There has been a problem with trespassing and loitering possibly doing drugs. If the city condemns the property and the owners don't clean it up then the city can and put a lien on it for the amount of the cost of the cleanup.
The Collins property was mentioned as being condemned at their request, yet they have not moved to get the clean up done. A letter will be written to ask about the cleanup.
(Claude) I make a motion that we have Mr. Posey come and inspect it to see if it needs to be condemned or not.
(Chad) I second that.
(Joe) Any opposed? Passes unanimously at 7:46PM.
I will call Mark and get that set up. If he deems that it needs to be condemned then we will start the process and we will give an update at the next meeting. We will not wait until the next meeting to take the next step.
8. Consider and take action regarding Ordinance Violations at 116 W Sycamore St (Property ID 72807). This is at the corner of Oak and Sycamore. The old stucco house. It is a fire hazard. No one has cleaned it and Claude has had to take the tractor and move the trees that have fallen across the road three or four times in the last two years.
(Chad) It needs to be condemned and the lot needs to be cleaned up.
(Joe) Is the house in bad shape? Has anyone been in it.
(Christina) My sons have gone in it. They call it the haunted house. You can walk through it.
(Claude) It is a jungle to get to it. It is so grown up.
(Joe) Do I have a motion?
(Claude) I make a motion that we have Mr. Posey come and inspect that to see if it needs to be condemned or not.
(Chad) I will second that.
(Joe) Any opposed? Passes unanimously at 7:51PM.
9. Consider and take action regarding Ordinance Violations at 204 W Sycamore St (Property ID 72804).
(Claude) It has an old frame house and the trailer house. That is where the meth-heads, crack heads go. It has a well-worn trail going to the old trailer house. It is to the West of the one that we just talked about. On the south side of Sycamore, West of Oak Street. There has been an unsavory person walking down the street several times a day.

(Joe) Do I have a motion?

(Chad) I make a motion that we have Mr. Posey come out and inspect the house at 204 W Sycamore Street. Both houses to be inspected on the property.

(Claude) I second it.

(Joe) Claude seconds it. Any opposed? Passes unanimously at 7:53PM.

10. Consider and take action regarding new members for the P & Z Committee.

(Joe) Did we have anybody respond to the notice posted on the websites.

(Claude) I haven't gotten anything.

(Pat) I haven't gotten anything either.

(Joe) So we still have that third position open.

(Claude) We can start without that one. I know that Mark Owens has taken one and Jeff Peeler has taken one.

(Joe) Jeff had actually called Erik asking if we had had the meeting which had started that whole thing.

(Claude) I had not even realized that it was time for it already.

(Joe) We still have a vacancy on that board if you know of anyone who may be interested in being a part of it let us know. Have them contact us. Next month we are going to have our first meeting with the new assembled board. We are going to need to have a new board committee chairman assigned. So, Mark if you are thinking that you want to be in charge of that consider it.

You guys as a committee will make that decision, but I want you to be thinking in that route that is something that you want to deal with.

11. Consider and take action regarding Property Insurance for City Hall.

Insurance has been paid for at \$1882.78.

12. Consider and take action regarding the Community Center.

Got a letter from the county about the property taxes. They don't know what to do about the Community Center and the Old Bank building. She is asking us for clarification of what they need to do.

(Claude) If there is no owner of it is there a way for us to absorb those then we can get a committee together and say here is the building lets get the public to using it. Same with the bank. Clean it up and preserve it.

(Joe) We have a citizen family member who has been preaching for decades that the bank needs to be turned into a library. It still has some things in it, it still has the old vault in it; could be fixed up and done. I have looked into a couple of grants over the years to try and find something for it, but it is just not enough to get somebody to throw money at it yet.

(Chad) If you can get classified as a historical building, we can fix it up then the historical society will give you your money back.

(Claude) Two years ago I have looked at main street improvement grants in Texas. That is a perfect candidate for it.

(Joe) You have to have the money to do the work then you get reimbursed on it and that's always been a major factor for us. We have been unable, because we don't have the money to do it. But now that we have property taxes in place we can actually start considering doing those kinds of things. We would be able to borrow from the bank now.

(Claude) Maybe we need to get Mr. Evans to look into those things. If the county is coming to us saying we don't even know who owns it. It is not like it is an Heir ship, because it is under a trust

that doesn't even exist anymore.

(Joe) Let's send a copy of this to Michael Evans. Scan it and email it to him so that he can start reviewing that and see if maybe we can go that route. (Directed at Pat)

It has been on the agenda for months.

(Claude) Yes, because we did not know what to do. Now this has just showed up, so it is a starting point.

(Joe) Because the people who supposedly still have the keys still won't return them.

13. Consider and take action regarding P & Z recommendations.

Nothing at this time, but will stay on the agenda until we do have recommendations.

14. Consider and take action regarding the following City of Ravenna public works projects: street Maintenance, road work, and culverts; solar streetlights; tree trimming and mowing.

