

MINUTES OF MAY 18, 2026, SPECIAL MEETING

On this, the 18th day of May 2026, the City Council convened in special session in the City Council Room. 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 Zack Altman, Micah Casas, Melissa Hibbitts, Leslie Ivy, Melisa McIntosh, Winfred McQueen, and Mark Sweatt. Employees present were City Administrator Jack Owens, City Secretary Amalia Gaxiola, Police Chief Rex Plant, Librarian Jackie Owens, and Firemen Nick Narvaez. Others present were Kim Cloyd, Ronny Wilson, Janie Farnsworth, Kevin Huddleston, Becky Crockett, Joanna and Roman Buckner, Mark Montgomery, Samantha Torres, Priscilla Ruiz, James McIntosh, Ami Tribble, Bob and Sherry Tribble, Robert Connell, Cindy and Clifford Banner, Wade and Carrie Wiles, Jillian Lindsey, Terry and Ronda Lindsey, and Dave Thomas.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Davis called the regular meeting to order at 6:03 p.m. and noted a quorum present. Alderman Altman voiced the invocation, and Alderman Casas led the pledge of allegiance.

2. PUBLIC COMMENT

Joanna Buckner let council know her family is happy with Memphis. She's happy they are looking into fire safety for RV Parks but would also like council to look at things within the city like houses needing to be torn down, fire safety with the houses, and labels for houses. Would like them to look at the whole picture and not just RV Parks. Ronny Wilson addressed council on this being a once in a lifetime opportunity and City of Memphis should do what they can to allow locals to profit from this being that we're the number two lowest economic counties. Ami Tribble informed council about concerns regarding the proposed RV Park ordinance. She's a nearby resident of an RV park and would like council to include fencing requirements and quiet hours. She's had repeated nights of people going on her property at all hours of the day and night. She knows other residents of nearby RV Parks with similar issues. She supports growth and development in Memphis, but it should not come at the expense of nearby residents' safety and quality of life. Adding fencing and quiet hours in ordinance would set clear expectations and ensure these issues are addressed consistently rather than left to informal promises. Including these requirements in the ordinance ensures accountability and prevents these issues from being handled on a case-by-case basis. Public Works Director Placido Casas wanted to address everyone on the issues of infrastructure that everyone's worried about. Our permit allows us three hundred sixty-five thousand gallons daily into the sewer. On average, for a population of 500 more than now, we had one hundred seventeen million gallons which we are by no means close to. Casas just wanted to reassure that water and sewer are okay. Casas also informed everyone we have five good wells, which two are gas and three are electric. Mayor Davis on city happenings and RV Parks going up quicker than we thought. The water system we have goes to Memphis and we're blessed to

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have good drinkable water. Regarding regulations and ordinances, Mayor Davis said the city does not have any, but we must go along with the State, and they have news things regarding RV Parks. Public Works Director Casas also would like to add that the council should not consider piping water out.

3. OLD BUSINESS

a. MOTION TO REMOVE THE TABLED ITEMS OFF THE TABLE

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

b. DISCUSS AND CONSIDER AMENDMENT TO GOLF CART ORDINANCE

Mayor Davis commented on this ordinance being thick and may need to be shortened. Police Chief Plant recapped on wanting to remove paragraph b as it states golf carts/off highway vehicles are prohibited and would like to add paragraph d which allows for daytime operation only permits. Alderwoman Ivy made the motion to approve the amendment as presented, seconded by Alderwoman Hibbitts. Alderwoman McIntosh asked about an exception during tourneys and for escort. After further discussion, Alderwoman Ivy amended her motion to approve as presented and add the exception during tournaments. After no second and more discussion, Alderwoman Ivy amended her motion to remove paragraph b, seconded by Alderman Micah. The vote passed with 7 in favor.

4. NEW BUSINESS

a. DISCUSS & CONSIDER LOAN FROM REVOLVING LOAN FUND TO CLIFF AND CINDY BANNER DBA GABBY'S

Administrator Owens informed council that the revolving loan board met on May 6th and they passed unanimously to give seven thousand dollars for an embroidery machine. Alderman Sweatt made the motion to approve the loan from Revolving Loan Fund to Cliff and Cindy Banner dba Gabby's, seconded by Alderman Altman. The vote passed with 7 in favor.

