

May 8, 2023

On this the 8th day of May, 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:

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

Others present included:

Rosa Mendez, City Secretary
Sandra Busch, Assistant to the City Manager
Clint Mears, Friona Star, Editor
Deborah Campbell, Municipal Court Judge
Danny Campbell, Code Enforcement/Asst. Fire Chief
Steve Meeks, citizen
Emma Rector, Chamber of Commerce Director
Blase Bermea, Bermea Construction
Richard Bermea, Bermea Construction Proprietor
Patricia Barrientos, citizen
Daniella Arguelles, citizen
Oscar Ostos, Hi-Plains Civil Engineers Manager
Mariza Licerio, Little Tribe Daycare
Maria Mendoza, Little Tribe Daycare

Mayor White called the meeting to order at 6:30 p.m.

ITEM 1 ROLL CALL

Mayor Lewellen called roll and announced that a quorum was present.

ITEM 2 INVOCATION AND PLEDGE OF ALLEGIANCE

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

ITEM 3 HEAR PUBLIC COMMENTS

No comments from the public.

ITEM 4 PROCLAMATION: MUNICIPAL CLERK (CITY SECRETARY) WEEK

REGULAR HEARING:

ITEM 5 CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE APRIL 10, 2023 REGULAR CITY COUNCIL MEETING

MOTION The motion was made by Council Member Monroe and a second by Council Member Loflin to approve the minutes of the April 10, 2023 Regular City Council meeting. The motion carried with a vote of 5/0.

ITEM 6 SWEAR-IN THREE CITY COUNCIL MEMBERS DECLARED ELECTED FOR 2023 -2025

Judge Campbell administered the Oath of Office to Council Members Bruce Fleming, Esmeralda Mills and Alan Monroe.

ITEM 7 CONSIDER AND TAKE ACTION ON APPROVAL OF A ZONING DESIGNATION CHANGE FROM STEVE MEEKS FOR PROPERTY LOCATED AT MCMILLIAN FERGUSON, BLOCK 12 LOT ALL OF 1 - 2 & N 42 FEET OF LOT 3, FRIONA, TEXAS AND SETTING THE SCHEDULE FOR APPROVAL

Steve Meeks was present to address any questions that council members had. He informed members of his intentions for the property. Mr. Meeks will have an 8-10 thousand square foot commercial building built for rent. The Planning & Zoning Commission had met and approved his request on April 27, 2023.

MOTION Council Member Fleming made the motion to approve the zoning designation change from Steve Meeks for property located at McMillian Ferguson, Block 12 lot all of 1-2 and N42 feet of 3 Friona, Texas and setting the schedule for approval. Council Member Monroe made the second to the motion and the motion was approved with a vote of 5/0.

ITEM 8 CONSIDER AND TAKE ACTION TO APPROVE A TRAILER VARIANCE FROM PATRICIA BARRIENTOS 812 JACKSON (ORIGINAL TOWN BLOCK 31 LOT 11(N/2 OF 11) & ALL OF 12), FRIONA, TEXAS

Applicant Patricia Barrientos has gathered all the appropriate signatures as required to show there is no objection to the placing of the mobile home on her property at 812 Jackson Street. Patricia Barrientos was present to answer questions from council.

MOTION A motion was made by Council Member Monroe to approve a trailer variance from Patricia Barrientos 812 Jackson (OT Block 31 Lot 11 (N/2 of 11) & all of 12, Friona, Texas. Council Member Fleming made the second to the motion and the motion passed with a vote of 4/0. Council Member Moreno recused herself.

ITEM 9 CONSIDER AND TAKE ACTION ON APPROVAL OF A BID FROM A QUALIFIED VENDOR FOR THE FRIONA DAYCARE CENTER BUILDING RENOVATION PROJECT

A new bid scope was generated following the April 10, 2023 meeting. Additions were requested by Maria Mendoza to the original specs presented to council. The difference in the new bid scope is \$115,519.88. Amarillo Area Foundation is providing a grant not to exceed \$115,000.00. Council agreed to approve the full amount of \$228,658.88 but only spend the grant money allocated for this project with the ability to bring the item back at a later date to help fund additional costs if needed.

