

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

**DATE OF MEETING:** April 16, 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 7:04PM*

Quorum met:  
Transcribed on April 18, 2024  
Mayor Joe Passanisi-Present  
Mayor Pro Tem Claude Lewis, Jr-Present  
City Commissioner Chad Goode-Present  
City Secretary Pat Patterson-Present

Regular Session (This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

1. Citizens Opportunity to Speak:  
No citizens wanted to speak at the meeting.
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 March 19, 2024-Pat Patterson, City Secretary.
  - B. Consideration and possible action to accept financial report for month ending March, 2024.  
(Claude) I make a motion that we approve the minutes from the March 19, 2024 meeting and that we accept the financial report for the month ending in March, 2024.  
(Chad) I second that.  
(Joe) Any opposed? Passes unanimously at 7:06 PM.
3. Consider and take action regarding burn ban. (Currently deactivated).  
No action needs to be taken.
4. Reports from Commissioners and City Staff (No Action to Be Taken)
  - A. Mayor-Joe Passanisi: On the election I updated Erik about what was going on with the early voting, the equipment and all that stuff so that he would be aware of what was happening since he hasn't been to any of the meetings. He did say that he tried to make it to the P&Z meeting, but his daughter was throwing a fit and didn't want to come in so he decided to not come to that one. I did

give him an update so that he would be aware. I did want him on the same page. We did do some research and after the election at that next meeting which ever one is elected and gets voted into office. He will be sworn in at that next meeting. Pat will swear whomever is elected into office.

B. Mayor Pro Tem-Claude Lewis, Jr.: I think all of mine are taken care of in other numbers.

C. City Commissioner-Chad Goode: It's the same for me. Mine is taken care of under 13 which is the city streets where we are at.

D. City Secretary-Pat Patterson (activities and information): I did get Chad's invoice on the last load of rock and paid it. Did you receive the payment? (Chad said that he had receive the payment.) I am starting to get the mail-in-ballots in, but I don't count them until May 4<sup>th</sup> when I have a ballot committee to check them out.

(Joe) We had what, five requested? Four seniors and 1 student.

(Pat) Well actually six. Five seniors and 1 student if you count Jordan then it would be six.

(Joe) Jordan is down in Galveston and there is no way she can get back during that time. The week after she comes in and the week after we can get the bulletin board up.

(Pat) We received three franchise payments: one for the County Trash for \$369.; ATMOS pays once a year from January 1, 2023 thru December 31, 2023 and it was a total of \$1918.74; this months Comptroller was \$1348.18. I got invoices from Fannin CAD: the collection services are from July 1<sup>st</sup> to December 31<sup>st</sup> and it will be \$54; the appraisal services are for July, August, and September for \$143.25. I got an invoice from Anthony West today for \$300 and I paid them. I talked to Mr. Peercy earlier and he's got something to say later.

Joe requested verification on the ATMOS franchise payment and discussed that it was close to the estimate for the budget. The franchises were discussed and how much we have received as of today. The budget was discussed and a breakdown was given as well as what had been accomplished.

The website was discussed and what has been added to it as well as how to navigate the site.

Went over classes that I had taken throughout this month.

Also explained what will be done for the upcoming voting at the end of April and then the May voting. Urgent need for help for the voting and the election workers and judges.

Disannexation was also discussed.

Discussed about things regarding Mr. Evans. Also discussed the 111 Pine St home and the need for a variance. I will write a letter and send to Mr. Deckard for him to make next month's meeting.

E. TCOG Representative-Mary Browning-Rodriguez (update): Mary gave me handouts of what she discussed. TCOG has a grant program for cities. Mary talked about ranking of programs and cities. She also discussed the hazardous materials and paint collections date.

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

Mr. Evans did not make the meeting.

G. Planning and Zoning-Mark Owens was introduced to the council as the new chairman for the P&Z committee. Christina New expressed interest at being on the committee. This would be discussed on line 10.

H. Communications-James Peercy (update)

Mr. Peercy discussed the progress and work that had been done on the computers. He also discussed the website and the issues as well as the work that had been done on it. He also mentioned a watch and check on the website. The guide for the website was also mentioned.

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

(Claude) That is the one up on the hill with the cars?

(Joe) Correct. Mr. Williams is working to get a group in there to clean off the property. He had gotten a price for removing that house that is there. The mobile home that is in amongst all those trees; getting rid of all those trees; creating a pad site for him to be able to put a new home on; removing the big blue house pile that is in the back corner of his property. He is also working with the sheriff's department getting cars removed; he has not gotten very far on that, but he is trying to get all that coordinated and taken care of. It is difficult being that he is in California and the VIN numbers are here on the vehicles.

