

January 16, 2024

On this the 16th day of January, 2024 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
Esmeralda Mills, Council member
Alan Monroe, Mayor Pro-Tem
Cindy Moreno, Council member
Leander Davila, City Manager

Absent: Greg Lewellen, Mayor

Others present included: Sandra Busch, Assistant City Manager
Rosa Mendez, City Secretary
Anahi Gomez, Friona Library Director
Becky Upton, Assistant Director
Alexa Garcia, Circulation Clerk
Clint Mears, Friona Star Editor
Emma Rector, FEDC & Friona Chamber of Commerce,
Executive Director

Mayor Pro-Tem Monroe called the meeting to order at 6:30 P.M.

ITEM 1 ROLL CALL

The 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 Loflin 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 DECEMBER 11, 2023, REGULAR CITY COUNCIL MEETING

MOTION Council member Fleming made the motion to approve the minutes of the December 11, 2023, Regular City Council Meeting. Council member Loflin made the second to the motion and the motion passed with a 5/0 vote.

ITEM 5 HEAR DEPARTMENTAL REPORT FROM THE FRIONA PUBLIC LIBRARY REGARDING BUDGET, EXPENSES, PERSONNEL, AND UPCOMING EVENTS

Library Director Anahi Gomez spoke to the council about her monthly library report and addressed some of the current and upcoming expenses for the library. They will launch fun events for all ages in the coming months. Council member Fleming asked Anahi if she could compile a 5-year trend report. It will be presented at the meeting next month. Becky Upton and Alexa Garcia reported to council on their duties and responsibilities. Director Anahi stated that they work very well together.

ITEM 6 UPDATE AND BREIFING ON FRIONA ECONOMIC DEVELOPMENT CORPORATION PROJECTS

Emma Rector updated the council on the enrollment numbers and price for Happy Tribe Daycare. Currently, there are 10 students enrolled. Of the 10, seven pay for daycare service and 3 are staff kids. Prices vary at \$160 for infants and \$155 for 2–3-year-olds.

TW&M have not sold any homes thus far. Closing cost incentives are being offered and financing with FBSW provides an additional \$1000 in closing cost savings. Future development is halted until the existing homes can be sold.

Sea Scrolls will begin phase 3 this week. The completion date will exceed the 7/31 existing date. Josh McDonald will update as they get closer to completing phase three.

EDC grant applications have been picked up by Creative Chaos- Adrianna Stowers, Auto Detail Business- Javier Correa, Sports Bar & BBQ- Efrin Lozoya, and Robertson Electric- Michael Bautista.

The community center may possibly have a new sound system soon. Several organizations that use the community center for events could potentially divide the cost.

ITEM 7 CONSIDER AND TAKE ACTION ON APPROVAL OF THE DISPOSAL OF RECORDS MANAGEMENT CONTROL SCHEDULE SERIES THAT THE MAXIMUM TIME HAS EXPIRED FOR DESTRUCTION

Item tabled until February city council meeting.

ITEM 8 DISCUSSION REGARDING THE UPCOMING 2024 CITY OF FRIONA ELECTIONS AND CRITICAL DEADLINES

City Secretary updated council members on the progress of the petition to legalize liquor in the city of Friona. Also, tomorrow is the first day that applications for a place on the ballot may be picked up. The General Election will be held on May 4, 2024, to elect (1) Mayor and (2) Council members.

ITEM 9 CONSIDER AND TAKE ACTION ON APPROVAL OF ACCOUNTS PAYABLE FOR DECEMBER 2023

The City Secretary reviewed Accounts Payable with the City Council.

MOTION Council member Fleming made the motion to approve the December 2023 Accounts Payable. The second to the motion was made by Council member Moreno and the motion carried with a vote of 5/0.

ITEM 10 CONSIDER AND TAKE ACTION ON APPROVAL OF FINANCIAL STATEMENT FOR DECEMBER 2023

MOTION Council member Fleming made a motion to approve the Financial Statement for December 2023. The second to the motion was made by Council member Loflin and the motion was carried with a vote of 5/0.

