

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
LUFKIN, TEXAS, HELD ON THE 9TH DAY OF SEPTEMBER 2025.**

On the 9th day of September 2025, the City Council of the City of Lufkin, Texas, convened in a Special Called Meeting in the Council Chambers of City Hall with the following members, thereof to wit:

Mark Hicks
Robert Shankle
Angela Hobbs-Spencer
Brent Watkins
Kim Ogden
Jimmy Ford
Adam Lowther
Kevin Gee
Kristi C. Skillern
Brian W. Bray
Aimee Cloutier
Janice Tidwell
David Thomas
Buddy Cross
Jesse Moody
Ryan Watson
Belinda Melancon
Chris Key
Scott Rayburn
Scott Cameron
Buddy Timme
Albert Duffield
John Smith
Jerry Mcilroy
Julie Massey
Ryan Gulker

Mayor
Mayor Pro Tem
Councilmember, Ward No. 1
Councilmember, Ward No. 3
Councilmember, Ward No. 4
Councilmember, Ward No. 5
Councilmember, Ward No. 6
City Manager
City Attorney
Assistant City Manager
City Secretary
Human Resources Manager
Police Chief
Assistant Police Chief
Fire Chief
Assistant Fire Chief
Finance Director
Engineering Services Director
City Planner
Street Department Superintendent
Parks and Recreation Director
Utilities Director
Municipal Services Manager
IT Director
Library Manager
Ellen Trout Zoo Director

being present when the following business was transacted.

INVOCATION – The meeting was opened with prayer by Mr. Mike Parker.

PUBLIC COMMENT - Mayor Mark Hicks opened the public comment period at 12:02 p.m. Mr. Carl Kiel and Ms. Gail Little addressed Item No. 4, requesting additional budget funds be allocated for clean-up and maintenance in North Lufkin. With no further speakers, the public comment period was closed.

BUSINESS AGENDA

1. MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 19, 2025 - APPROVED.

Councilmember Robert Shankle moved to approve the minutes as presented. Councilmember Jimmy Ford seconded the motion, and a unanimous vote to approve was recorded.

2. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE GRANTING A ZONING CHANGE REQUEST TO “COMMERCIAL” AND THE FUTURE LAND USE CLASSIFICATION TO “CORRIDOR COMMERCIAL” FOR PROPERTY ADDRESSED AS 308 SYBIL DRIVE, LUFKIN, TEXAS – APPROVED.

An ordinance granting a zoning change from “Residential Large” to “Commercial”, amending the Future Land Use Plan from “Low Density Residential to Corridor Commercial for property at 308 Sybil Drive, was presented.

City Manager Gee explained that the request supported future commercial development, was consistent with surrounding uses, and aligned with the Corridor Commercial Classification. The Planning and Zoning Commission unanimously recommended approval on July 28, 2025.

Mayor Hicks opened the Public Hearing at 12:11 p.m.; with no public, the hearing was closed.

There was discussion amongst Council and Staff regarding the zoning adjacent to the subject property.

Councilmember Brent Watkins moved to approve the Ordinance as presented. Councilmember Kim Ogden seconded the motion, and the motion carried unanimously.

3. **PUBLIC HEARING AND SECOND READING OF AN ORDINANCE GRANTING A ZONING CHANGE REQUEST TO “APARTMENT” AND THE FUTURE LAND USE CLASSIFICATION TO “HIGH DENSITY RESIDENTIAL” FOR A PORTION OF 2911 OLD UNION ROAD – APPROVED.**

An ordinance granting a zoning change from “Residential Large” to “Apartment” and amending the Future Land Use Plan from “Agriculture/Rural” to “High Density Residential” for a 5.22-acre portion of the 27-acre tract at 2911 Old Union Road was presented.

City Manager Gee explained the request would allow subdivision of the acreage for the construction of a 60-unit multi-family development. Staff noted four letters of opposition, and one letter of support were received from residents within the 200-foot notification area.

The Planning and Zoning Commission unanimously recommended approval on July 28, 2025.

Mayor Hicks opened the Public Hearing at 12:12 p.m.; with no public comments, the hearing was closed.

In response to Councilmember Adam Lowther, City Planner Scott Rayburn reported that 13.5% of adjacent landowners opposed the request.

Councilmember Robert Shankle moved to approve the ordinance as presented. Councilmember Angela Hobbs-Spencer seconded the motion, and the motion carried unanimously.

4. **PRESENTATION OF THE CITY OF LUFKIN 2025-2026 PROPOSED BUDGET, PUBLIC HEARING CONCERNING THE PROPOSED BUDGET AND FIRST READING OF AN APPROPRIATIONS ORDINANCE ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026 – APPROVED.**

City Manager Gee presented the proposed 2025-2026 Annual Budget, which included a tax rate of \$0.528215 per \$100 valuation. This would result in an annual average increase of \$77.14 for homestead owners. The budget reflected a 1.66% decrease in operational expenditures from the prior year and included increases in employee pay and benefits, and infrastructure maintenance projects.

City Manager Gee noted that while the proposed tax rate would generate a positive net balance of approximately \$353,000, significant future costs were anticipated for parks, facilities, streets, and drainage. He reminded the Council of the cost differences between the funding projects through fund balance versus bonds.