(Claude) Is he from here?

(Joe) Apparently, he is originally from here. He does plan on moving back here in the very near future. We are making progress.

6. Consider and take action regarding 200 E. Maple ordinance violations.

(Joe) We sent them the letter certified and have not heard back from them in any form or fashion. It was the fine that we mailed to them.

(Claude) One day before the last meeting there was a trailer and a skid steer showed up and they moved a little bit of stuff by that shed and I haven't seen anything since. I haven't seen any other movement over there.

(Joe) I haven't had Tyler call me with any complaints. Normally when they are doing something Tyler lets me know.

(Chad) Send them another fine.

(Joe) Okay.

(Claude) We may have to look at that one again. It may be if it is repeated a number of times we will have to pay someone to clean up. Then we would have to put a lien on the property until they pay. Not that I want to do that it's just what could happen.

(Joe) So we would need to go ahead and send them another fine for the second month.

(Chad) I make a motion that we send another fine for the month of April to 200 E Maple for ordinance violation. (Ordinance 29)

(Claude) I second that.

(Joe) Any opposed? Passes unanimously at 7:52PM.

7. Consider and take action regarding Ordinance Violations at 210 Red Bud (Property ID 72832).

8. Consider and take action regarding Ordinance Violations at 116 W Sycamore St (Property ID 72807).

9. Consider and take action regarding Ordinance Violations at 204 W Sycamore St (Property ID 72804).

(Joe) Line Items 7,8, &9 are all properties that we are in the process of trying to condemn. Mr. Posey has not had a chance to get out here and do his evaluations yet, but we have gotten him the information and he does plan on doing that he has just not had the chance to actually walk the properties. Apparently, his real

job keeps him real busy. Do we want to give Mr. Posey a little more time or do we want to try and find someone else to come and do the evaluations.

(Claude) Do we have someone else. If Mark Posey is unable to do it maybe we should look elsewhere or even have a second person that we can count on to do these things. I don't remember what the requirements were for an inspector.

(Joe) To condemn it they have to have a certain license.

(Chad) Does Ector or Savoy have anyone to do that job?

(Claude) I don't remember who Ector has to do that job.

(Joe) Asked a citizen if they could ask their daughter if she could tell us who they use and let Joe know.

(Claude) If we have two people that we can call when one is too busy then the other can do it. That would be great.

(Chad) We could also ask Mr. Posey if he may know of someone, he could suggest for us.

(Claude) With all the growth going on around here Mr. Posey has been very busy.

(Joe) Mark Posey is used a lot around here. With Windom, Honey Grove and the others.

Requirements for a code enforcement officer was discussed.

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

(Joe) At the last council meeting we approved Mark Owens and Jeff Peeler as new member to the P&Z, and then we still had the open spot that we posted and had not takers on it. It was even put up on the Ravenna Residence and the Ravenna website with no response on that either. Now Chistina New said that she would take that open spot. The question that we have to decide now is do we want her to do it or not.

(Claude) I make a motion Christina New fill the spot on the P & Z Committee.

(Chad) I will second that.

(Joe) Any opposed? Passes unanimously at 8:03PM.

With the provision that she is allowed to be 5 to 7 minutes late because of kids.

11. Consider and take action regarding the Community Center.

This is to be pulled from the agenda until we have more information.

(Chad) We talked about the bank building to see if the fire department would deed it to the city.

(Claude) I think Michael Evans was going to ask about it. Maybe as the council we can just ask the fire department what the status of it. I know at one time he had the deed to it and it is a great historical building and the only one left in town. If they are not going to do anything with it perhaps we can get it on the main street program to fix it up.

(Chad) Maybe we can find a grant to use to fix it up with.

(Claude) It's now the oldest building in town.

(Chad) If we can get them to do that maybe it would be possible to save it.

(Claude) According to Fannin CAD they are both under the Community Center.

I make a motion that we contact the Fire Department about the bank building. Seeing what their plans are with it.

(Chad) I second that motion.

(Joe) Any opposed? Passes unanimously at 8:06PM

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

(Joe) We have a recommendation from the P & Z to appoint Mark Owens as our new chairman for the P & Z.

(Claude) Yes, we voted on that at the P & Z meeting.

(Chad) I make a motion that we accept the recommendations of the P & Z team to appoint Mark Owens as the chairman.

(Claude) I second that.

