

February 13, 2023

On this the 13th day of February, 2023 at 6:30 p.m. 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:

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

Others present included: Ethan Johnson, OJD Engineering Inc.
T.D. Peiris, High Plains Civil Engineering
Spence Lynch, Charles R. Lynch, AIA Inc.
Jose Herrera-Chavez, Charles R. Lynch, AIA Inc.
Charles Lynch, Charles R. Lynch, AIA Inc.
Mason Fleming, Camelot, LLC.
Melodie Graves, National Association for the Advancement
of Colored People
Isidro Jimenez, Friona Police Department, Chief of Police
Clint Mears, Friona Star, Editor
Maria Mendoza, Citizen
Mariza Licerio, Citizen
Marie Samarron, Citizen
Sandra Busch, Assistant to the City Manager

Not present:
Greg Lewellen, Mayor
Brent Loflin, Council Member
Rosa Mendez, City Secretary

Mayor Pro Tem Monroe called the meeting to order at 6:30 p.m.

ITEM 1 ROLL CALL

Mayor Pro Tem Monroe called roll and announced that a quorum was present.

ITEM 2 INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Monroe gave the invocation and Council Member Mills led the Pledge of Allegiance to the United States Flag.

ITEM 3 HEAR PUBLIC COMMENTS

Marie Samarron approached the Council and expressed her concern for high-speed traffic that passes through on 4th Street. City Manager Davila informed her that we are currently doing research on how to move forward.

ITEM 4 Melodie Graves is an inspirational community activist who lives in Amarillo, TX. She is also the Associate Director of Advising at Amarillo College. Melodie spoke with the students at Friona High School regarding looking past race. Melodie accepted the Proclamation for Black History month for the work she plans to do with the Friona High School during the month of February.

REGULAR HEARING:

Mayor Pro Tem Monroe went into Regular Hearing at 6:43 p.m.

ITEM 5 CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE JANUARY 9, 2023 REGULAR CITY COUNCIL MEETINGS

MOTION The motion was made by Council Member Fleming to approve the minutes of the January 9, 2023 Regular City Council meeting. The second to the motion was made by Council Mills and the motion carried with a vote of 4/0.

ITEM 6 CONSIDER AND TAKE ACTION ON ORDER CALLING FOR CITY OFFICERS' ELECTION AND NOTICE OF ELECTION TO BE HELD ON MAY 6, 2023
CONSIDERAR Y ADOPTAR MEDIDAS EN ORDEN LLAMANDO A LA ELECCION PARA OFICIALES DE LA CIUDAD Y ANUNCIO DE LA ELECCION QUE SE LLEVARA ACABO EL DIA 6 DE MAYO, 2023

The motion was made by Council Member Moreno to approve the election and notice of election to be held on May 6, 2023. A second to the motion was made by Council Member Fleming and the motion passed with a vote of 4/0.

ITEM 22 BRIEFING AND UPDATE ON THE NEW COMMUNITY CENTER RENOVATION PLANS

Note: Agenda Item 22 was reviewed after Item 6 and then returned to Item 7.

Charles Lynch with Charles R. Lynch, AIA Inc. gave an update on the new Community Center renovation plans. Council members gave feedback on items they wanted changed.

**ITEM 7 CONSIDER AND TAKE ACTION ON APPROVAL OF
RESOLUTION NO. 23.02.13 AUTHORIZING THE MAYOR TO
SIGN A JOINT ELECTION AGREEMENT WITH FRIONA
INDEPENDENT SCHOOL DISTRICT**

MOTION The motion was made by Council Member Moreno to approve the Resolution No. 23.02.13 authorizing the Mayor to sign a Joint Election Agreement with Friona Independent School District. The second was made by Council Member Mills and the motion passed with a 4/0 vote.

**ITEM 8 CONSIDER AND TAKE ACTION ON APPROVAL OF
RESOLUTION NO. 23.02.13A AUTHORIZING THE MAYOR TO
SIGN A JOINT ELECTION AGREEMENT WITH PARMER
COUNTY HOSPITAL DISTRICT**

MOTION The motion was made by Council Member Fleming to approve the Resolution No. 23.02.13A Authorizing the Mayor to sign a Joint Election Agreement with Parmer County Hospital District. The second was made by Council Member Moreno and the motion passed with a 4/0 vote.

**ITEM 9 CONSIDER AND TAKE ACTION ON APPROVAL OF A MURAL
PROJECT WITH MASON FLEMING**

MOTION Council Member Fleming abstained from voting on this item. The motion was made by Council Member Moreno to approve a mural project with Mason Fleming. The second to the motion was made by Council Member Mills and the motion carried with a 3/0 vote.

**ITEM 10 PRESENTATION BY HI-PLAINS CIVIL ENGINEERS, LTD
REGARDING A DRAFT WATER STUDY REPORT**

MOTION T.D. Peiris made a presentation of the Draft Water Study Report to Council and answered questions about future housing and development.

**ITEM 11 HEAR DEPARTMENTAL REPORT FROM THE FRIONA POLICE
DEPARTMENT REGARDING BUDGET, EXPENSES,
PERSONNEL, AND UPCOMING ACTIVITIES AND EVENTS**

MOTION Police Chief Jimenez reported the budget, expenses, personnel, upcoming activities and events to Council.

ITEM 12 CONSIDER AND TAKE ACTION ON APPROVAL OF THE 2022 FRIONA POLICE DEPARTMENT'S RACIAL PROFILING REPORT

MOTION The motion was made by Council Member Fleming to approve the 2022 Friona Police Department's Racial Profiling Report. The second to the motion was made by Council Member Moreno and the motion passed with a 4/0 vote.

