

MINUTES OF AUGUST 11, 2025, REGULAR MEETING

On this day, the 11th of August 2025, the City Council convened in regular session in the City Council Room. The meeting being open to the public and notice of said meeting having been given as prescribed by Chapter 51 of the Government Code with the following being present and in attendance to wit:

Mayor Davis, Council Members Zack Altman, Jill Cromwell, Leslie Ivy, Melisa McIntosh, Woody Richardson, Lloyd Roberts, and Mark Sweatt. Employees present were City Administrator Jack Owens, City Secretary Amalia Gaxiola, Police Chief Rex Plant, Librarian Jackie Owens, Water Clerk Marla Green, Public Works Director Jr Casas, Water Technician Shayne Branigan, and Val Villanueva. Others present were Randy Phillips, Brent and Melissa Foard, Micah Casas, Cindy Woodard, Winfred McQueen, Chris Hert, and Kathy Fowler.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Davis called the meeting to order at 6:00 p.m. and noted a quorum present. He asked Alderman Richardson to voice the invocation and Alderman Roberts to lead the pledge of allegiance.

PUBLIC COMMENT

Cindy Woodard addressed the council on agenda item O about the retirement. She stated, Texas Municipal Retirement System has been around for seventy-five years. Their mission is to provide secure lifetime income to members through partnership with participating cities. The vision is to be the model public pension plan. There are forty-six cities in the Panhandle that are participating in TMRS. Twenty-four of those cities offer 2:1 ratio, twelve offer 1.5:1 ratio, and ten offer 1:1 ratio. Cindy added, a lot of employees come to work for the City of Memphis because of this retirement plan, I came to work because of this retirement plan because it's a good one. I know you're looking at changing but please consider that this is a good plan that you have established right now. It not only helps current employees, it helps survivors. Take example Dana Waller, if you didn't have this TMRS plan she probably wouldn't have been able to afford to bury Matt but because of this plan and the supplemental death benefit she had the money to bury him. She also continues to get his income that he contributed for twenty something years that he worked for the city. Cindy ended with asking the council to please really take into consideration before making the decision about changing the retirement plan for city employees. Administrator Owens read an email from citizen, Mimi Bass, who is concerned about the safety and curb appeal of semi-trucks being parked in residential areas.

APPROVE CONSENT AGENDA ITEMS

The consent agenda items were presented for approval: Modified special called meeting minutes of July 10, 2025; regular meeting minutes of July 14, 2025; special called meeting minutes of July 28, 2025; accept collections & pay expenditures for July 2025. Secretary Gaxiola added that the special meeting minutes of July 28, 2025, are not completed at this time. Alderwoman Ivy made the motion to accept collections & pay expenditures of July 2025 and accept the special meeting minutes of July 10, 2025, regular meeting minutes

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of July 14, 2025, and to not accept the special meeting minutes of July 28, 2025, seconded by Alderman Roberts. The vote was unanimous in favor.

DEPARTMENT HEAD REPORTS ON MONTHLY ACTIVITIES

Administrator Owens read his written report on Fire, Library, Landfill, Water, Airport, Street, Administration, Judicial, Parks/Rec Departments and the TxDOT Waterline Relocation Project. Police Chief Rex Plant read his written report.

NEW BUSINESS

CEMETERY REPORT – RANDY PHILLIPS

Randy Phillips reported that it's been a while since he's been to a council meeting to give updates on numbers due to his heart attack three years ago. Total number of burials in the south cemetery is twenty-five hundred eighty-six and in the north cemetery is five thousand forty-one. One hundred seventy-nine veterans are in the south cemetery and five hundred forty seventy are veterans in the north cemetery which is almost ten percent. Average number of burials per year is thirty-five to forty. Randy also reported there are four hundred sixty-eight lost graves in the south cemetery. In the southwest corner of the south cemetery, Randy talked with Administrator Owens about the corrosion and there is a plan of action which involves the cement that's piled in the north cemetery and dirt.

CONSIDER REQUEST FOR BLOCKING OFF STREETS DURING HALL COUNTY PICNIC ACTIVITIES – MELISSA FOARD

Melissa Foard added to the request that she would like extra dumpsters and picnic tables on Thursday. Between Main and Highway 256 is what she is asking to be blocked off for the band. Alderman Altman made the motion to block the requested street along with providing dumpsters and picnic tables, seconded by Alderman Sweatt. The vote was unanimous in favor.