ITEM 11 CONSIDER AND TAKE ACTION ON APPROVAL OF FIRST QUARTERLY FINANCIAL STATEMENT OCTOBER 2023 THRU DECEMBER 2023

MOTION Council member Moreno made a motion to approve the First Quarterly Financial Statement October 2023 through December 2023. The second to the motion was made by Council member Loflin and the motion was carried with a vote of 5/0.

ITEM 12 PRESENTATION OF SECTION 3 GOALS AND REQUIREMENTS AS IT RELATES TO THE CITY OF FRIONA'S TXCDBG PROJECT

#CDV21-0157. TO INCLUDE INFORMATION ON EMPLOYMENT OPPORTUNITIES OF LOW AND VERY LOW-INCOME PERSONS AS WELL AS RESIDENTS RESIDING IN THE COMMUNITY

The presentation of Section 3 of the Housing and Urban Development Act of 1968 was rendered as a condition of the City of Friona's TXCDBG Project #CDV21-0157.

ITEM 13 DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION OF AWARD TO THE LOWEST BID INCLUDING ASSOCIATED ALTERNATES FOR THE CITY OF FRIONA'S TXCDBG PROJECT #CDV21-0157; ELEVATED STORAGE TANK BID NO. 1

BID TABULATION SHEET
 Project Description: 200K Gallons EST
 HPCE Project No. 82460
 Friona, Texas
 Tuesday, December 05, 2023
 9:00 AM

Base Bid			Maguire Iron		Viking Industrial Painting		Tank Pro Inc.		N.G. Painting		
No.	Description	Estimated Quantity	Unit	Unit Price	Ext. Amount	Unit Price	Ext. Amount	Unit Price	Ext. Amount	Unit Price	Ext. Amount
1	Mobilization/demobilization	1	LS	\$ 5,000	\$ 5,000.00	\$ 5,300	\$ 5,300.00	\$ 5,900	\$ 5,900.00	\$ 1,000	\$ 1,000.00
2	Remove Existing and Furnish and Install a new 24" Vent	1	LS	\$ 6,500	\$ 6,500.00	\$ 6,500	\$ 6,500.00	\$ 7,000	\$ 7,000.00	\$ 10,000	\$ 10,000.00
3	Remove Existing and Furnish and Install a new 30" Roof Access Hatch	1	LS	\$ 4,500	\$ 4,500.00	\$ 6,500	\$ 6,500.00	\$ 3,100	\$ 3,100.00	\$ 8,000	\$ 8,000.00
4	Furnish and Install 30" Riser Manway - Existing To Remain	1	LS	\$ 9,500	\$ 9,500.00	\$ 9,000	\$ 9,000.00	\$ 6,220	\$ 6,220.00	\$ 12,000	\$ 12,000.00
5	Repair Existing Water Indicator Level	1	LS	\$ 4,500	\$ 4,500.00	\$ 4,500	\$ 4,500.00	\$ 2,750	\$ 2,750.00	\$ 3,000	\$ 3,000.00
6	Remove Existing and Furnish and Install New Interior Ladder System	1	LS	\$ 3,000	\$ 3,000.00	\$ 5,500	\$ 5,500.00	\$ 6,000	\$ 6,000.00	\$ 8,000	\$ 8,000.00
7	Furnish and Install Interior Anti-Fall Devices	1	LS	\$ 5,000	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00	\$ 1,725	\$ 1,725.00	\$ 6,000	\$ 6,000.00
8	If Needed Provide Fabrication and Installation of Steel Repairs (Patching)	100	LBS	\$ 20	\$ 2,000.00	\$ 70	\$ 7,000.00	\$ 50	\$ 5,000.00	\$ 10	\$ 1,000.00
9	If Needed Provide Welding of Steel Repairs	50	LF	\$ 100	\$ 5,000.00	\$ 50	\$ 2,500.00	\$ 70	\$ 3,500.00	\$ 20	\$ 1,000.00
10	Furnish and Install Seam Sealer	5	Gal	\$ 1,000	\$ 5,000.00	\$ 500	\$ 2,500.00	\$ 250	\$ 1,250.00	\$ 500	\$ 2,500.00
11	Prepare and Paint Interior Tank Surfaces (Sandblast)	1	LS	\$ 65,000	\$ 65,000.00	\$ 101,700	\$ 101,700.00	\$ 152,437	\$ 152,437.00	\$ 90,000	\$ 90,000.00
12	Remove sedimentation from tank floor	1	LS	\$ 1,000	\$ 1,000.00	\$ 1,500	\$ 1,500.00	\$ 100	\$ 100.00	\$ 1,000	\$ 1,000.00
13	Provide a New Safety Grate at the Bottom of the Inside of the Bowl at the Riser Opening	1	LS	\$ 5,500	\$ 5,500.00	\$ 5,000	\$ 5,000.00	\$ 2,100	\$ 2,100.00	\$ 5,000	\$ 5,000.00
14	Disinfect Tank	1	LS	\$ 1,900	\$ 1,900.00	\$ 600	\$ 600.00	\$ 100	\$ 100.00	\$ 2,000	\$ 2,000.00
15	Provide "Confined Space" Sign for Roof Hatch and Riser Manways	3	EA	\$ 200	\$ 600.00	\$ 200	\$ 600.00	\$ 25	\$ 75.00	\$ 150	\$ 450.00
Total Base Bid				\$	124,000.00	\$	162,700.00	\$	197,257.00	\$	150,950.00
Number of calendar days to complete project					60		45		90		40

