

June 13, 2022

On this the 13th day of June, 2022 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, 617 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:

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

Others present included:

Rosa Mendez, City Secretary
Sandra Bush, Assistant to Manager
Clint Mears, Friona Star Editor
Danny Campbell, citizen
Rickie Castillo, Pool Manager
Reese Stowers, lifeguard
Jacee Burney, lifeguard
Jonathan Gonzalez, lifeguard
Gabriel Abarca, lifeguard
Lilly Abarca, lifeguard
Michael Bautista, lifeguard
Bob Moore, Quiet Zone (Main Street)
David Hough, citizen
Andy Alexander, Working Group 4-Way Pump
Matthew Pederson, Municipal Manager Republic Services
Prestton Wolfe, CCIM-Independence Commercial Real Estate- O'Reilly's

Mayor Lewellen called the meeting to order at 6:30.

ITEM 1 ROLL CALL

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

ITEM 2 INVOCATION AND PLEDGE OF ALLEGIANCE.

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

ITEM 3 HEAR PUBLIC COMMENTS

Bob Moore with Union Pacific- Operation Life Saver informed council members of his desire to establish a Quiet Zone at the crossing on Main Street.

Rickie Castillo, Pool Manager introduced herself and this year's lifeguards to Council Members. She gave them a brief overview of upcoming events and hours of operation.

ITEM 4 PROCLAMATION FOR NATIONAL DAIRY MONTH

Mayor Lewellen will deliver the Proclamations for National Dairy Month in person.

REGULAR HEARING:

Mayor Lewellen opened up the regular hearing at 6:41 p.m.

ITEM 5 CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE MAY 9, 2022 REGULAR CITY COUNCIL MEETING

MOTION A motion was made by Council Member Monroe to approve the minutes of the May 9, 2022 Regular City Council Meeting. The second to the motion was made by Council Member Loflin and the motion was passed with a vote of 5/0.

ITEM 6 CONSIDER AND TAKE ACTION ON RESOLUTION NO. 22.06.13 AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE FIRE, AMBULANCE AND SERVICES TRUCK FUND

RESOLUTION NO. 22.06.13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIONA, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE FIRE, AMBULANCE, AND SERVICE TRUCK (FAST) FUND; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT PROGRAM BLOCK GRANT PROGRAM.

WHEREAS, the City Council of the City of Friona desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low/moderate income; and

WHEREAS, certain conditions exist which represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interests of the City of Friona to apply for funding under the Texas Community Development Block Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIONA, TEXAS:

1. That a Texas Community Development Program application for the Fire, Ambulance, and Service Truck (FAST) Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture.
2. That the City's application be placed in competition for funding under the Fire, Ambulance, and Service Truck (FAST) Fund.
3. That the application be up to \$750,000.00 of grant funds to purchase fire truck(s).
4. That the City Council directs and designates the City Manager as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and the City's participation in the Texas Community Development Program.
 - The Mayor and City Manager shall serve as the City's Chief Executive Officer and Authorized Representative to execute this application and any subsequent contractual documents;
 - The Mayor and City Manager is authorized to execute environmental review documents between the Texas Department of Agriculture and the City of Friona; and
 - If this application is funded, the Mayor, City Manager and City Secretary is authorized to execute the Request for Payment Form documents and/or other forms required for requesting funds to reimburse project costs.
5. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
6. That it further be stated that the City of Friona is committing \$49,500 from its General Fund as a cash contribution toward the construction and administration activities of this fire truck(s) project.

Passed and approved this 13th day of June, 2022.

Greg Lewellen, Mayor
City of Friona, Texas

Attest:
Rosa Mendez, City Secretary
City of Friona, Texas

Item 6 was brought back from May 9, 2022 meeting because we cannot have a public hearing and take action on the same day. A public hearing was held on May 9, 2022 at 5:30 p.m. at City Hall.

MOTION The motion was made by Council Member Fleming to approve Resolution NO. 22.06.13 authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the fire, ambulance and services truck fund. Council Member Monroe made the second to the motion and the motion passed with a unanimous vote of 5/0.

NOTE: Agenda items were taken out of order. First was Item 10, then Item 14, and then the regular order was followed with Item 7.

ITEM 10 CONSIDER AND TAKE ACTION OF AGRICULTURAL LEASE WITH TYLER HOUGH OF 310.92 ACRES - EAST ONE-HALF OF SECTION 20, SAVE AND EXCEPT A 9.53 ACRE TRACT OUT OF THE NORTHEAST PART THEREOF, TOWNSHIP 1 NORTH (T1N) RANGE 4 EAST (R4E), CAPITOL SYNDICATE SUBDIVISION OF PARMER COUNTY, TEXAS AND 150 ACRES- NW SECTION 29, TOWNSHIP 1 NORTH (T1N), RANGE 4 EAST (R4E), CAPITOL SYNDICATE SUBDIVISION OF PARMER COUNTY TEXAS OWNED BY THE CITY FOR THE REMAINING 2022 CROP YEAR AND 2023 CROP YEAR

MOTION Council Member Fleming made the motion to approve the Agricultural Lease with Tyler Hough of 310.92 acres - East one-half of section 20, save and except a 9.53 acre tract out of the Northeast part thereof, township 1 North (t1n) range 4 East (r4e), capitol syndicate subdivision of Parmer County, Texas and 150 acres- NW section 29, township 1 North (t1n), range 4 east (r4e), capitol syndicate subdivision of Parmer County Texas owned by the city for the remaining 2022 crop year and 2023 crop year. The second to the motion was made by Council Member Loflin and the motion passed with a vote of 5/0.