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

Police Chief Plant asked to table this item as he is still working on some things and did not have it ready. Alderwoman Ivy made the motion to table, seconded by Alderwoman McIntosh. The vote passed with 7 in favor.

c. DISCUSS AND CONSIDER NATIONAL FIRE PREVENTION ASSOCIATION CODE ENFORCEMENT ON RV PARKS

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Administrator Owens talked about Governor Greg Abbott signing NFPA 1194 into law back in September of 2025. He informed council there are a lot of stipulations and codes that all existing and new RV parks will have to follow. Alderman Altman asked who will enforce this and Owens stated that it will be the Fire Marshall which as of March of 2023 the office of the Fire Marshall was created which is Police Chief Plant. Owens stated that Nick Narvaez has the credentials and Chief Plant confirmed and they have it set up that he will do the inspections and if a citation is needed, Chief Plant will write it. Mayor Davis asked how people with prior issued building permits will get informed and Chief Plant stated he will get a packet ready and will post when they can be picked up. Alderwoman Hibbitts asked about Chief Plant leaving in September and asked if the county would do this. Administrator Owens stated that the ordinance says it has to be an arresting officer which our local jurisdiction can make that call and the ordinance can be repealed and changed to state that the Fire Marshall does not have to be an arresting officer. Alderwoman Hibbitts made the motion to have the packet available to see, seconded by Alderman McQueen. The vote passed with 7 in favor.

d. DISCUSS AND CONSIDER CREATION OF CITY ORDINANCE ON RV PARKS

Mayor Davis discussed that as far as the city council goes, there are no ordinances regarding RV parks. Davis said that the fencing issue and quiet hours be discussed and looked at along with house numbers. Administrator Owens suggested that the mayor appoint an ad hoc committee that can go through and reference NFPA 1194 along with the available ordinances from other cities that were provided in the council packets so that way an ordinance can be created and presented and any necessary amendments can be made from it if needed. Mayor Davis asked if Alderwoman McIntosh, Alderwoman Ivy, and Alderwoman Hibbitts would like to be interested in being on the ad hoc committee and they agreed. Alderwoman Ivy made the motion to table this item till the next council meeting, seconded by Alderwoman McIntosh. The vote passed with 7 in favor.

e. DISCUSS AND CONSIDER AMENDMENT TO CITY BUILDING PERMIT

Council and Mayor discussed building inspectors, electrical inspection, plumbing inspection and what we should have. Ronny Wilson stated that Jack Scott used to be building inspector when he was here. Regarding electrical, some citizens added that they didn't see electrical on their building permit. Public Works Director Casas stated that we don't have an electrical inspector, but a certified electrician usually does work, and the RV parks have been done by certified electricians. Administrator Owens added that the ordinance has literature regarding an electrician and the council appoints one. Consensus of the council stated they were not here at the time of that ordinance and an electrician needs to be appointed. Chief Plant stated that he will try talking with Lighthouse Electric on if they have someone interested per site basis and fee could be added to building permit. Samantha Torres asked if the electrical and plumbing inspections would be for rent houses, air bnb's, and hotels. Mayor Davis said it would be for new construction and any existing that have new construction. Joanna Buckner addressed the council on if they could get a master list together of electricians. James

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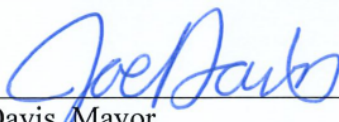
McIntosh asked if all new construction needs to stop till the city gets an inspector before they rent out and Mayor Davis said no, proceed as they have been doing. Joanna Buckner said ordinance has within a reasonable amount of time so it will need to be changed if they want to set what is reasonable. Alderman Altman addressed on getting a list together of approved master electricians so people that want to or are doing can get up and running so nothing comes back later. Alderman Altman made the motion to table till next council meeting and have a master list of plumbers and electricians for people that are going to or have built can have a list to go by, seconded by Alderwoman McIntosh. The vote passed with 7 in favor.