CONSIDER APPOINTMENT IN WARD 4

Alderwoman Cromwell would like to appoint Winfred McQueen to ward four as he is interested in filling the position. Mayor Davis added that this position will be filled until May of next year. Alderwoman Cromwell made the motion to appoint Winfred McQueen to ward four, seconded by Alderman Richardson. The vote passed by majority vote with Alderman Sweatt abstaining.

CONSIDER LIVESTREAMING CITY COUNCIL MEETINGS – ZACK ALTMAN

Alderman Altman said this would be for transparency reasons so people can tune in from home. Alderman Sweatt asked if the gov website would support the livestreaming. Alderwoman McIntosh added that she asked Kim Cloyd once if she would livestream and she would be glad to do it on behalf of the Chamber. Alderman Altman made the motion to put it on the table for consideration to look into it a little more, seconded by Alderwoman McIntosh. The vote was unanimous in favor.

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CONSIDER MOVING OVERNIGHT PAYMENT DROP-BOX – ZACK ALTMAN

Alderman Altman addressed the council that a lot of handicapped citizens use the drop-box and he, Alderman Sweatt, and Alderman Roberts witnessed a lady struggle to get it her payment in there. Altman wondered if the drop-box could be moved to the west side of the building or put it by the street so they can drive up to drop off payments and drive off. Mayor Davis added that it needs to be bolted down pretty good. Alderman Altman made the motion to look into moving it and cost, seconded by Alderman McQueen. The vote was unanimous in favor.

CONSIDER SALE OF DELINQUENT TAX PROPERTIES

City Administrator Owens informed the council that the three properties to put up for bids would be from recent sheriff sale that didn't sell which are 308 Magnolia Street, 718 S Violet Street, and 306 S Lee Street. Alderwoman Ivy made the motion to proceed forward with putting them up for bids, seconded by Alderman Roberts. The vote was unanimous in favor.

DISCUSS GODFREY SERVICES BUSINESS CLOSURE – CEMETERY

City Administrator Owens read the Godfreys closure letter provided to the City from Robertsons Funeral Home.

DISCUSS CHESTER FOWLER OPENING AND CLOSING OF GRAVES AT FAIRVIEW CEMETERY

Alderman Sweatt informed the council that Chester Fowler is out of Wellington. Mayor Davis asked if there was anyone local to do this. City Administrator Owens informed that Manuel Torres is not going to continue doing this and Robertsons Funeral Home let the city know about Chester as they use him for other locations. Administrator Owens added that due to several burials happening before the council meeting, he executed an agreement with Chester which is the same agreement the city had with Godfreys Services.

CONSIDER APPROVING AND FILING THE PROPOSED 2025/2026 CITY BUDGET WITH CITY SECRETARY

Administrator Owens addressed the council on him getting with department heads on curbing all spending for the current budget. Right now, as it sits, we're looking at a one hundred sixty-eight-thousand-dollar fund balance transfer for this year that'll come out of the three hundred seventy-three-thousand-dollar operating cash in bank. For the 25/26 budget, Owens added that it's balanced by adjusting rates and bringing down some costs. For 24/25 the budget was two million seven hundred eighty-seven thousand five hundred ninety dollars and the 25/26 budget he's ready to put on record is two million six hundred twenty-seven thousand four hundred eighty dollars and eighty-one cents which cuts one hundred sixty-eight thousand one hundred nine dollars and nineteen cents. Savings come from judicial collection fees, four thousand dollars from water tank inspection, ten thousand dollars from tango tango radios, administrative assistant salary of twenty-eight thousand dollars, the greenbelt water line of forty-one thousand dollars,

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water superintendents' salary of forty-seven thousand dollars, also past city secretary's salary of fifty-two thousand dollars. Alderman Winfred on fixing streets instead of putting mix and it will save money. Alderman Sweatt asked what percentage on employee raises is in the budget and Owens said previously, there were merit raises given and this proposed budget is giving raises to level everyone out according to the total past three years sixteen percent raises. No action.

SCHEDULE PUBLIC HEARING ON THE PROPOSED 2025/2026 CITY BUDGET AND PROPOSED TAX RATE

Alderwoman Cromwell made the motion to schedule the public hearing for the proposed 2025/2026 city budget and proposed tax rate on Monday, September 8th immediately following the regular council meeting, seconded by Alderwoman Ivy. The vote was unanimous in favor.

DISCUSS AND CONSIDER AIRPORT CHANGES

Administrator Owens added that this was to be on the agenda per the last council meeting per council to discuss possible hangers for people to build. Alderman Roberts said that the rating for the airport is thirty-five and it needs to be up to fifty-five or it could be condemned. City would need ten registered aircraft, of which we currently have three. Alderman Altman on tabling this till they can look into it more. Alderman Roberts made the motion to table this item, seconded by Alderman Altman. The vote was unanimous in favor.