(Joe) Any opposed? Passes unanimously at 8:07PM.

13. 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)

The streetlight at the corner of Cedar and Main fell when Cody was mowing. This one is going to require more work than we can do. Is there a light pole belonging to Oncor? Need to see about getting Oncor to put a light and pole in. The solar lights are not standing up to what the city needs.

Dudley came through and graded the roads in three hours. He would like to come back and grade it again when it is dryer. He will be paid when he has gone through a second time.

Getting the ditches cleaned out with a grade all from precinct 3. Culvert work was discussed for Pine St as well as Cedar and Poplar and using longer culverts. On Elm. Need to be aware of culverts with the spring rains coming in.

Discussing renting a Mini X to use to clean out ditches and to do road work. Renting a Mini X from a local business.

Red Bud washout is somewhat better since the grading was done.

Citizens walked in late. Lydia Birdsong and friend. They asked about a guy (Michael Stanley) that was hired to clean out some debris that was behind their home. The Fannin CAD has this marked as belonging to Mr. Williams when it actually belongs to a relative of Lydia Birdsong.

Michael Stanley was giving a quote for moving out cars, clearing out trees and clearing up trash that had been moved onto Mr. Williams property.

(Lydia) The cars are on my property not his.

(Joe) If that is the case then we need to get you to get rid of them. That was at that last meeting.

(Friend) At the meeting before it was stated that those would stay there until the gentleman passed away. He was very sick. That was agreed upon.

(Lydia) I will go pull the plug right now, but they won't let me.

(Chad) That was requested, but the board never agree upon that and we have records for that. James was here, Wes and yourself.

(Joe) He was in really bad shape.

(Chad) Mr. Williams says that it is his property.

(Lydia) It is still in my grandmother's name who has been dead since 2001. We just keep paying the taxes on it. It's a family thing.

(Joe) Fannin CAD the way it has it laid out, that back property that is behind your place, it goes all the way up to where the cars are and they are on that back.

(Lydia) If you read the deed, it is so many feet wide and so many feet deep and goes all the way back to that fence.

(Claude) That is where that white house is?

It was brought up that the Fannin CAD might be wrong.

(Joe) So we need to get some kind of direction as far as who is responsible for which parts, so that we will know what we need to do. We have had citizens complain about the cars. It has been a while and if Bruce is not going to die then we need to go ahead and start something. If we need to communicate with him then so

be it, but I need to let Mr. Williams know because he is under the impression that he has got to get rid of those as well as the big pile of debris of house.

(Chad) He is under the impression that is on his property.

(Lydia) Then I need to contact Mr. Williams and tell him that is not his property and I have got it.

(Claude) If you have the deed with the legal description, you can mark it off yourself. Just let the other property owner know that he is not responsible.

(Joe) All he is doing is responding to our requirement that he do something to clean up the property. So, he is in the process of hiring somebody to start getting stuff out of there because he doesn't want fines to start accumulating. He has been talking to the sheriff's department about the vehicles and he has got get a list of the vin numbers off of them so that he can start having them either hauled off or whatever, because they were on his property is what we had informed him.

(Claude) He needs to get a legal description of that property.

(Chad) He needs to have a survey done so that he has legal markers and knows exactly where his property lines are. It is obvious that the Fannin CAD property lines don't match with the deeds.

(Joe) I will get with Mr. Williams and let him know that the cars are not on his property.

(Lydia) I'm sure he will be pleased with that.

(Joe) So we will need to get that address and then we will need to get a plan in place from you guys about what you are going to do to start getting it cleaned up. Cause you are only allowed to have a total of four vehicles if they are being used for parts and that is the County's rules. The County's rules is that you are only allow to have four non-running vehicles on your property.

(Claude) It goes by a junkyard ordinance basically a salvage yard. You can have more than that, but any of those are being used for parts those all count towards that.

Claude directed Lydia on how she could find the ordinance with the county. He did not want to misspeak on the ordinance.

(Joe) We will need you to have a plan for us by next months meeting to let us know what you are going to do about the excess vehicles.

(Claude) You are going to have to look at both of those ordinances because they are still using part of the old one. (1983 and 2023) The new section is only two pages and it just updates the old ordinance.

(Joe) We are not trying to be unreasonable, but we have had citizens complain and therefore we have got to do something because there are complaints.

(Claude) I am having to get rid of some stuff too.

(Joe) Anything else?

#### 14. Adjournment.

(Claude) I make a motion that we adjourn.

(Chad) I second that.

(Joe) Any opposed? Passes unanimously at 8:33PM.