

MINUTES OF JUNE 8, 2026, REGULAR MEETING

On this day, the 8th of June, the City Council convened in regular session in the Community Center after Mayor Davis moved the meeting from the City Council Room to accommodate the large crowd. The regular meeting being open to the public and notice of said regular meeting having been given as prescribed by Chapter 51 of the Government Code with the following being present and in attendance to wit:

Mayor Joe Davis, Council Members Micah Casas, Leslie Ivy, Melissa Hibbitts, Melisa McIntosh, Winfred McQueen, and Mark Sweatt. Council Member Zack Altman was absent. Employees present were City Administrator Jack Owens, City Secretary Amalia Gaxiola, Police Chief Rex Plant, Librarian Jackie Owens, Public Works Director Placido Casas Jr, Fireman Nick Narvaez, Miguel Zuniga, Val Villanueva, and Water Clerk Marla Green. Others present were Ronny Wilson, Lloyd Roberts, Ami Tribble, Bob and Sherry Tribble, Robert Connell, Kevin Huddleston, Becky Crockett, Roger Estlack, Ruth Ann Stewart, Christie Smith, Kim Cloyd, Kristen Dwight, Clifford and Cindy Banner, Deborah Lemons, Terry and Ronda Lindsey, Jade Lindsey, Priscilla Ruiz, Samantha Torres, Janie Farnsworth, Catherine Clark, Wade Wiles, David Lemons, Heather Woodard, Jillian Lindsey, Joanna and Roman Buckner, Meme Bass, Randy Green, Mark Montgomery, Rusty Lee, CW Ivey, Cindy Woodard, Kathy Fowler, Nathan Smith, Susan McQueen, James Edwards, Mollie and Harold Moffitt.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Davis called the regular meeting to order at 6:00 p.m. and noted a quorum present. Alderman Sweatt voiced the invocation, and Alderman Casas led the pledge of allegiance.

2. PUBLIC COMMENT

No comment.

3. HEARING FOR DILAPIDATED PROPERTIES AND ABANDONED VEHICLES

Chief Rex Plant stated there will be one next month. No action.

4. APPROVE CONSENT AGENDA ITEMS

Alderman Sweatt made the motion to approve the consent agenda items, seconded by Alderwoman McIntosh. The vote passed with 7 in favor.

5. DEPARTMENT HEAD REPORTS ON MONTHLY ACTIVITIES

Administrator Jack Owens read the written reports for library, judicial, fire and he read his written admin report which included admin, water, landfill, street, parks/rec, airport, and the TxDOT waterline relocation project. Police Chief Rex Plant read his written report and let council know that Connie from Critter Care donated a new swamp cooler for the Animal Control Shelter.

6. OLD BUSINESS

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a. MOTION TO REMOVE THE TABLED ITEMS OFF THE TABLE

Alderwoman McIntosh made the motion to remove the tabled items off the table, seconded by Alderman McQueen. The vote passed with 7 in favor.

b. DISCUSS AND CONSIDER POLICE BUDGET PRESENTATION BY CHIEF REX PLANT

Police Chief Plant went over his proposed budget which was a slight decrease, and he increased salaries to get qualified candidates so that we compete with surrounding salaries. Plant then stated that Jack informed him of the thirty percent increase in health insurance so with Jack's new numbers it will go up about nine to ten thousand dollars from what it is right now if the police department is kept. Plant advised council that if a police department is closed, TCOLE will not let it open back up. With the budget proposal of keeping the police department, Plant added that raising salaries and taking heat for a little bit and attracting young candidates, if done right and methodically, in three years the department could be self-sustaining. Plant then talked about the option of closing the police department and giving it over to the Sheriff's Office and they will need more manpower and citizens would have to pay for it and conversations with the Sheriff on idea of cost down the road after its all said and down the city would pay about one hundred fifty grand and that's a choice we have on saving money. Mayor Davis informed that it's not about saving money for a rainy day it's about not having the money to spend. Ronny Wilson added that the county will only be taking seventy-five thousand from the city and county commissioners are getting help from the data center and they will be paying for two deputies over at Turkey and at the same time they will be collecting tax money from the data center that the city will not get so that will be more money for the Sheriff's Office. Chief Plant added that him and Tom talked several times about if the department is going to close, it will need to be done sooner rather than later for the budgets to be worked on. Ronny Wilson also addressed a rumor about Sheriff's Office not patrolling and he said that is not true, they have deputies patrolling by law as the city is part of Hall County. No action.

