MINUTES OF SEPTEMBER 14, 2026, PUBLIC HEARING AND REGULAR MEETING

On this 14th day of September 2026, the City Council convened in a public hearing and regular session in the City Council Room. The public hearing and regular meeting being open to the public and notice of said public hearing and 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, Lloyd Roberts, and Mark Sweatt. Employees present were City Administrator Jack Owens, City Secretary Amalia Gaxiola, Librarian Jackie Owens, Public Works Director Jr Casas, Municipal Judge David Aleman, Landfill Superintendent David Morris, and Fireman Nick Narvaez. Others present were Kim Cloyd, Zora Dale, Roger Estlack, Samantha Ruiz, Chris Hert, Roman and Joanna Buckner, and Leonard Seacrest.

1. **CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**

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

2. **PUBLIC HEARING – OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON THE PROPOSED 2026/2027 BUDGET AND 2027 TAX RATE; CITIZENS ARE LIMITED TO THREE (3) MINUTES TO ADDRESS THE CITY COUNCIL REGARDING THE PROPOSED BUDGET AND/OR TAX RATE**

   No comment.

3. **CLOSE PUBLIC HEARING**

   Mayor Davis closed the public hearing at 6:03 p.m.

4. **PUBLIC COMMENT**

   No comment.

5. **HEARING FOR DILAPIDATED PROPERTIES AND ABANDONED VEHICLES**

   Administrator Owens said there are no updates and letters were sent so there might be hearings in November.

6. **APPROVE CONSENT AGENDA ITEMS**

   Alderwoman Ivy pointed out one part in the August 10th minutes needs to read Mayor Pro Tem Sweatt and not Mayor Davis. Alderwoman Ivy made the motion to approve the consent agenda items with the correction for the August 10th minutes, seconded by Alderwoman Hibbitts. The vote passed unanimously.

7. DEPARTMENT HEAD REPORTS ON MONTHLY ACTIVITIES

Administrator Jack Owens advised the council that all department heads are present for any questions they may have. Owens proceeded with reading the written reports for library, judicial, fire, police, and he read his written report which included admin, water, landfill, street, parks/rec, airport, and the TxDOT waterline relocation project.

8. NEW BUSINESS

a. DISCUSS/CONSIDER USE OF HOTEL OCCUPANCY TAXES FOR LOVE'S TRAVEL STOP CHILDREN'S MIRACLE NETWORK GOLF TOURNAMENT AND DUNKING BOOTH AT HALL COUNTY PICNIC

Chris Hert talked about helping families and how this one-thousand-dollar donation he is asking for from hotel occupancy taxes will help bring people to town to spend money at restaurants, get fuel while also bringing more visitors to stay at the local hotels. Alderman Altman made the motion to use hotel occupancy taxes for Love's Travel Stop Children's Miracle Network golf tournament and dunking booth at Hall County Picnic in the amount of one thousand dollars, seconded by Alderwoman Hibbitts. The vote passed unanimously.

b. DISCUSS/CONSIDER RESOLUTION 9-14-26A APPROVING THE MEMPHIS TYPE B ECONOMIC DEVELOPMENT CORPORATION LOAN TO TORRES TAQUERIA

Administrator Owens informed council that this is the second reading and they were provided with the draft of the performance agreement which Attorney Matthew Murray drafted and has been looked at by EDC and approved. Alderwoman McIntosh made the motion to approve the loan to Torres Taqueria and Alderwoman Hibbitts questioned the agreement verbiage of Hall County versus Memphis, and Samantha reiterated that she will be in Memphis ninety percent of the time. The vote was seconded by Alderman Altman. The vote passed unanimously. A copy of the resolution follows these minutes.

c. CONSIDER & APPROVE 2026/2027 MEMPHIS TYPE B ECONOMIC DEVELOPMENT CORPORATION BUDGET

Administrator Owens stated that council has the budget along with bank statements for type b board and type a board. Alderwoman Hibbitts made the motion to approve the 2026/2027 budget as presented, seconded by Alderwoman Ivy. The vote passed unanimously.