Alternate Bid No. 1 - Exterior Painting - Ladders and Appurtenances 200K Gallon Nominal Water Elevated Storage Tank			Maguire Iron		Viking Industrial Painting		Tank Pro Inc.		N.G. Painting		
No.	Description	Estimated Quantity	Unit	Unit Price	Ext. Amount	Unit Price	Ext. Amount	Unit Price	Ext. Amount	Unit Price	Ext. Amount
A1-1	Remove Existing and Furnish and Install New Exterior Ladder System (Ladder and Bowl)	1	LS	\$ 10,000	\$ 10,000.00	\$ 18,500	\$ 18,500.00	\$ 19,800	\$ 19,800.00	\$ 28,000	\$ 28,000.00
A1-2	Furnish and Install Exterior Anti-Fall Devices	1	LS	\$ 6,000	\$ 6,000.00	\$ 7,100	\$ 7,100.00	\$ 3,300	\$ 3,300.00	\$ 6,000	\$ 6,000.00
A1-3	Modify existing balcony to provide an opening for the ladder	1	LS	\$ 2,500	\$ 2,500.00	\$ 4,000	\$ 4,000.00	\$ 950	\$ 950.00	\$ 2,000	\$ 2,000.00
A1-4	Modify or replace balcony handrail to comply with OSHA standards	1	LS	\$ 12,000	\$ 12,000.00	\$ 11,500	\$ 11,500.00	\$ 4,000	\$ 4,000.00	\$ 25,000	\$ 25,000.00
A1-5	Furnish and Install New 42" Tall Balcony on Top of the Tank	1	LS	\$ 10,000	\$ 10,000.00	\$ 21,900	\$ 21,900.00	\$ 8,335	\$ 8,335.00	\$ 20,000	\$ 20,000.00
A1-6	Remove Cathodic Protection System and Plug Holes	1	LS	\$ 1,500	\$ 1,500.00	\$ 2,400	\$ 2,400.00	\$ 1,500	\$ 1,500.00	\$ 3,000	\$ 3,000.00
A1-7	Furnish and Install Lockable Ladder Gate	1	LS	\$ 2,500	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 1,700	\$ 1,700.00	\$ 4,500	\$ 4,500.00
Total Alternate Bid No. 1				\$	44,500.00	\$	68,400.00	\$	39,585.00	\$	88,500.00
Number of calendar days to complete project					14		30		30		50