c. DISCUSS AND CONSIDER CREATION OF CITY ORDINANCES ON RV PARKS

Mayor Davis stated that the ad hoc committee was looking over the proposals and Owens looked into the new laws. Davis asked if council had a chance to look and if they had any questions. Alderwoman Ivy said they basically took Quanah's city ordinance and worked with it from there. The ordinance will be in conjunction with the senate bill 1 of the NFPA 1194 and the NFPA 1194 sets the minimum standard and cities can be stricter. Alderwoman Hibbitts added that even if something is not specifically in the ordinance if it's in the senate bill then citizens basically need to know both. Alderwoman McIntosh added that she does not agree with the fencing. Alderwoman Ivy said that Quanah's did not have fencing and nothing written is set in stone, but another city had a fence requirement, and she put 6-foot opaque fence around three sides of the RV park. One thing the ad hoc committee added for the permit requirement was insurance and evacuation plan and a commercial account with the city and a signed agreement that any additions or demolitions will be reported to the city for the continuance of the permit because the fire department and the EMS have to have a copy

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of changes. Denial procedures were also added. In the NFPA the RVs should be minimum distance of ten feet, and the ad hoc committee put twenty feet distance because if you have two slide outs, you're looking at 3 feet apart. Mayor Davis added that this is a review and recommendation. Alderwoman Ivy said yes, nothing is set in stone. Davis confirmed with Owens that there have been twenty-five permits issued so far. Owens talked about the part of the ordinance that prohibits the use of recreational vehicles for occupancy as a residential dwelling in the city and Alderwoman Ivy stated that should have been taken off. Alderwoman Ivy said that the NFPA guidelines are supposed to be in effect September 1, 2026, and the basic requirements in section four are required immediate on opening of the park and anything else can be three or six months. Ivy added that the ad hoc committee put three months and if they go with the fence, could this many people get a fence built in that time. Alderwoman Hibbitts let citizens know to look into the NFPA as it has important things in there to know. Owens added that he has a copy of the NFPA in the city office. Alderwoman Ivy added that the fencing is in the proposed ordinance due to a safety issue from a citizen who lives near an RV park. Alderwoman Ivy made the motion to table this item, seconded by Alderwoman Hibbitts. The vote passed with 7 in favor.

d. DISCUSS AND CONSIDER AMENDMENT TO CITY BUILDING PERMIT

The council unanimously agreed that they are still going over this. Alderman McQueen made the motion to table this item, seconded by Alderman Casas. The vote passed with 7 in favor.

7. NEW BUSINESS

a. CONSIDER APPOINTMENT IN WARD 2

Lloyd Robert read his written letter seeking appointment to the vacant seat for Ward 2. He asked council for consideration and approval. Alderman McQueen made the motion to appoint Lloyd Roberts in the vacant seat for Ward 2, seconded by Alderman Sweatt. The vote passed with 7 in favor. City Secretary Gaxiola administered the Oath of Office.

b. DISCUSS/CONSIDER REPORT FROM ROBERT CONNELL ON MEMPHIS ECONOMIC DEVELOPMENT CORPORATION

Robert Connell said his findings and forty-page brief are self-explanatory and they are the concerning triable actions on behalf of the EDC B board. He also said in his findings regarding short comings of money for police department, street, and water is that local government code 501.053, with over four hundred thousand dollars in their account, the council has the right to insist/require/direct two hundred thousand dollars, so long as the lawyers approve, will solve police department problem or street or any other department that has a short coming. Between Ronny Wilson and Robert Connell, they talked about Type B is for retail restaurants etc and Type A is for things like foundry and peanut factory. In 2020, Robert said that it was voted on to defund Type A which he says we technically don't have an A but it's still there and everything written since 2021 say MEDC Corporation and there is no such thing registered. He stated that MEDC Inc is Type A and Memphis Type B is B. He