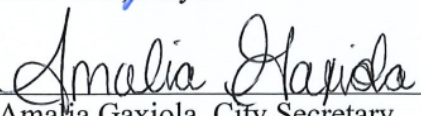
f. CONSIDER MAYOR AND COUNCIL ITEMS OF COMMUNITY INTEREST

Mayor Davis thanked everyone for coming. He asked citizens if they had any other comments. Kevin Huddleston said Memphis is based off agriculture and this opportunity to grow our population whether RV parks or hotels should be embraced but we should go by state law but also what we do RV parks we do for rent houses no one lives in and go by fire codes. Terry Lindsey on parked RVs being lived in with no water or electricity. Samantha Torres asked if fencing has to be privacy or can it be any fence and Alderman Altman stated that at the moment there is no city ordinance and that answer would be addressed in a created ordinance. Alderman Sweatt stated this is all new and no one knows all facts and the council is wanting to put everyone in the position to be successful but doing it correctly and a multitude of other issues also need to be addressed. Sweatt stated he wants everyone to be law abiding with construction and also just because you didn't know about it you should have done your research and contractors should have done their research as well. Joanna Buckner mentioned the noise complaint and there is a state statue regarding that. Joanna also wanted to commend the city and administrator for cleaning up and taking down buildings before auctioning off. Terry Lindsey asked council to take a look at 19th and Dover regarding tires. Roman Bucker wanted to comment on the council's work and the task will be hard. Some will be upset and some happy. He said councils' job is not just on growth or state of population, but growth is prosperous and there's a unique opportunity coming and here in surrounding towns and Memphis can see growth and be a desirable place in the panhandle and for the greater good he hopes council feels empowered and encouraged.

g. ADJOURN

Alderman McQueen made the motion to adjourn, seconded by Alderwoman Hibbitts. The vote passed with 7 in favor. The meeting was adjourned at 7:08 p.m.

Approved: 
Joe Davis, Mayor

Attest: 
Amalia Gaxiola, City Secretary

- (3) Designed by the manufacturer for off-highway use by the operator only; and
- (4) Not designed by the manufacturer primarily for farming or lawn care.

Utility vehicle means a motor vehicle that is not a golf cart, as defined by [Transportation Code] section 551.401, or lawn mower and is:

- (1) Equipped with side-by-side seating for the use of the operator and a passenger;
- (2) Designed to propel itself with at least four tires in contact with the ground;
- (3) Designed by the manufacturer for off-highway use only; and
- (4) Designed by the manufacturer primarily for utility work and not for recreational purposes.

(Ordinance 675, sec. 1 (1.001), adopted 7/12/2021)

§ 11.04.002. Use on public streets; all-terrain vehicles prohibited.

- (a) All-terrain vehicles prohibited on public streets. The city council finds that, in the interest of safety, the use of all-terrain vehicles on public streets is strictly prohibited.
- ~~(b) Golf carts and off-highway vehicles. Except as otherwise provided for in this article, the city council finds that, in the interest of safety, the use of golf carts and off-highway vehicles on public streets is prohibited.~~
- (c) Exception for government use. This section does not apply to the operation of a golf cart or off-highway vehicle that is owned and registered for use to maintain public safety and welfare by the state, a county, or a municipality by a person who is an authorized operator of the vehicle.
- (d) Exception for repair businesses. This section does not apply to the operation of a golf cart or off-highway vehicle by the owner or employee of a commercial business that repairs golf carts or off-highway vehicles so long as such operation is solely and exclusively related to the repair of the golf cart or off-highway vehicle.

(Ordinance 675, sec. 1 (1.002), adopted 7/12/2021)

§ 11.04.003. Registration permit.

- (a) Permit required; fee. Before any golf cart or off-highway vehicle may be operated over the authorized public streets or right-of-way and parking areas within the corporate limits of the city, the owner of the golf cart or off-highway vehicle must apply for and receive a registration permit from the city. As part of the registration permit application process, the owner will be required to pay to the city a fee per golf cart or off-highway vehicle that is due at the time the owner submits their application. The amount of the registration fee is as listed in the fee schedule in appendix A of this code and will be valid for one year from the date of purchase. The amount of the fee is set to cover the cost of registration, the permit decal, and any other administrative costs involved.
- (b) Application. The requirements and form of the registration permit application shall be determined by the city secretary and shall include the following, at a minimum: