

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
LUFKIN, TEXAS, HELD ON THE 6<sup>th</sup> DAY OF MAY 2025.**

On the 6<sup>th</sup> day of May 2025, the City Council of the City of Lufkin, Texas convened in a Regular Meeting in the Council Chambers of City Hall with the following members, thereof to wit:

Mark Hicks	Mayor
Robert Shankle	Mayor Pro Tem
Angela Hobbs-Spencer	Councilmember, Ward No. 1
Brent Watkins	Councilmember, Ward No. 3
Kim Ogden	Councilmember, Ward No. 4
Jimmy Ford	Councilmember, Ward No. 5
Adam Lowther	Councilmember, Ward No. 6
Kevin Gee	City Manager
Brian W. Bray	Assistant City Manager
Kristi Skillern	City Attorney
Kara Andrepont	City Secretary
David Thomas	Police Chief
Buddy Cross	Assistant Police Chief
Belinda Melancon	Finance Director
Christopher Key	Engineering Services Director
Scott Rayburn	City Planner
Calvin Toups	Building Official
Ryan Gulker	Ellen Trout Zoo Director
Bob Samford	Economic Development Director

being present when the following business was transacted.

**INVOCATION** – The meeting was opened with prayer by Bishop M.E. Lyons.

**PUBLIC COMMENT** - Mayor Mark Hicks opened the public comment period at 5:01 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing.

**CONSENT AGENDA**

- 1. MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 15<sup>TH</sup>, 2025 - APPROVED.**
- 2. SECOND READING OF AN ORDINANCE AMENDING THE LUFKIN POLICE DEPARTMENT CLASSIFICATION PLAN – APPROVED.**
- 3. DONATION FROM LUFKIN LITTLE LEAGUE TO THE PARKS & RECREATION DEPARTMENT AND APPROVAL ON FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2024-2024 OPERATING BUDGET (BUDGET AMENDMENT NO. 12) APPROPRIATING THE FUNDING – APPROVED.**

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

**BUSINESS AGENDA**

- 4. CANVASS OF THE 2025 CITY OF LUFKIN MUNICIPAL ELECTION AND CONSIDER APPROVAL OF A RESOLUTION DECLARING AND ACCEPTING RESULTS OF THE SAME – APPROVED.**

City Manager Gee stated the May 3<sup>rd</sup>, 2025 General Election was called and ordered for the purpose of electing Councilmembers for Ward No. 1 and Ward No. 3. City Manager Gee furthered there was one (1) candidate unopposed for election to each office, therefore, per the Texas Election Code the City Council was authorized to cancel the election and declare the candidates unopposed and elected to office. City Manager Gee stated the proposed Resolution certified the results of the election and declared Angela Hobbs-Spencer elected as the Councilmember for Ward No. 1 and Brent Watkins elected as the Councilmember for Ward No. 3.

City Manager Gee concluded Staff recommended City Council canvass the results of the May 3<sup>rd</sup>, 2025, Municipal Election and approve a Resolution declaring and accepting the results of the same.

Councilmember Robert Shankle moved to certify the election results and approve the Resolution as presented. Councilmember Jimmy Ford seconded the motion and a unanimous vote to approve was recorded.

**5. ISSUE OATH OF OFFICE TO INCOMING MEMBERS OF LUFKIN CITY COUNCIL**

Bishop M.E. Lyons issued the Oath of Office to Councilmember Angela Hobbs-Spencer. Mayor Mark Hicks issued the Oath of Office to Councilmember Brent Watkins.

**6. PUBLIC HEARING AND CONSIDER APPROVAL ON FIRST READING OF AN ORDINANCE CHANGING THE ZONING TO “COMMERCIAL” ON PROPERTY ADDRESSED AS 3068 EAST DENMAN AVENUE – APPROVED.**

City Manager Gee stated Staff had received a request for a change in zoning from “Commercial”, “Residential Large”, and “Agriculture” to a single “Commercial” zoning classification for a 14.71-acre tract of property addressed as 3068 East Denman Avenue. City Manager Gee furthered the purpose of the zone change was to construct a commercial development for the relocation of Ross Motorsports. City Manager Gee highlighted the location of the property and surrounding uses. City Manager Gee stated the Comprehensive Plan designation for the properties was “Commercial” and the Thoroughfare Plan, within the Comprehensive Plan, considered East Denman Avenue a major thoroughfare. City Manager Gee noted Staff recommendation was based on consistency with the zoning and existing uses within the area as well as the existing “Commercial” future land use plan classification. City Manager Gee stated the request had been unanimously recommended for approval by the Planning and Zoning Commission.

City Manager Gee concluded Staff recommended Council conduct a Public Hearing and consider approval on First Reading of an Ordinance changing the zoning to “Commercial” on property addressed as 3068 East Denman Avenue.

Mayor Hicks opened the Public Comment Hearing at 5:08 p.m. There being no one who wished to speak; Mayor Hicks closed the Public Hearing and requested comments from City Council.

Councilmember Brent Watkins moved to approve the Ordinance as presented. Councilmember Robert Shankle seconded the Ordinance and a unanimous vote to approve was recorded.