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talked about ordinance 677 in July of 2020 and purpose of it was a good thing except backwards. He stated that the ordinance was giving authority to Memphis Economic Corporation which does not exist so the loans given out since July 2021 are through a corporation that does not exist and no board directors or bank account or funding and when MEDC B goes to the Council to approve the loan the concept is good but the council was not advised properly. He stated that Type A can have nothing to do with Type B and Type B can have nothing to do with Type A and meetings need to be had by themselves. So, he said all the decisions that B has made for A are null in void. Robert said he has solutions on how to hand it and he thought it would be handled privately and then addressed to the city for vote or something. Alderwoman Ivy asked about in July of 2023 the city council voted to do away with Type A and Connell said it was passed but not enacted or signed off on. Alderwoman Ivy asked if we are just needing to register as a corporation with the State of Texas and it'll resolve and Connells said you could except all the loans and everything that has been done doesn't mean you were active in 2021. Ivy asked is his proposition to void all contracts. Connell said no the key problem with the contract is the word Inc. He went on to talk about the difference between interests on loans and if you cannot justify the difference then it's economic discrimination and if loans are changed to four percent interest and redraw/modify those loans to say Inc than its not changing terms but doing a favor moving forward. Connell stated that he got into all this because they approved to give Meals on Wheels twenty thousand dollars. Alderman Sweatt thanked Connell in bringing this up and no one is perfect and everyone makes mistakes and we need someone to provide checks and balances and if they are legitimate issues than council will tend to it. Administrator Owens said the attorney has been to meetings and has the briefing and if the council wishes then Underwood can do the digging. No action.

c. CONSIDER ACCEPTING SEALED BIDS FOR DELINQUENT TAX PROPERTY – 511 N 9TH

Mayor Davis opened the only bid for this property which was six thousand five hundred dollars. Council asked what the minimum bid was and City Secretary Gaxiola stated it was five thousand two hundred dollars. Alderwoman McIntosh made the motion to accept the sealed bid of six thousand five hundred dollars for 511 N 9th, seconded by Alderman McQueen. The vote was unanimous in favor.

d. DISCUSS/CONSIDER AMENDMENT TO GOLF CART ORDINANCE

Chief Plant stated this is the same thing as last month. Mayor Davis asked if it's other than scratching the one line out. Plant stated that they talked about permitting and restricting golf carts without lights for daytime use only. He also said they really need to enforce the ordinance because they chased one all across yards the other day. Alderwoman Ivy made the motion to add to City code 11.04.006, seconded by Alderman Roberts. The vote passed with 7 in favor. A copy of the addition follows these minutes.

e. DISCUSS/CONSIDER A PAUSE ON ISSUANCE OF BUILDING PERMITS FOR RV PARKS

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Administrator Owens told council that a councilmember brought this up on considering a pause on building permits for RV parks till they can have things worked out and things in place. Alderwoman McIntosh said this pause is so owners are not having to change things and spend more money, and this is not to stop them from creating RV parks. Alderwoman McIntosh made the motion to temporarily pause issuing building permits for RV parks till the next called meeting, seconded by Alderman McQueen. The vote passed with 7 in favor.

f. DISCUSS/CONSIDER HEALTH INSURANCE BENEFITS FOR 2026/2027

City Administrator Owens said there has been a thirty percent increase. At this time, Owens said we currently pay eight hundred eighty-three dollars a month so the current plan will go up to eleven hundred forty-eight dollars a month. Owens said he spoke with the account manager, Billy Alvarez, and the account executive is supposed to be here Wednesday to discuss the options to take and this increase is statewide. Owens said Housing Authority and the County have gone up twelve percent. The city's increase is due to forty percent of our workforce is over the age of fifty to sixty years old. Owens asked for this item to be tabled till a special called meeting and meet with the account executive and several council members, but not enough to make a quorum. Mayor Davis asked if Owens will be shopping around and Owens said yes. Alderman Sweatt made the motion to table this item, seconded by Alderwoman Ivy. The vote passed with 7 in favor.

g. DISCUSS/CONSIDER AN MEDC ADMINISTRATIVE ASSISTANT POSITION

Nathan Smith stated that the EDC needs help. Currently they have Cindy Woodard doing the books for them which include paying the bills, bank reconciliation, and filing reports with the comptroller. Smith said what they need is someone full time and they have talked about hiring someone and splitting the salary cost with EDC and possibly the Revolving Loan Board. They are asking for the person to be an employee of the city so they can also get benefits. This person would be the face when people get loan applications, take loan payments, and answer general information. Nathan mentioned the city, Jack and staff, have been overwhelmed with things going on so they are not able to give a lot of help even as far as agendas, posting agendas, getting minutes posted, freedom of information requests and possibly later down the road once this person is established they can go to conferences and help recruit businesses and go talk to businesses and help get people here. As a board, Nathan said with the opportunities coming withing the next years they will have opportunities to do things as a board and having someone full time will be very beneficial. Mayor Davis asked for the money ballpark they are looking at and Nathan said they are first wanting to see if the city would consider this first. Alderwoman Ivy asked when they say city employee are they talking about retirement but the MEDC will fund all of it and Nathan said they would fund the salary part. Ivy asked if they wanted the city to fund the insurance and retirement and Nathan agreed. Alderman Sweatt said they need to see where they are and consult with the attorney on where they are with the type a and type b and get those issues addressed before they move forward. Alderman Sweatt made the motion to follow up on the administrative assistant position with the EDC, seconded by Alderman McQueen. The vote passed with 7 in favor.