Mayor Hicks opened the Public Hearing at 12:30 p.m. Ms. Guessippina Bonner spoke in favor of funding enforcement and ordinance updates for North Lufkin neighborhood clean-up. With no further comments, the hearing was closed.

During the discussion, Councilmember Angela Hobbs-Spencer stated the budget’s level of detail and transparency, while Councilmember Adam Lowther stated there were certain items that could be trimmed. Councilmember Kim Ogden noted that without a tax increase, the city would risk stagnation, and Councilmember Brent Watkins stated the budget was conservative and voiced support for the two-cent increase. Councilmember Robert Shankle stated his main concern was retaining employees and supported the increase. Councilmember Jimmy Ford stated he disliked raising taxes, but believed he increase was necessary to maintain services. Mayor Hicks inquired about the potential revenue if the tax rate remained unchanged, and discussion ensued.

Councilmember Kim Ogden moved to approve the proposed budget and ordinance as presented. Councilmember Angela Hobbs-Spencer seconded the motion, and the following roll call vote was recorded:

- | | |
|----------------------------|-----|
| • Councilmember Kim Ogden | Yes |
| • Councilmember Jimmy Ford | Yes |

- Councilmember Robert Shankle Yes
- Councilmember Angela Hobbs-Spencer Yes
- Councilmember Brent Watkins Yes
- Councilmember Adam Lowther No

5. **FIRST READING OF AN ORDINANCE FOR THE CITY OF LUFKIN, TEXAS, RATIFYING THE PROPERTY TAX REVENUE IN THE 2025-2026 FISCAL YEAR BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES THAN IN THE PREVIOUS FISCAL YEAR – APPROVED.**

City Manager Gee explained that, in accordance with Truth in Taxation requirements under Local Government Code 102.007(c), Council must ratify the increase in property tax revenue resulting from adoption of the proposed budget. At the proposed tax rate, the City would raise \$715,388 more in General Fund revenue than the prior year’s budget.

Staff recommended approval of the ordinance on the first reading.

Councilmember Jimmy Ford moved to approve the ordinance as presented. Councilmember Brent Watkins seconded the motion, and the following roll call vote was recorded:

- Councilmember Adam Lowther No
- Councilmember Brent Watkins Yes
- Councilmember Angela Hobbs-Spencer Yes
- Councilmember Robert Shankle Yes
- Councilmember Jimmy Ford Yes
- Councilmember Kim Ogden Yes

6. **PUBLIC HEARING AND FIRST READING OF AN ORDINANCE LEVYING TAXES FOR THE USE AND SUPPORT OF MUNICIPAL GOVERNMENT ON THE CITY OF LUFKIN AND PROVIDING FOR THE DEBT SERVICE FUND FOR THE FISCAL YEAR 2025-2026 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE – APPROVED.**

City Manager Gee explained that, as a part of the annual budget process, the Tax Assessor-Collector calculated the no-new-revenue tax rate in accordance with Texas Tax Code Chapter 26.04. For 2025-2026, the no-new-revenue tax rate was determined to be \$0.477730. The proposed tax rate of \$0.528215 exceeded this amount and would generate \$715,388 more than the previous year’s levy, representing a 4.92% increase.

City Manager Gee noted that because the proposed rate exceeded the no-new revenue rate, the ordinance required a record vote in the prescribed statutory form. Staff recommended conducting a public hearing and approving the first reading of the ordinance adopting the tax levy.

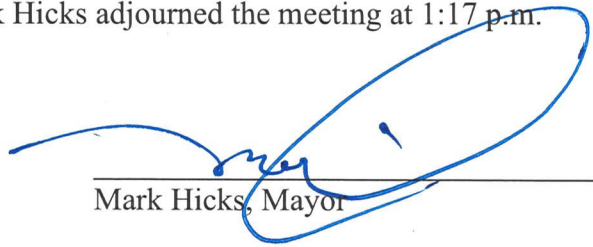
Mayor Hicks opened the Public Hearing at 1:01 p.m. Ms. Guessippina Bonner, Mr. Carlton Teal, and Ms. Stephanie Olford requested funds be specifically allocated to North Lufkin. Mr. Bruce Love spoke in favor of strengthening Code Enforcement Officers' authority. With no further comments, the hearing was closed.

Councilmember Angela Hobbs-Spencer moved that the property tax rate be increased by the adoption of a tax rate of \$0.528215, which was effectively a 3.94 percent increase in the tax rate. Councilmember Kim Ogden seconded the motion, and the following roll call vote was recorded:

- Councilmember Kim Ogden Yes
- Councilmember Jimmy Ford Yes
- Councilmember Robert Shankle Yes
- Councilmember Angela Hobbs-Spencer Yes
- Councilmember Brent Watkins Yes
- Councilmember Adam Lowther No

City Manager Kevin Gee expressed appreciation to Finance Director Belinda Melancon and her staff for all their work on preparing the budget.

There being no further business, Mayor Mark Hicks adjourned the meeting at 1:17 p.m.



Mark Hicks, Mayor

ATTEST:



Aimee Cloutier, City Secretary