

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

DATE OF MEETING: June 18, 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 7:00 PM  
Transcribed on June 20, 2024  
Quorum was established.  
Mayor Erik Premont-Present  
Mayor Pro-Tem Claude Lewis, Jr.-Present  
City Commissioner Chad Goode-Present  
City Secretary Pat Patterson-Present  
Pledge of Allegiance was said

1. Citizens Opportunity to Speak:  
No one with a desire 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 May 21, 2024-Pat Patterson, City Secretary.
  - B. Consideration and possible action to accept financial report for month ending May, 2024.  
(Chad) I make a motion that we approve the meeting minutes for the Regular Meeting held on May 21, 2024 and that we accept the financial report for the month ending May, 2024.  
(Claude) I second the motion.  
(Erik) Any opposed? Passes unanimously at 7:05PM.
3. Consider and take action regarding burn ban. (Currently deactivated.)
  - A. Consider and take action regarding burn ban signs.  
Was discussed about the burn ban. Since the county hasn't taken any action, the deactivation was not changed.
4. Consider and take action regarding the Pro Tem position.  
Claude was nominated for Pro-Tem.  
(Chad) I make a motion for Claude as Mayor Pro-Tem.  
(Claude) I make a motion to close the nominations.  
(Chad) I vote that we make Claude Mayor Pro-Tem.  
(Claude) I second that vote.  
(Erik) Any opposed? Passes unanimously at 7:10PM

5. Consider and take action regarding the P&Z council representative.

(Chad) I make a motion that we appoint somebody to be the P&Z representative.

(Erik) I second the motion. All in favor say "I".

(Chad) I vote that we appoint Mayor-Pro-Tem Claude Lewis, Jr. to the P&Z Council Representative.

(Claude) I second it.

(Erik) Any opposes? Passes unanimously at 7:11 PM.

6. Reports from Commissioners and City Staff (No Action to Be Taken)

A. Mayor-Erik Premont: Road signs came in.

B. Mayor Pro Tem Claude Lewis, Jr: Everything he has is a line item.

C. City Commissioner Chad Goode: I will be leaving the city and moving to the Denison/Sherman area. This should happen in the next 10 to 11 months.

D. City Secretary-Pat Patterson (activities and information): Today I received back the registered letter that I had sent to Barbara Persons. It is the third registered letter that we have sent her. You have had a look at the financials. We have brought in \$36,718.92 YTD; we have spent \$26,930.51 YTD. I have paid the elections which was \$3873.81. If anyone is interested in the financials let me know and I will show you what I have here. We have signed, with the exception of Claude, he has one more signature to do, on the banking. When you have a new elected official it all has to be resigned. I have tried to bring Erik up to date on the 5-Year-Plan. I have written up the contracts for the office furniture belonging to Mr. Passanisi as well as the Grant Writer contract with Mr. Passanisi. Have you received these Mr. Passanisi? [Answered in the affirmative.]

Verifying the furniture: Mr. Passanisi has loaned the City the big desk in the office, the four-drawer filing cabinet as well as the conference table. This is on loan until he sees fit that he needs them back or until the city doesn't need them. He just doesn't want them going on a burn pile somewhere or given to someone else.

A Master Inventory is needed for all the items that the city owns.

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

Governing board meeting, Fan distribution event held on June 28, 2024. They currently have funding for one-time assistance in paying for minor repairs for home owners that is over 60 and are up to date on their property taxes.

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

No report.

G. Planning and Zoning-Mark Owens: Met on June 11, 2024. Thanked Mr. & Mrs. Brandenberger for attending. Discussed 19D and 37 which needs to be presented to the Attorney before presented to the Council. Mentioned that the committee wants to reduce the size of the lots for septic systems for those who have less than an acre. This is just a preliminary for the

future. We are not asking for ½ acre lots more like ¾ acre lots. We are not asking for a judgement at this time. Just reporting what we are discussing.

#### H. Communications-James Peercy (update)

Claudette replacing James and Casey. Have there been any progress made on the pipes? Not at this time. When you do have progress James will be here to complete the job.

7. Consider and take action regarding Mr. Srinivas moving in an 800ft 2005 mobile home to be located next to 507 Willow St.

This was discussed and discovered that the property in question was not really in the city limits of the City of Ravenna so they are not obligated to be under the restrictions of the City.

(Erik) I make a motion that we make an exception to the city ordinance if within the city limits.

(Chad) I second the motion.

(Erik) Any opposes? Passes unanimously at 7:39PM.

8. Consider and take action regarding 200 E. Maple St violations.

Three letters have been sent out. The first one was received, but it was never responded to or acknowledge. We have sent three letters and the last one we gave them 60 days to respond. Mr. Evans was asked what our options were and he stated that we continued to fine them. It will then build a lien against the property. What is needed right now is a municipal court.

