

MINUTES OF JULY 20, 2026, SPECIAL MEETING

On this, the 20th day of July 2026, the City Council convened in special session in the Meeting Room at the Memphis Public Library. The special 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 Joe Davis, Council Members Micah Casas, Melissa Hibbitts, Leslie Ivy, Melisa McIntosh, Lloyd Roberts, and Mark Sweatt. Council Members Zack Altman and Winfred McQueen were absent. Employees present were City Administrator Jack Owens and City Secretary Amalia Gaxiola. Others present were Ami Tribble, Bob and Sherry Tribble, Samantha Torres, Priscilla Ruiz, Becky Crockett, Roger Estlack, James McIntosh, and Joanna Buckner.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Davis called the special 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. DISCUSS AND CONSIDER RESOLUTION APPROVING THE MEMPHIS TYPE B ECONOMIC DEVELOPMENT CORPORATION LOAN TO TORRES TAQUERIA

Administrator Owens informed the council that Attorney Matthew Murrery is working on the resolution, and the discussion had was that a public notice has to be published in the paper notifying that there will be a public hearing at an edc meeting of the type b project which has been approved once by the edc at their last meeting. Owens stated that per the attorney, he wants to have the public hearing the following Wednesday, which will be in the upcoming paper, and then the edc board will approve the project again and then the 60-day cooling period starts from the day it's published. Owens said he hopes to have the resolution by the August 10th meeting and asked council to take no action at this time. No action.

4. DISCUSS AND CONSIDER APPROVAL OF CITY ORDINANCE ON RV PARKS

Alderdwoman Hibbitts mentioned leaving the fence in the ordinance but leaving out the other sub sections regarding asking neighbors about fencing because if neighbor doesn't want it but then they move and the new neighbor wants it then it burdens the RV park owners but she wanted to leave the part talking about requiring fencing if next to residential property. Alderman Sweatt on government telling owners to build a fence being an issue. Alderman Casas talked about doing the fencing to establish property line as it's not about not seeing the RV parks but residential owners don't want people on their property. Alderdwoman McIntosh mentioned that if someone wants a fence built then that person puts a fence up. Alderman Roberts on being proactive and not reactive since there are issues now needing to be addressed. Alderdwoman Ivy on trying to clean up the city which has taken longer with

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enforcement issues she doesn't see it as penalizing business owner but it's doing what's best for the most. Alderwoman Hibbitts brought up sex offenders registering if they move in. Alderwoman Ivy mentioned that if the fencing does get approved, she wants to change the requirement of complying with the ordinance from three months to six months, so it gives businesses time. Ivy added that to her understanding that what they pass does not grandfather anyone. Administrator Owens said the NFPA 1194 is set that way stating that prior to Governor Abbott signing that into law that any existing parks that don't have any modifications the NFPA 1194 does not apply but the ordinance is entirely up to the council as its local. Alderwoman Hibbitts addressed the council on citizens wanting to speak regarding RV parks, so she suggests having a public hearing and tabling today. Administrator Owens suggested having a public hearing at the August 10th regular meeting. Alderwoman Hibbitts made the motion to table, seconded by Alderman Roberts. The votes were 5 in favor and Alderwoman McIntosh opposed. Discussion was had on the vote ratio with this being a special meeting. Council went over taking out section three fourteen and fifteen and taking out section six i and ii and McIntosh wants to take the fencing requirement entirely. Mayor Davis called for a short break starting at 7:03 p.m. for Administrator Owens to confirm with Attorney Murray on the tabled motion.

Mayor Davis called the meeting back in session at 7:14 p.m. and Administrator Owens confirmed that the motion to table, second, and in favor votes stand to pass as a special meeting only needs majority vote and not a unanimous vote.

5. REVIEW/DISCUSS PROPOSED 2026/2027 BUDGET

Administrator Owens went over the proposed budget numbers he worked on like three percent increase across the board for employees, how the city has lost two guys in the water department, went over a succession plan regarding future of public works director, and landfill and water certifications.

Alderwoman McIntosh stepped out of the room, so Mayor Davis went into recess at 7:36 p.m. allowing for a restroom break.

Mayor Davis called the meeting back in session at 7:38 p.m. noting a quorum present. Administrator Owens continued with the proposed budget and talked about the potential candidate for future public works director position and Alderwoman Ivy and Hibbitts talked about different merit-based raises for some to which Owens cautioned on differences of raises as the goal last year was to bring everyone level on percentage of raise versus what has been done in the past. Owens talked about the option of putting some money in Texas Class, they discussed the municipal court judge hours, and Owens also mentioned hoping to give back to Little League for their insurance and money for the Preservation Foundation. Owens suggested going from three dollars and fifty cents to five dollars per thousand gallons over the first two thousand gallons. Alderwoman McIntosh mentioned increasing the City Park RV Park fees. Owens updated council on the new numbers Gina Chavira gave him regarding

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the tax difference not being short as previously informed. Alderwoman Hibbitts asked why animal control showed no raise, Owens stated that he has only been here a couple months and has no credentials yet. Alderwoman Ivy discussed negotiating dispatch fees. Council asked why cameras were still in budget and Owens stated that we are under contract, but it is being negotiated. Owens also talked about the police department equipment, Tom working on things with Lancium, and how if they can get more deputies they could be equipped versus being burdened if they don't have the equipment but also negotiating a set allocation for the equipment cost for a couple years then going up the three percent annually after. Alderwoman Ivy talked about pool fees. Owens talked about paving more streets possibly. Owens asked council what they would like to see for the budget. Alderman Sweatt suggested a bulldozer or scraper. Council suggested park equipment and Alderwoman Ivy mentioned EDC possibly helping with that. Alderwoman McIntosh suggested tree trimming around town. Mayor Davis talked about when they could meet again for budget and consensus went with next Monday at the library at 6:00 p.m.

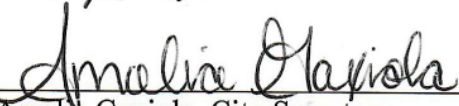
6. ADJOURN

Alderman Casas made the motion to adjourn, seconded by Alderman Sweatt. The vote passed with 6 in favor. The meeting was adjourned at 9:06 p.m.

Approved: _____


Joe Davis, Mayor

Attest: _____


Amalia Gaxiola, City Secretary