

April 10, 2023

On this the 10th day of April, 2023 at 6:30 PM the City Council of the City of Friona, Texas, convened in regular session at the regular meeting place thereof, in the Friona City Council Chambers, 619 Main Street, the meeting being open to the public and notice of said meeting having been given as prescribed by Chapter 551 of the Government Code, with the members being present and in attendance, to wit:

Bruce Fleming, Council Member
Brent Loflin, Council Member
Greg Lewellen, Mayor
Esmeralda Mills, Council Member
Alan Monroe, Mayor Pro Tem
Cindy Moreno, Council Member
Leander Davila, City Manager

Absent: Esmeralda Mills, Council Member
Cindy Moreno, Council Member
Lee Davila, City Manager

Others present included: Sandra Busch, Assistant to City Manager
Rosa Mendez, City Secretary
Clint Mears, Friona Star Editor
Deborah Campbell, Municipal Court Judge
Marie Samarron, Municipal Court clerk
Emma Rector, Friona Chamber Director
Salvador Garcia, Public Works Director
Faith Cooper, citizen
Grace Cooper, citizen
Mariza Licerio, Happy Tribe Academy
Maria Mendoza, Happy Tribe Academy
Randy Geries, citizen

Mayor Lewellen called the meeting to order at 6:32 P.M.

ITEM 1 ROLL CALL

The mayor called roll and announced that a quorum was present.

ITEM 2 INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Monroe gave the Invocation and Mayor Lewellen led the Pledge of Allegiance to the United States Flag.

ITEM 3 HEAR PUBLIC COMMENTS

No comments from the public.

REGULAR HEARINGS:

ITEM 4 CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE MARCH 20, 2023 REGULAR CITY COUNCIL MEETING

MOTION Mayor Pro Tem Monroe made the motion to approve the minutes of the March 20, 2023 Regular City Council Meeting. Council Member Loflin made the second to the motion and the motion passed with a 3/0 vote.

ITEM 5 CONSIDER AND TAKE ACTION ON REQUEST FOR PERMIT SUBMITTED BY RANDY GERIES TO OPERATE DYNAMIC FIREWORKS STANDS IN CITY LIMITS FOR 2023

Council will revisit the ordinance again next year. Randy Geries will sell from June 24th thru July 4th. Randy stated that he could extend sales at Reeve Lake out of the Campbell Building.

MOTION Mayor Pro Tem Monroe made the motion to approve the request for permit submitted by Randy Geries to operate Dynamic Fireworks stands in city limits for 2023. Council Member Loflin made the second to the motion and the motion passed with a vote of 2/0. Council Member Fleming was opposed.

ITEM 6 CONSIDER AND TAKE ACTION ON APPROVAL OF A BID FROM A QUALIFIED VENDOR FOR THE FRIONA DAYCARE CENTER BUILDING RENOVATION PROJECT

MOTION Item 6 was tabled pending additions requested by Maria Mendoza to the original specs presented. Mrs. Mendoza is requesting 2 additional commodes, a wall dividing the room and adding security to the entrance.

ITEM 7 CONSIDER AND TAKE ACTION ON APPROVAL OF A LEASE AGREEMENT WITH LITTLE TRIBE DAYCARE FOR THE DAYCARE SERVICES PROJECT FOR 704 ASHLAND AVENUE, FORMERLY KNOWN AS THE GIRLS SCOUT BUILDING

MOTION Item 7 was tabled. The lease agreement will be amended before approval from city council.

ITEM 8 CONSIDER AND TAKE ACTION TO APPROVE A WATER PROVIDER AGREEMENT WITH PANHANDLE COMMUNITY SERVICES FOR PARTICIPATION IN THE LOW-INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM

MOTION Mayor Pro Tem Monroe made the motion to approve a water provider agreement with Panhandle Community Services for participation in the low-income household water assistance program. The second to the motion was made by Council Member Fleming and the motion passed with a vote of 3/0.

ITEM 9 CONSIDER AND TAKE ACTION TO APPROVE A SITE LEASE AGREEMENT WITH JOE’S RESTAURANT LOCATED AT 622 MAIN STREET FOR USE OF THEIR WEST WALL FOR A MURAL PROJECT

Council agreed that a correction to #3 of the lease agreement needs to made.

MOTION The motion was made by Council Member Fleming to approve the site lease agreement with Joe’s Restaurant located at 622 Main Street for use of their west wall for a mural project. The second to the motion was made by Council Member Loflin and the motion passed with a unanimous vote of 3/0.