d. CONSIDER APPOINTMENT OF A FIRE MARSHAL

Administrator Owens read the fire marshal ordinance. Owens said he discussed with Nick about taking the fire marshal role and he is willing to take on the role with compensation of

nine thousand dollars. Owens said that the budget can be amended later for the fire marshal compensation. Mayor Davis nominated Nick Narvaez for Fire Marshal. Alderwoman Ivy made the motion to appoint Nick Narvaez for Fire Marshal, seconded by Alderwoman McIntosh. The vote passed unanimously.

e. CONSIDER ORDINANCE 711 ADOPTING BY REFERENCE THE 2021 EDITION OF NATIONAL FIRE PREVENTION ASSOCIATION 1194 (STANDARD FOR RECREATIONAL VEHICAL PARKS AND CAMPGROUNDS)

Administrator Owens said this will be added under the building ordinance. Owens stated that this gives us authority to enforce 1194 ourselves. Alderman Sweatt asked about the liability if something goes wrong. Alderwoman Hibbitts made the motion to adopt ordinance 711, seconded by Alderman McQueen. The vote passed unanimously. A copy of this ordinance follows these minutes.

f. DISCUSS/CONSIDER ORDINANCE 712 AMENDING CHAPTER 6 "FIRE PREVENTION AND PROTECTION" TO REVISE THE RESPONSIBILITIES OF THE FIRE MARSHAL AND TO AUTHORIZE THE FIRE MARSHAL TO ENFORCE THE 2021 EDITION OF NATIONAL FIRE PREVENTION ASSOCIATION 1194 (STANDARD FOR RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS)

Administrator Owens went over ordinance 712 which states the changes. Alderwoman McIntosh made the motion to approve ordinance 712, seconded by Alderman Roberts. The vote passed unanimously. A copy of this ordinance follows these minutes.

g. DISCUSS/CONSIDER ORDINANCE 713 REVISING SECTION A7.002 "WATER RATES" OF APPENDIX A "FEE SCHEDULE" OF THE CODE OF ORDINANCES TO REVISE WATER RATES

Administrator Owens said this is for the rates to go up from three fifty per thousand gallons by seventy-five cents to four dollars and twenty-five cents per thousand gallons over the minimum. Owens stated this will help with meter reads, dilapidated infrastructure, and water leaks. Owens said he wants the public to understand that if they don't use over two thousand gallons a month, they will not see an increase. Alderwoman McIntosh made a motion to accept ordinance 713, seconded by Alderman Altman. The vote passed unanimously. A copy of this ordinance follows these minutes.

h. CONSIDER & ADOPT ORDINANCE 714 APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, THROUGH SEPTEMBER 30, 2027

Alderwoman Hibbitts asked about the amendment to Nick's pay. Administrator Owens asked that the budget be adopted and it gives him time to work on the amendment as it needs to

come out from somewhere and they will need to meet during a special meeting in September as there are items missing from this agenda as well. Alderman Altman made the motion to approve ordinance 714, seconded by Alderman Roberts. The vote passed unanimously. A copy of this ordinance follows these minutes.

i. CONSIDER RESOLUTION 9-14-26B RATIFYING THE ADOPTED BUDGET AND PROPERTY TAX RATE THAT RAISES MORE TOTAL PROPERTY TAXES THAN THE PREVIOUS YEAR

Alderman Roberts made a motion to approve resolution 9-14-26B, seconded by Alderwoman Hibbitts. The vote passed unanimously. A copy of this resolution follows these minutes.

j. CONSIDER & ADOPT ORDINANCE 715 LEVYING THE AD VALOREM TAX RATE FOR 2027

Administrator Owens said this tax rate of .417753 is the highest we can go without triggering an election per Gina Chavira. Alderwoman Ivy made a motion to pass ordinance 715, seconded by Alderman Roberts. The vote passed unanimously. A copy of this ordinance follows these minutes.