**ITEM 14 CONSIDER AND TAKE ACTION ON A MUNICIPAL MATERIALS
MANAGEMENT AGREEMENT WITH REPUBLIC WASTE
SERVICES OF TEXAS, LTD FOR WASTE MANAGEMENT
SERVICES**

No action taken on Item 14 until the July 11, 2022 council meeting.

**ITEM 7 UPDATE FROM THE 4-WAY PUMP WORKING GROUP ON A
DEVELOPMENT STRATEGY PLAN**

Andy Alexander informed Council Members that work is still ongoing but the group has strong recommendations for half of the property. They have discussed a food vendor park and a commerce park possibility for half of the property.

**ITEM 8 CONSIDER AND TAKE ACTION ON APPROVAL OF A
PURCHASE CONTRACT BETWEEN THE CITY OF FRIONA AND
O'REILLY AUTO ENTERPRISES, LLC**

No action taken on Item 8. After the revised contract is completed, a special meeting will be called.

**ITEM 9 BRIEFING ON A REQUEST FOR PROPOSAL FROM THE CITY
OF FRIONA FOR CONSTRUCTION IDEAS FOR THE
DEVELOPMENT OF CERTAIN CITY PROPERTY**

Council Member Moreno recused herself from Item 9. She has submitted a bid proposal.

As of the deadline of Friday, June 3, 2022, the city received 2 bid proposals to move forward. The city would like to coordinate a joint meeting with the Friona Economic Development Corporation on Tuesday, June 21st to hear presentations from the builders.

**ITEM 11 CONSIDER AND TAKE ACTION ON APPROVAL OF ACCOUNTS
PAYABLE FOR MAY 2022**

City Secretary Mendez reviewed Accounts Payable with City Council members.

MOTION The motion was made by Council Member Fleming to approve the Accounts Payable for May 2022. The second to the motion was made by Council Member Monroe and the motion passed with a vote of 5/0.

**ITEM 12 CONSIDER AND TAKE ACTION ON APPROVAL OF THE
FINANCIAL STATEMENT FOR MAY 2022**

MOTION A motion was made by Council Member Monroe to approve the Financial Statement for May 2022. The second to the motion was made by Council Member Mills and the motion passed with a vote of 5/0.

ITEM 13 CONSIDER AND TAKE ACTION ON APPROVAL OF RESOLUTION NO. 22.06.13A PROVIDING FOR AUTHORIZED SIGNATURES ON BANK ACCOUNTS AND INVESTMENT ACCOUNTS AND PROVIDING AN EFFECTIVE DATE

RESOLUTION NO. 22.06.13A

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIONA CITY, TEXAS PROVIDING FOR AUTHORIZED SIGNATURES ON BANK ACCOUNTS AND INVESTMENT ACCOUNTS, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council is the ultimate repository of authority for the City; and

WHEREAS, the City Council deems it both necessary and desirable to designate certain individuals as the authorized signatories on City Bank Accounts and Investment accounts

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIONA CITY, TEXAS:

1. Signatures. The below individuals are allowed to sign on all city banking accounts and investment accounts.

Greg Lewellen, Mayor
Alan Monroe, Mayor Pro Tem
City Manager, Leander Davila
Pam Mercado, HR Finance
Rosa Mendez, City Secretary

2. Rescinding Prior Directives. All prior directives given by the City Council or its authorized representatives to any individuals named as authorized signatories on the City Bank and Investment Accounts are hereby rescinded and replaced with the above-cited list of individuals.

3. Checks Requiring Two Signatures. All checks issued out of the City Bank Accounts must contain two (2) signatures to execute a check, and/or authorizing Greg Lewellen, Alan Monroe, Leander Davila, Rosa Mendez and Pam Mercado as facsimile signatures.

4. Effective Date. This Resolution shall be in force and effect from and after the date of October 12, 2021 and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE
CITY OF FRIONA CITY, TEXAS this the 13th day of June
2022.**

Greg Lewellen, Mayor

ATTEST:

Rosa Mendez, City Secretary

EXECUTIVE SESSION:

Mayor Lewellen went into Executive Session at 7:38 P.M.

ITEM 15 CITY COUNCIL WILL CONVENE INTO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.072 (DELIBERATION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY)

No action taken in Executive Session.

ITEM 16 CITY COUNCIL WILL CONVENE INTO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.072 (PRIVATE CONSULTATION WITH ATTORNEY REGARDING PENDING OR CONTEMPLATED LITIGATION)

No action taken in Executive Session.

REGULAR HEARING:

Mayor Lewellen came out of executive session at 8:01 P.M.

ITEM 17 RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ON ITEM 15 DISCUSSED IN EXECUTIVE SESSION

MOTION Council Member Monroe made the motion to accept the counter offer submitted by the Campbells. The second to the motion was made by Council Member Moreno and the motion passed with a vote of 5/0.

ITEM 18 RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ON ITEM DISCUSSED IN EXECUTIVE SESSION

No action taken.

ITEM 19 ADJOURNMENT

With no further business at hand the meeting was adjourned at 8:03 p.m.

APPROVED:

Greg Lewellen, Mayor

ATTEST:

Rosa Mendez, City Secretary