(Red Bud washout)

(Claude) Someone had volunteered last meeting to mow the ditches, but that never happened. So, I guess they weren't really interested in volunteering. We did get gravel down and we are just waiting on the roads to get bladed.

(Chad) On the blading, Thursday of last week; Lets back up a little bit, after our meeting I contacted Brian Dudley and I told him that I would pass that for eight hours. He said yes that her would get to it. I said no rush, I would just like to have it done before the next meeting. It hasn't happened. I contacted him Thursday and he said that he has just been covered up with work. He still intends to do it. To the audience he intends to bring his road grader over here and grade our roads for us. So, it hasn't fallen to the wayside, but we will see. If it is not done by the next meeting we will find another avenue. That is where we are right now.

(Joe) Hopefully in the next two weeks we will have a meeting with Mr. McQueen to get another step forward on our interlocal so maybe we can use their equipment to get it done. We're still not getting anywhere on that.

(Claude) For the rest of his term I don't see that as an option.

(Joe) Hopefully the new person will make that happen sooner rather than later.

(Claude) So, tires. I picked up ten tires. There was eight on W Sycamore, two more on Willow Street. I got them loaded up and I still haven't dropped them off at a tire store yet. As soon as I get time I will go drop them off. The gravel that we put on Willow Street at that washout has worked out really well. I would like to get some fill to put on Red Bud, I know that we talked about that.

(Chad) Do you want fill dirt or rock? I drove down it.

(Claude) I would like to build up a little toward the hillside. Then for Sycamore Street, those holes are getting bigger. I am going to try and talk to Bonham; they have some of the millings and I will try and get some from them and I will then get a blow torch and melt that into the holes and fill them in. There is also a couple of spots on Pine. That's the three black top roads that we have left.

(Joe) That road between Mark and my place is about ready to be turned into a gravel road.

(Claude) Our next load of gravel needs to be dumped right there at 1753 right there as you turn onto Poplar, that front half that turns in is washed out. If I get a load in there, I still have a box blade on the tractor I will be able to move it. We have already done the North end. Let's get two loads done.

(Joe) Cedar, there coming off the hill, has gotten pretty bad again. We need to consider that side over there.

(Claude) Lets just start with those two roads for now. We may be able to compensate as soon as Dudley comes and grades the roads. There are still some humps in there where we had it done it last

time. He can come and spread it out better.

(Joe) The streetlights: Chad made the motion that we try to get some streetlights put up that are not the solar powered ones. So, do we want to add another couple streetlights and do we have spots over off of Red Bud below where it is dark and people are hanging out, do we want to put a streetlight?

(Claude) There is not any on Red Bud at all. That would be installing a whole new one.

(Joe) We are trying to get away from the solar lights.

(Claude) They are Grade A Chinese parts so they need some modernization.

(Chad) Find out what it will cost to set a pole and put one in there.

(Claude) If we get one at the corner of Red Bud and Willow that would help a lot, wouldn't it?

(Cristina) I think it would stop some of the drug use. Especially if we get that cleaned out.

(Joe) That is some of my thoughts on that based on her bringing it up and Chad's recommendation that we need to do it. I think that's the perfect first spot to do one. (Directions to Pat) So let's call Oncor and see what it would cost to get one put in at the corner of Willow and Red Bud. Cost for a new pole and streetlight and whatever.

(Pat) They are going to want an address.

(Chad) Will they take coordinates?

(Pat) They kind of need an address. They are not smart. I will call Oncor and ask.

(Joe) If not and let me know and we will see about a 911 address. Cristina you are the technical land owner and we will see about going that way. We will go through the steps of TCOG and get it assigned and all that jazz.

(Pat) First I will call and see if they can put in a pole and a light on the corner of Red Bud and Willow.

(Claude) It will be for the city.

(Joe) Correct, but they may need an address so if they have to have an address we may have to go through the hoops of getting an address to assign a city light.

(Claude) We should be able to put up a proposal stake with a white flag and everything. I will get out there this weekend and see about doing that.

(Chad) Get the coordinates and attach it all to it.

(Claude) That's quick, I can do that one.

(Joe) I think that is something that we need to make happen as quick as we can.

(Pat) I will call Oncor. This will be on the corner of Red Bud and Willow and you want it facing the intersection. I will see if they will do that.

(Joe) Anthony West came in and took care of the lots. Do we want him to do it regularly, not regularly, we said that we would let him know what we wanted. How do we want to handle that?

(Claude) This is the time of year that it is going to grow really fast. We need to keep a handle on it. So, if we want him to do it regularly for a little while that is fine with me. he does a really good job.

(Joe) Did he give you an invoice for the last job that he did?

(Pat) No, I did pay the first one. He hasn't gotten me an invoice yet.

(Joe) Okay, I will ask him to send you an invoice and tell him to make it pretty regular.

Anything else?

15. Adjournment.

(Joe) Do I have a motion to adjourn?

(Chad) I make a motion that we adjourn.

(Claude) I second the motion.

(Joe) Any opposed? Passes unanimously at 8:14PM.