Alternate Bid No. 2 - Exterior Painting 200K Gallon Nominal Water Elevated Storage Tank			Maguire Iron		Viking Industrial Painting		Tank Pro Inc.		N.G. Painting		
No.	Description	Estimated Quantity	Unit	Unit Price	Ext. Amount	Unit Price	Ext. Amount	Unit Price	Ext. Amount	Unit Price	Ext. Amount
A2-1	Protect, maintain, and reinstall electrical equipment and controls	1	LS	\$ 2,500	\$ 2,500.00	\$ 1,600	\$ 1,600.00	\$ 750	\$ 750.00	\$ 3,000	\$ 3,000.00
A2-2	Prepare and Paint Exterior Tank Surfaces (Sandblast)	1	LS	\$ 160,000	\$ 160,000.00	\$ 175,400	\$ 175,400.00	\$ 151,716	\$ 151,716.00	\$ 280,000	\$ 280,000.00
A2-3	Lead Testing	1	LS	\$ 2,000	\$ 2,000.00	\$ 10,100	\$ 10,100.00	\$ 2,210	\$ 2,210.00	\$ 2,000	\$ 2,000.00
A2-4	Full Lead Containment	1	LS	\$ 85,000	\$ 85,000.00	\$ 162,400	\$ 162,400.00	\$ 65,000	\$ 65,000.00	\$ 120,000	\$ 120,000.00
Total Alternate Bid No. 2				\$	249,500.00	\$	349,500.00	\$	219,676.00	\$	405,000.00
Number of calendar days to complete project					60		60		80		50

Base + Alternate Bid No. 1				\$	168,500.00	\$	231,100.00	\$	236,842.00	\$	239,450.00
Base + Alternate Bid No. 1 + Alternate Bid No. 2				\$	418,000.00	\$	580,600.00	\$	456,518.00	\$	644,450.00

Initially, the grant money awarded by the Texas Department of Agriculture for the Community Development Block Program was intended to complete a waterline expansion and water tower renovation. However, after an

evaluation of the water tower, it was deemed by the engineers that the renovation of the water tower must take precedence and all funds allocated to this portion of the project.

It was recommended that the Base Bid No.1, and Alternate Bid No.2 submitted by Maguire Iron, Inc.in the total amount of \$418,000.00, and to be completed within 134 calendar days, be accepted.

MOTION The motion was made by Council member Fleming to award the lowest bid including associated alternates for the City of Friona’s TXCDBG Project #CDV21-0157; elevated storage tank bid No. 1 to Maguire Iron. The second motion was made by Council member Loflin. The motion was passed with a unanimous vote of 5/0.

ITEM 14 DISCUSS, CONSIDER AND TAKE APPROPRIATE ACTION OF REJECTING THE LOWEST BID INCLUDING ASSOCIATED ALTERNATES FOR THE CITY OF FRIONA’S TXCDBG PROJECT #CDV21-0157; WATER LINE BID NO. 2

The bids for the water line project were opened on January 8, 2024, at 4:00 pm. Based on the construction budget and prioritization of the elevate storage tank renovation, all bids were rejected. The sole focus of the city’s grant funds will be used on the elevated storage tank located at 15th Street & Pierce.

MOTION Council member Loflin made the motion to reject the lowest bid including associated alternates for the City of Friona’s TXCDBG Project #CDV21-0157; water line bid No. 2. The second to the motion was made by Council member Moreno and the motion was passed with a vote of 5/0.

ITEM 15 ADJOURNMENT

With no further business at hand the meeting was adjourned at 8:16 PM.

APPROVED:

Greg Lewellen, Mayor

ATTEST:

Rosa Mendez, City Secretary