There has been very little activity at the residence. Another letter will be sent out in 30 more days. The other fines will be added separately.

Mr. Posey does not have the time to do what we need as an Ordinance Enforcement Officer.

(Claude) I make a motion that we send another fine for \$250.

(Erik) I second that motion.

Any opposed? Passes unanimously at 7:46 PM.

9. Consider and take action regarding Ordinance Violations at 210 Red Bud (Property ID 72832). They have 60 days as of May 24 which leaves them less than 30 days now. This is for the house not for the trash around the house.

Tabled until the next meeting.

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

Tabled until the next meeting.

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

Tabled until the next meeting.

12. Consider and take action regarding city providing funds to the Fire Department.

Was discussed about giving a couple of grand a year to the Fire Department for equipment or training to help the community. This was recommended for the budget for next year. If the Fire Department is paid each year, then we will not pay per fire. If you have an interlocal agreement with the Fire Department then you can put the amount in that.

A conference with the Fire Chief as well as the President of the Volunteer Fire Department.

(Claude) I make a motion that we reach out to the Fire Department and make a new Interlocal Agreement to include possible funding.

(Chad) I will second that.

(Erik) Anyone opposes? Passes unanimously at 7:54 PM.

13. Consider and take action regarding the Community Center.

Community Center is the one that we need to talk to Steve Hastens about. He has the paperwork for this property and the forming of it and is willing to share copies of that with us. The Mayor and Joe Passanisi should give him a call on a rainy day and he would be able to meet with them and he will give copies of that information so that they can start figuring out what the next step is. Possibly writing a grant to repair and update the building. There has not been a rainy day in a time that everyone can get together to make this happen.

It was not a Trust, but a community association and Steve may have located. I think that they failed to have meetings and take minutes which is a state law. From the legal affect the whole thing has gone bust. I think that you need to file a petition in either the District Court or the County Court that the city takes it back over and that the deed be made over to the city from that association. If he orders that it doesn't matter who signs it. It has been insolvent for years. All the signatories have been dead for years.

In a lawsuit you could treat it as abandoned property.

(Claude) I make a motion that we have city staff, Mr. Evans, to proceed with possible litigation to the Community Center.

(Chad) I second it.

(Erik) Any opposes? Passes unanimously at 8:02PM.

14. Consider and take action regarding the Old Bank Building.

This is another one that the Fire Department has the Deed. Claude found a really good grant for \$750,000 for repairs. If the city could get it then a grant could be pursued to do the repairs.

Trying to convince the Fire Chief and the President to come to the July meeting.

Move to next month.

15. Consider and take action regarding the Jack Phillips Memorial Blue Bird Festival.

All the vendors and participants backed out of doing the festival. Postponed until later this fall when it cools off. An actual Blue Bird Festival committee needs to be formed so that Claude will not be the only one doing it. The city should not be the one forming and running the festival.

This is not supposed to be part of the city. It should be a private committee.

16. Consider and take action regarding Food Trucks being allowed to operate at Farmer's Market.

Call Oncor to remove power line connected to power pole at the Farmer's Market so that a new pole can be put up. Then a Food Truck will be able to have a power source. An Ordinance should be written up for the Food Trucks that can be separate from the Farmer's Market.

7. Consider and take action regarding the Farmer's Market.

A. Days of operation

Could be opposite of the Farmer's Market in Bonham.

B. Signs

We have budget for signs. If we have signs anyone could set them out.

No action needed because it is already done.

18. Consider and take action regarding making City Flags available for purchase by City Residences.

It has not been trademarked. It was created by Alicia Passanisi. Has the city adopted it? It was discussed how to have flags made and whether or not the flag was adopted.

The legality of selling the flags will be looked into.

19. Consider and take action regarding rental and pricing of machinery for road maintenance.

It was brought up that an ad FRP for roadwork needs to be put into the Fannin County Leader for someone with the equipment could be hired to do the roadwork that is needed at this time. This could be cheaper than trying to buy equipment to do this work.

City equipment that needs minor repair was also discussed so that it can be used at this time.

20. Consider and take action regarding contacting McClanahan and Holmes for conducting audit for the city.

No action taken. Will put ad in Fannin County Leader for CPA.

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

No firm recommendations were presented. The P&Z minutes were sent to Mr. Evans.

22. 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)

Hiring someone to spray around the edges or allowing the neighbors to spray their own properties. Also hiring someone to do the roadwork.

23. Adjournment.

(Chad) I make a motion to adjourn.

(Claude) I second the motion.

(Erik) Any opposed? Passes unanimously at 8:41PM.