**7. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION, CLOSURE AND SALE OF A 0.087 ACRE PORTION OF ALLEY NEAR WILLIAMS STREET – APPROVED.**

Mayor Mark Hicks stated that as the applicant for Items seven (7), eight (8) and nine (9) he would be reusing himself from any discussion or vote on the items.

City Manager Gee highlighted the location of all three items on corresponding maps. City Manager Gee stated the owner had requested approval to purchase two (2) unused alleys near Williams Street and a portion of right-of-way near Oak Street. City Manager Gee furthered after review Staff had determined there were no City utilities located in the alleys or right-of-way, and no perceived need for the City to retain the properties for future use. City Manager Gee stated all steps required by Chapter 272 of the Texas Local Government Code for notification had been followed and if approved, all three (3) properties would be required to be replatted together. City Manager Gee furthered upon payment for the properties, a deed without warranty would be issued to the purchaser. City Manager Gee noted, although the items were similar, they must be heard and voted on separately.

City Manager Gee stated Item No. 7 was a request to purchase a 0.087-acre portion of an alley on the west side of Williams Street between Oak Avenue and Persimmon Avenue. City Manager Gee furthered the alley had been appraised at \$4,800 and would be sold for a total price of \$5,300, which included the appraisal fee of \$450 and filing fee of \$50.

City Manger Gee concluded Staff recommended Council approve on First Reading an Ordinance providing for the abandonment, vacation, closure and sale of a 0.087-acre portion of alley near Williams Street.

Councilmember Adam Lowther moved to approve the Ordinance as presented. Councilmember Kim Ogden seconded the motion and a unanimous vote to approve was recorded.

**8. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION, CLOSURE AND SALE OF A 0.138 ACRE PORTION OF ALLEY NEAR WILLIAMS STREET – APPROVED.**

City Manager Gee stated the request was for the purchase of a 0.138-acre portion of alley on the west side of Williams Street between Abney Avenue and Oak Avenue. City Manager Gee furthered the alley had been appraised at \$7,500 and would be sold for the total price of \$8,000, which included the appraisal fee of \$450 and filing fee of \$50.

City Manager Gee concluded Staff recommended Council approve on First Reading an Ordinance providing for the abandonment, vacation, closure and sale of a 0.138-acre portion of alley near Williams Street.

Councilmember Kim Ogden moved to approve the Ordinance as presented. Councilmember Adam Lowther seconded the motion and a unanimous vote to approve was recorded.

**9. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ABANDONMENT, VACATION, CLOSURE AND SALE OF A 0.362 ACRE PORTION OF UNIMPROVED RIGHT-OF-WAY ASSOCIATED WITH OAK AVENUE – APPROVED.**

City Manager Gee stated the request was for the purchase of a 0.362-acre portion of unimproved right-of-way associated with Oak Avenue. City Manager Gee furthered the right-of-way had been appraised at \$12,000 and would be sold for a total price of \$12,500, which included the appraisal fee of \$450 and filing fee of \$50.

City Manager Gee concluded Staff recommended Council approve on First Reading an Ordinance providing for the abandonment, vacation, closure and sale of a 0.362-acre portion of unimproved right-of-way associated with Oak Avenue.

Councilmember Jimmy Ford moved to approve the Ordinance as presented. Councilmember Brent Watkins seconded the motion and a unanimous vote to approve was recorded.

**EXECUTIVE SESSION**

Mayor Hicks recessed the Regular Session at 5:13 p.m.

Mayor Hicks reconvened the Regular Session at 5:47 p.m.

**10. ECONOMIC DEVELOPMENT INCENTIVES FOR PROJECT VICTORY – APPROVED.**

Economic Development Director, Bob Samford, stated Project Victory (Nexio) provided green, sustainable and efficient solutions for commercial vehicles utilizing alternative fuels and propulsion systems, including propane, renewable propane, and hydrogen. Economic Development Director Samford furthered, if approved, Nexio's corporate headquarters, engine assembly, transmission integration, and vehicle uplift would be in Lufkin, Texas. Economic Development Director Samford highlighted the proposed 35-acre location on corresponding maps. Economic Development Director Samford stated in addition to the 35 acres the Lufkin Economic Development Corporation (LEDC) recommended construction of a building that would be designed for multiple uses not to exceed \$10 million dollars with a lease to own contract for fifteen (15) years with Nexio. Economic Development Director Samford furthered Nexio proposed employing over 300 full-time employees over the next five years after the facility's construction was completed. Economic Development Director Samford stated Nexio was contractually obligated to contribute \$2 million dollars of improvements to the building. Economic Development Director Samford furthered the request had been unanimously recommended for approval by the LEDC 4B Board.

Councilmember Robert Shankle moved to approve the Economic Development incentives for Nexio as presented. Councilmember Jimmy Ford seconded the motion and a unanimous vote to approve was recorded.

There being no further business, Mayor Mark Hicks adjourned the meeting at 5:51 p.m.



Mark Hicks, Mayor

Kara Andrepont, City Secretary