ITEM 10 CONSIDER AND TAKE ACTION ON APPROVAL OF AMENDMENT OF FRIONA ECONOMIC DEVELOPMENT CORPORATION BYLAWS IN REGARD TO SECTION 8.03 STATING APPLICANTS MUST GO TO THE SMALL BUSINESS DEVELOPMENT CENTER FOR ASSISTANCE WITH A BUSINESS PLAN

MOTION A motion was made by Council Member Fleming to approve the amendments of the Friona Economic Development Corporation bylaws in regard to section 8.03 stating applicants must go to Small Business Development Center for assistance with a business plan. Mayor Pro Tem Monroe made the second to the motion and the motion passed with a vote of 3/0.

ITEM 11 CONSIDER AND TAKE ACTION ON AN ADDENDUM TO A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH THE FRIONA ECONOMIC DEVELOPMENT CORPORATION AND SEA SCROLLS, LLC FOR AN EXTENSION REQUEST FOR PHASE 3 OF HOUSING DEVELOPMENT PROJECT

Josh McDonald addressed council via Zoom. He mentions a possible Phase 4 in the future.

This addendum adjusts the start and completion dates of phase 3 of the project to reflect a start date of June 1, 2023 and a completion date of July 31, 2024.

MOTION Council Member Loflin made the motion to approve an addendum to a Chapter 380 Economic Development Agreement with the Friona Economic Development Corporation and Sea Scrolls, LLC for an extension request for phase 3 of housing development project. The second to the motion was made by Council Member Fleming and the motion was passed with a vote of 3/0.

ITEM 12 CONSIDER AND TAKE ACTION ON AN ADDENDUM TO AN INCENTIVE AGREEMENT WITH THE CITY OF FRIONA AND SEA SCROLLS, LLC FOR AN EXTENSION REQUEST FOR PHASE 3 OF HOUSING DEVELOPMENT PROJECT

MOTION The motion was made by Council Member Loflin to approve an addendum to an incentive agreement with the City of Friona and Sea Scrolls, LLC for an extension request for phase 3 of housing development project. The second to the motion was made by Mayor Pro Tem Monroe and the motion was passed with a vote of 3/0.

ITEM 13 CONSIDER AND TAKE ACTION ON APPROVAL OF ACCOUNTS PAYABLE FOR MARCH 2023

City Secretary reviewed the payables with council.

MOTION Mayor Pro Tem Monroe made the motion to approve accounts payable for March 2023. Council Member Loflin made the second to the motion and the motion passed with a 3/0 vote.

ITEM 14 CONSIDER AND TAKE ACTION ON APPROVAL OF THE FINANCIAL STATEMENT FOR MARCH 2023

MOTION A motion was made by Council Member Fleming to approve the financial statement for March 2023. The second to the motion was made by Council Member Loflin and the motion passed with a 3/0 vote.

ITEM 15 CONSIDER AND TAKE ACTION ON APPROVAL OF SECOND QUARTERLY FINANCIAL STATEMENT JANUARY 2023 THRU MARCH 2023

MOTION The motion was made by Council Member Fleming to approve the second quarterly financial statement January 2023 thru March 2023. Mayor Pro Tem Monroe made the second to the motion and the motion passed with a 3/0 vote.

ITEM 16 CONSIDER AND TAKE ACTION ON APPROVAL OF ANNUAL REVIEW OF THE CITY OF FRIONA’S 2023 INVESTMENT POLICY

MOTION Mayor Pro Tem Monroe made the motion to approve the annual review of the City’s 2023 Investment Policy. The second to the motion was made by Council Member Loflin and the motion was passed with a 3/0 vote.

ITEM 17 HEAR DEPARTMENTAL REPORT FROM THE FRIONA MUNICIPAL COURT REGARDING BUDGET, EXPENSES, PERSONNEL, AND UPCOMING EVENTS

The Great Texas Roundup brought in \$30,519.55 in revenue. Year to date for the court is \$64,132.05. Judge Campbell and Maria are going into the schools to present programs to the students. They recently did a program, “You’re Not My Boss” with teacher, David Gonzales’s eight graders. There will be programs coming to the high school. There will be an open house on April 21st, 2023.

ITEM 18 CONSIDER AND TAKE ACTION ON AN AMENDMENT TO THE 2022-2023 FEE SCHEDULE TO INCLUDE SETTING A CAP FOR CARPORT PERMITS AT \$100

Council agreed to cap the carport fee at \$150.00.

MOTION A motion was made by Mayor Pro Tem to amend the 2022-2023 Fee Schedule to include setting a cap for carport permits at \$150.00. The second to the motion was made by Council Member Loflin and the motion carried with a vote of 3/0.0

ITEM 19 UPDATE ON FORTHCOMING SUBSTANDARD BUILDINGS ORDINANCE

ITEM 20 ADJOURNMENT

With no further business at hand the meeting was adjourned at 7:50 PM.

APPROVED:

Greg Lewellen, Mayor

ATTEST:

Rosa Mendez, City Secretary