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h. DISCUSS/CONSIDER PERSONNEL MATTERS – CHIEF REX PLANT

Administrator Owens asked the council to convene into executive session to discuss this matter. Alderwoman Ivy made the motion to convene into executive session, seconded by Alderman Casas. The vote was unanimous in favor. Council convened into executive session at 8:07 p.m.

Mayor Davis stated City Council is back in regular session at 8:21 p.m. Alderman Casas made the motion to place Chief Plant on Administrative leave from June 26th to July 3rd with pay, seconded by Alderwoman McIntosh. The vote passed with 7 in favor.

i. DISCUSS FUTURE OF POLICE DEPARTMENT

Administrator Owens stated they need to set a public hearing for input and a decision needs to be made to either keep the police department or not and with the deficits that they are faces, something has to go. Chief Plant said he isn't trying to force anything but it's decision time and it will take time to transition to Sheriffs Office and there are accounts that still have years on contracts and a lot more is involved. Mayor Davis said it's to the point of finances. Alderman Roberts mentioned Memphis being a general class a city that follow state statue and it says we could hire a Marshall and we don't have to defund the police department which keeps one person and they are ex post facto. Roberts said they need to look at all options and the Marshall can be code enforcement as well. Alderwoman Ivy stated that they do need to make a decision as the Sheriffs Office needs to know if they need to hire more officers. Ivy also said that when they had the hearing about three to four years ago they did what the people said, and it did not work.

j. CONSIDER SETTING A PUBLIC HEARING DATE REGARDING FUTURE OF POLICE DEPARTMENT

Administrator Owens suggested the 22nd of June for the public hearing, which could be right before the special called meeting. Alderwoman McIntosh made the motion to set the public hearing and special called meeting for the 22nd of June, seconded by Alderman Sweatt. The vote passed with 7 in favor.

k. CONSIDER MAYOR AND COUNCIL ITEMS OF COMMUNITY INTEREST

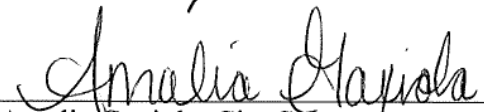
Mayor Davis asked about the RV side and asked for it to be in a list form. Alderwoman Ivy talked about why the twenty-foot distance was put on the ordinance. The council talked about the building permits and possibly raising costs. Alderman McIntosh said there was an issue brought on money possibly not being made/collected at the Landfill that we should. She suggested maybe a camera because it's been said that thousands of dollars go by. Chief Plant added that the back gate by the baseball field has been left open and contractors will go in.

l. ADJOURN

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Alderwoman Ivy made the motion to adjourn, seconded by Alderman McQueen. The vote passed with 7 in favor. The meeting was adjourned at 8:51 p.m. Administrator Owens added that prior City Secretary Nelwyn Wards funeral will be on Tuesday and flowers will be sent on behalf of the city.

Approved: 
Joe Davis, Mayor

Attest: 
Amalia Gaxiola, City Secretary

Rev. 04/2017

Submit to:
Custodian of election records

Filing Fee: None



OATH OF OFFICE

This space reserved for office
use

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Lloyd Roberts, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of Alderman Ward 2 of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

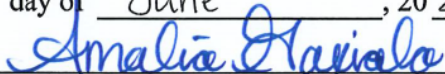

Signature of Officer

State of Texas)
County of Hall)

Sworn to and subscribed before me
this

(seal)

8th day of June, 2026.



Signature of Notary Public or Other Officer

Administering Oath

Amalia Gaxiola
Printed or Typed Name

Add to City code 11.04.006:

(d) The permitting of golf carts without head lamps and tail lamps will be permitted and shall have the following equipment and regulations for **Daytime** Operation Only.

(1) Front and front side reflectors, amber in color, Rear and rear side reflectors, red in color.

(2) Parking Brake

(3) Rearview mirrors, capable of a clear unobstructed view of at least two hundred (200) feet to the rear.

(4) Slow-moving vehicle triangle having a reflective surface designed to be clearly visible in daylight of a standard distance of 500 feet. And shall be mounted base down on the rear of the vehicle at a height from three to five feet above the road surface and shall maintained in a clean reflective condition.

(5) Operator must use clear hand signals during operation of golf carts and off-highway vehicles when such golf cart or off-highway vehicle has no lights.