ITEM 13 CONSIDER AND TAKE ACTION TO APPROVE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE FRIONA ECONOMIC DEVELOPMENT CORPORATION AND TW&M PROPERTIES LLC ON A HOUSING DEVELOPMENT PROJECT FOR LAND OR LOTS OF LAND LOCATED AT TOWNSHIP 1-4, LOT 2.07 AC E OF EUCLID & N OF 15TH OF SEC 31, ACRES 2.07 (FLIPPIN) ALSO KNOWN AS 2.07 AC E OF EUCLID & N OF 15TH OF SEC 31

MOTION Council Member Moreno recused herself from this item. The motion was made by Council Member Fleming to approve the Economic Development Incentive Agreement between the Friona Economic Development Corporation and TW&M Properties LLC on a Housing Development Project for Land or Lots of Land Located at Township 1-4, Lot 2.07 AC E of Euclid & N of 15th of SEC 31, Acres 2.07 (Flippin) also known as 2.07 AC E of Euclid & N of 15th of SEC 31. The second to the motion was made by Council Member Mills and the motion passed with a 3/0 vote.

ITEM 14 CONSIDER AND TAKE ACTION TO APPROVE AN INCENTIVE AGREEMENT BETWEEN THE CITY OF FRIONA AND TW&M PROPERTIES LLC ON A HOUSING DEVELOPMENT PROJECT FOR LAND OR LOTS OF LAND LOCATED AT TOWNSHIP 1-4, LOT 2.07 AC E OF EUCLID & N OF 15TH OF SEC 31, ACRES 2.07 (FLIPPIN) ALSO KNOWN AS 2.07 AC E OF EUCLID & N OF 15TH OF SEC 31

MOTION Council Member Moreno recused herself from this item. The motion was made by Council Member Fleming to approve the Incentive Agreement between the City of Friona and TW&M Properties LLC on a Housing Development Project for Land or Lots of Land Located at Township 1-4, Lot 2.07 AC E Of Euclid & N of 15th of Sec 31, Acres 2.07 (Flippin) also known as 2.07 AC E Of Euclid & N of 15th of Sec 31. The second to the motion was made by Council Member Mills and the motion passed with a 3/0 vote.

ITEM 18 CONSIDER AND TAKE ACTION AUTHORIZING THE CITY MANAGER TO SOLICIT BIDS FOR A DAYCARE SERVICE PROVIDER FOR ONE OF TWO POSSIBLE CITY OWNED FACILITIES

Note: Agenda Item 18 was reviewed after Item 14 and then returned to Item 15 afterwards.

MOTION The motion was made by Council Member Mills to approve the City Manager to solicit bids for a daycare service provider for one of two possible city owned facilities. The second to the motion was made by Council Member Moreno and the motion carried with a 4/0 vote.

ITEM 15 CONSIDER AND TAKE ACTION ON APPROVAL OF ACCOUNTS PAYABLE FOR JANUARY 2023

The motion was made by Council Member Moreno to approve Accounts Payable for January 2023. The second to the motion was made by Council Member Mills and the motion carried with a 4/0 vote.

ITEM 16 CONSIDER AND TAKE ACTION ON APPROVAL OF THE FINANCIAL STATEMENT FOR JANUARY 2023

MOTION The motion was made by Council Member Fleming to approve the Financial Statement for January 2023. The second to the motion was made by Council Member Moreno and the motion passed with a 4/0 vote.

ITEM 17 CONSIDER AND TAKE ACTION AUTHORIZING THE CITY MANAGER TO SOLICIT BIDS FOR A BATHROOM REMODEL/REPLACEMENT PROJECT FOR THE FRIONA COMMUNITY CENTER

MOTION The motion was made by Council Member Fleming to approve the City Manager to solicit bids for a bathroom remodel/replacement project for the Friona Community Center. The second to the motion was made by Council Member Mills and the motion passed with a 4/0 vote.

ITEM 19 UPDATE ON O'REILLY'S AUTO PARTS AND 4-WAY PROPERTY

City Manager Davila informed Council that O'Reilly's Auto Parts backed out of contract and informed them that the 4-Way working group will be meeting as early as next week.

ITEM 20 DISCUSSION ON CURRENT AND FUTURE USES OF CITY PROPERTY (CAMPBELL ELECTRIC BUILDING)

MOTION Council discussed potential use of city property (Campbell Electric Building). They are considering farmers market, food trailer park, firework stand, and activities center.

ITEM 21 CONSIDER AND TAKE ACTION ON MOVING THE MARCH 13, 2023 MEETING TO MARCH 20, 2023 OR ANOTHER MEETING DATE

MOTION The motion was made by Council Member Moreno to move the March 13, 2023 meeting to March 20, 2023. The second to the motion was made by Council Member Fleming and the motion passed with a 4/0 vote.

EXECUTIVE SESSION:

Mayor Pro Tem Monroe went into Executive Session at 8:52 p.m.

ITEM 23 PERSONNEL MATTERS RELATED TO THE CITY MANAGER, INCLUDING DISCUSSION REGARDING EMPLOYMENT STATUS OF CITY MANAGER, INCLUDING SALARY, BENEFITS, DISCIPLINE, TERMINATION, PROMOTION, RETIREMENT AND/OR RECLASSIFICATION. (AUTHORIZED BY TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.074 PERSONNEL MATTERS)

REGULAR HEARING:

Mayor Pro Tem Monroe came out of Executive Session at 9:11 p.m.

ITEM 24 RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ON ITEM 23 DISCUSSED IN EXECUTIVE SESSION

MOTION No action was taken in Executive Session.

ITEM 25 ADJOURNMENT

With no further business at hand the meeting was adjourned at 9:12 p.m.

APPROVED:

ATTEST:

Greg Lewellen, Mayor

City Manager, Leander Davila