k. CONSIDER VOTING FOR MEMBERS TO THE TEXAS MUNICIPAL LEAGUE INTERGOVERNTMENTAL RISK POOL BOARD OF TRUSTEES ELECTION TO SERVE FOR A SIX-YEAR TERM

Administrator Owens asked that council votes for all incumbents and cast one vote for an open seat for Garrett Spradling. Alderwoman McIntosh made the motion to vote for all incumbents and cast a vote for Garrett Spradling for the open board seat, seconded by Alderman Roberts. The vote passed unanimously.

l. DISCUSS DELINQUENT TAX PROPERTY – 221 N 14TH

Administrator Owens said this is a house that did not sell at sheriffs' sale last month and it came back to the city. Owens said this house is currently being occupied, and they need to talk about what they would like to do. Alderman Altman said we need to talk with the family to make them aware. Council and Owens discussed that others are interested in this property and the liability issues they now have with this being city property.

m. DISCUSS/CONSIDER PERSONNEL MATTERS – JACK OWENS

Owens stated that time is getting short here with the city and he wanted to give his resignation letter, and his last day will be November 6th which gives 8 weeks for an ad hoc committee to go through resumes and interview people. Owens read his resignation letter.

n. DISCUSS/CONSIDER CREATION OF AD HOC COMMITTEE FOR HIRING OF A NEW ADMINSTRATOR

Administrator Owens said they can get the ad hoc together to review the applicants and interview and bring forward the top candidates. Mayor Davis asked who would like to be on the ad hoc committee and Mark Sweatt, Lloyd Roberts, and Winfred McQueen volunteered. Alderman Sweatt asked Jack if he could serve on there with them and Owens agreed. Alderman Altman made the motion to create the ad hoc committee consisting of Mark Sweatt, Winfred McQueen, Lloyd Roberts, and Jack Owens, seconded by Alderwoman Ivy. The vote passed unanimously.

o. CONSIDER MAYOR AND COUNCIL ITEMS OF COMMUNITY INTEREST

Alderwoman Ivy read her resignation letter effective immediately as alderwoman of ward 3 and thanked everyone for their support. Alderwoman Hibbitts thanked Leslie for her service and told Jack he would be missed and thanked Amalia and council. Alderman Altman thanked Leslie for her time and commitment and told Jack he will be missed when he goes to be County Judge and thanks everyone for showing. Alderman Casas thanked everyone and hopes Leslie gets to feeling better and hopes she can come back in the future. Alderman Roberts talked about his health and wants to thank everyone on council and especially Leslie and said he loves her and they have the power as council to agree and disagree. Alderman McQueen said he read Jacks letter, and he thinks he will be great for the county, and he has done a good job here at the city. McQueen appreciates everyone and will miss Leslie a bunch and thanked council for their decisions. Alderwoman McIntosh said it's an honor and privilege to have served with Leslie as well as everyone else. She also said she had the honor to interview Jack and what a change he and Amalia have made. Alderman Sweatt thanked everyone for showing and appreciates them. Sweatt wished luck to Leslie on her future endeavors and honored to serve on council with her and how they all don't get along but they strive to go forward with their progress and with Amalia and Jack in their roles there have been strides taken. Mayor Davis said they should have different opinions since they don't all think the same and they have no axes to grind and they have a lot going on. Alderman Roberts made a motion to accept Leslie's resignation, seconded by Alderman Altman. The vote passed with 7 in favor.

p. ADJOURN

Alderman McQueen made the motion to adjourn, seconded by Alderman Sweatt. The vote passed with 7 in favor. The meeting was adjourned at 8:12 p.m.

Approved: _____
Joe Davis, Mayor

Attest: _____
Amalia Gaxiola, City Secretary