MOTION The motion was made by Council Member Fleming to approve the bid from a qualified vendor for the Friona daycare center building renovation project. Council Member Moreno seconded the motion and the motion passed with a vote of 5/0.

ITEM 10 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 Council Member Monroe made the motion to approve a lease agreement with Little Tribe Daycare for the daycare services project for 704 Ashland Avenue, formally known as the Girl Scout building. The second to the motion was made by Council Member Loflin and the motion was passed with a vote of 5/0.

ITEM 11 CONSIDER AND TAKE ACTION ON A PROPOSAL FROM BERMEA CONSTRUCTION REGARDING A SEALCOAT ALTERNATIVE CALLED SLURRY SEAL WITH A 2 YEAR PATCHING GUARANTEE.

Richard Bermea and son Blase presented their proposal to the city council regarding an alternative to sealcoat. Slurry seal will be applied to 2 city blocks in Friona so that council can see the finished product. Oscar Ostos with Hi-Plains Engineers shared his thoughts and opinion on slurry seal.

MOTION A motion was made by Council Member Fleming to approve the proposal from Bermea Construction regarding a sealcoat alternative called slurry

seal with a 2-year patching guarantee. The second to the motion was made by Council Member Moreno and the motion passed with a vote of 5/0.

ITEM 12 CONSIDER AND TAKE ACTION ON APPROVAL OF ACCOUNTS PAYABLE FOR APRIL 2023

City Secretary Rosa Mendez reviewed Accounts Payable with City Council.

MOTION Council member Monroe made the motion to approve accounts payable as presented. The second to the motion was made by Council Member Loflin and the motion was passed by a unanimous vote of 5/0.

ITEM 13 CONSIDER AND TAKE ACTION ON APPROVAL OF THE FINANCIAL STATEMENT FOR APRIL 2023

MOTION The motion was made by Council Member Moreno to approve the financial statement for April 2023. Council Member Fleming made the second to the motion and the motion passed with a vote of 5/0.

ITEM 14 CONSIDER AND TAKE ACTION TO ADOPT THE 2018 INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2020 NATIONAL ELECTRICAL CODE (NEC)

Danny Campbell informed the council on the codes and the need to adopt the newer versions. The city currently operates off the 2012 Building Codes.

MOTION A motion was made by Council Member Monroe to adopt the 2018 International Building Code (IBC), the 2018 International Residential Code (IRC) and the 2020 National Electrical Code (NEC). The second to the motion was made by Council Member Brent and the motion passed by a vote of 5/0.

ITEM 15 CONSIDER AND TAKE ACTION ON A CONTRACTOR BUILDING DEMOLITION AGREEMENT WITH WEST TEXAS PROTEIN AND THE CITY OF FRIONA FOR THE DEMOLITION OF A BUILDING LOCATED ON CITY OWNED PROPERTY AT 1400 US HIGHWAY 60, FRIONA, TEXAS

Item 15 was tabled for a later date. No action taken.

Mayor Lewellen went into Executive Session at 7:32 P.M. Executive Items were taken out of order.

EXECUTIVE SESSION:

ITEM 17 CITY COUNCIL WILL CONVENE INTO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SUBCHAPTER D, SECTION 551.073 (REGARDING PERSONNEL MATTER – MUNICIPAL COURT JUDGE)

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 (DELIBERATION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY) AND SECTION 551.087 (DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT) – CITY OWNED PROPERTY AT 1400 US HIGHWAY 60, FRIONA, TEXAS

No action taken in executive session.

REGULAR HEARINGS:

Mayor Lewellen came out of Executive Session at 8:16 P.M.

ITEM 19 RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ON ITEM 17 DISCUSSED IN EXECUTIVE SESSION

Council Members accept resignation of Judge Campbell as of June 1st, 2023. Council decided it would be in the best interest of the city to exclude city manager from participation in the application and hiring process.

ITEM 18 RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ON ITEM 16 DISCUSSED IN EXECUTIVE SESSION

Jori Speer with the Llano Real Estate Group was not present in the executive session to discuss development opportunities for the 4-Way Pump property. A special called meeting will be scheduled for later this month.

ITEM 20 ADJOURNMENT

With no further business at hand the meeting was adjourned at 8:17 p.m.

APPROVED:

ATTEST:

Greg Lewellen, Mayor

Rosa Mendez, City Secretary