DISCUSS AND CONSIDER CHANGING COMMERCIAL DUMPSTER PRICES

Alderwoman Ivy brought this to the agenda because Chris from Loves stated they are only paying three hundred sixteen dollars for dumpsters and elsewhere they are paying two thousand to three thousand dollars. Clarendon's weekly pickup inside city limits is sixty-four dollars and outside city limits is one hundred thirty-six dollars and Memphis charges fifty-three dollars. Alderwoman Ivy made the motion to table till Monday, no second. Alderman Sweatt asked how many commercial businesses we have. Administrator Owens said he would get a list. Alderman Altman made the motion to table this item till September 8th, seconded by Alderman Sweatt. The vote was unanimous in favor.

CONSIDER ADDING EXECUTIVE SESSION CLAUSE TO EACH MEETING AGENDA

Mayor Davis asked if this is legal and Administrator Owens said yes, per the attorney. Secretary Gaxiola added that there are rules on what you can go into executive session for. Alderman Altman made the motion to add the executive session clause to each meeting agenda, seconded by Alderman Sweatt. The vote was unanimous in favor.

DISCUSS PART-TIME EMPLOYEES RECEIVING RETIREMENT

Alderwoman Ivy read TMRS' rules for participation in TMRS and read the city policy on part time employees and stated that according to the TMRS rules, they qualify regardless of the policy. Further research will be done on this per Secretary Gaxiola and Administrator Owens.

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DISCUSS AND CONSIDER RETIREMENT OPTIONS AND SEARCHING FOR ANOTHER RETIREMENT PROVIDER

Alderwoman Ivy discussed a recently new employees pay, deductions, and the employee seven percent TMRS contribution. She also went over the TMRS process and benefits and liabilities to the City. Alderwoman Ivy added that a way to decrease the cost is to go to one-to-one match or decrease the updated service credit or cost of living adjustment. Alderman Sweatt added that he is one hundred percent against cutting any type of retirement for the employees and there's other ways to cut costs. Secretary Gaxiola informed the council that the employees at the time took a vote on going to the seven percent. Alderman Roberts asked when the lady from TMRS could come and educate everyone. Administrator Owens read an email exchange with a TMRS representative on different options and added that you may not simply get out of TMRS and do something overnight. Secretary Gaxiola also read an email exchange with a TMRS rep that stated that when the city joined TMRS in 1983 the city opted for a one-to-one ratio and in 1998 the city opted to increase the matching ratio one and a half to one and since then has been that. Alderwoman Ivy made the motion to table this item, seconded by Alderman Winfred. The vote was unanimous in favor.

DISCUSS EMPLOYEE PAY RATES

Alderwoman Ivy made the motion to table this till Monday, seconded by Alderman Roberts. The vote was unanimous in favor.

MAYOR AND COUNCIL ITEMS OF COMMUNITY INTEREST

Alderwoman Cromwell thankful to have Jack with the tough job on hand but she likes the way he looks out for the employees as well as the city. Administrator Owens said thank you and it takes a team effort. Alderwoman Ivy on this being a rough couple sleepless nights and bent Gods ear on trying to find ways to make the city keep going and thanked Amalia and Jack on their work and thankful for the employees. She's also proud to be part of the council and passionate about Memphis and wants it to succeed. Alderman Richardson encouraged Jack and Amalia on keeping up the good work and everyone doing what's best for Memphis. Alderman Lloyd on thanks to Jack and Amalia and it being difficult. He also mentioned what Leslie said, if you don't change then there won't be no change and you'll end up with the same results. He also welcomed Mr. McQueen to the council. Alderman McQueen on ways to help the city and he feels for the guys and he knows how it is working your way up the ladder and will help if they let him. Alderwoman McIntosh welcomed McQueen and thanks to the employees. Alderman Sweatt on welcoming Wimp and Jack doing a good job and agrees on save money and quit spending. He also said benefits for employees are good and messing with TMRS is not good and thanked the council. Mayor Davis on glad to be back from vacation and thanks to the employees, great work.

ADJOURN

Alderwoman McIntosh made the motion to adjourn, seconded by Alderman Roberts. The vote was unanimous in favor. The meeting was adjourned at 8:51 p.m.

Approved: Joe Davis
Joe Davis, Mayor

Attest: Amalia Gaxiola
Amalia Gaxiola, City Secretary