

**THE STATE OF TEXAS
COUNTY OF ANGELINA**

Commissioners Court met in Regular Session on Tuesday, June 9, 2026 at 10:00 A.M. at the Angelina County Commissioners Courtroom and Annex, 211 East Shepherd Avenue, Room 106, Lufkin, Texas with the following members present:

Keith Wright	County Judge
Tim Sprinkle	Commissioner Precinct #1
Kermit Kennedy	Commissioner Precinct #2
Tom Berry	Commissioner Precinct #3
Kenneth Jeffrey	Commissioner Precinct #4

1. Judge Wright called the meeting to order at 10:00 A.M. with all members present.
2. Opening prayer by Rev. Stephen Pickney.
3. Pledge of Allegiance to the Flag of the United States of America and to the Flag of the State of Texas.
4. Public Forum:

Judge Wright made a motion to extend the time allocated for members of the public to speak to a total of 42 minutes. Tom Berry seconded the motion.

Voted For: Tim Sprinkle, Kermit Kennedy, Tom Berry and Kenneth Jeffrey

The following public members expressed concerns to item #8, the proposed AI Data Center within Angelina County:

Caroline Jones (Henderson)
Bobby Tillman
Kaesha Avishai
Bill Spencer
Joel Ojeda
Kenneth Click
Christina Perez
Anne Keehney
Shelley Tatum
Hugh Graham
John Watt
Sandra Mott
Kayla Lopez
David Stua

CONSENT AGENDA

5. Consider approval of the minutes of May 26, 2026 Regular Session of Commissioners Court Meeting;

6. Consider approval of any departmental reports and routine items;
7. Discussion/action on approval and authorization for payment of the bills as submitted by the County Auditor;

Tim Sprinkle made a motion to approve the consent agenda. Kermit Kennedy seconded the motion.

Voted For: Tim Sprinkle, Kermit Kennedy, Tom Berry and Kenneth Jeffrey

Voted Against: (None)

Motion carried.

BUSINESS AGENDA

8. The Commissioners Court discussed the proposed AI Data Center within Angelina County; Judge Wright went over his talking points, attached hereto.
9. Tom Berry made a motion to approve awarding the following bids for Road & Bridge, Angelina County Airport and the Angelina County Landfill, for a one-year contract:

Texas Materials for road materials-as primary

Frankens Aggregate for road materials-as secondary

Wilson Culverts for culverts

Ergon for cracked fuel

Sun Coast for gas, diesel and oil

Kenneth Jeffrey seconded the motion.

Voted For: Tim Sprinkle, Kermit Kennedy, Tom Berry and Kenneth Jeffrey

Voted Against: (None)

Motion carried.

10. Kenneth Jeffrey made a motion to approve Hangar #5 Lease to Casey Aviation, LLC. Tom Berry seconded the motion.

Voted For: Tim Sprinkle, Kermit Kennedy, Tom Berry and Kenneth Jeffrey

Voted Against: (None)

Motion carried.

11. Tom Berry made a motion to approve the Angelina County Medical Health Plan renewal for Year 2026. Kermit Kennedy seconded the motion.

Voted For: Tim Sprinkle, Kermit Kennedy, Tom Berry and Kenneth Jeffrey

Voted Against: (None)

Motion carried.

12. Judge Wright made a motion to adjourn at 11:14 A.M. Kenneth Jeffrey seconded the motion.

Voted For: Tim Sprinkle, Kermit Kennedy, Tom Berry and Kenneth Jeffrey

Voted Against: (None)

Motion carried.

I, Amy Fincher, Angelina County Clerk, do hereby attest to the accuracy of the Commissioners Court Minutes for June 9, 2026 on this 9th day of June, 2026.



Amy Fincher
Amy Fincher, Angelina County Clerk

Data Center Talking Points

- We are also concerned about the impacts of data centers to our County. Not only the operation, but impacts of AI in general.
- The County has no authority to regulate development within rural areas of the County. It is concerning that most of these Data Centers in Texas are being proposed in the rural areas of Counties in order to avoid regulation.
- It has been a conscious decision by the State of Texas to limit the ability of Counties to regulate any type of development. They have recently sought to take away the ability of Counties to regulation subdivisions.
- In, fact a new data center is being constructed off 103 West in Angelina County. The County was not asked and only informed that it was taking place.
- The only method we have to seek concessions from the data center developers is through a tax abatement agreement. In a tax abatement agreement, we can ask for environmental and operational items like the following:
 1. Noise limitations and limits at the property line. Use low-noise chiller systems and sound attenuated generator enclosures. Generator testing to occur only during daytime hours, never on Sunday or federal holidays.
 2. Air quality. Full compliance with Federal and State air-emission regulations. Backup generators with advance emission-control systems.
 3. Energy. Should seek long term agreement with private companies providing energy options. Pay for any energy infrastructure upgrades.
 4. Water & Wastewater. No more than an average of ????? gpd of water. A closed-loop cooling system must be used to minimize water usage. No chemical additives containing PFAS shall be allowed. Any discharge from the center shall meet EPA and TCEQ requirements.
 5. A professionally designed landscape plan; tree canopy and vegetative screening are required. A 100 feet buffer shall be provided from all property boundaries.
 6. Lighting. All lighting shall meet the International Dark Sky standards to limit glare and spillover.
 7. Cooling systems, generators, and electrical equipment must be fully enclosed or visually screened.
 8. Plans must address water-heat reuse, heat-island reduction, stormwater management and healthy building strategies.
 9. In the event of decommissioned buildings, it must be safely cleared and closed in compliance with state approved building codes.
- In a tax abatement agreement, we can ask for community engagement and workforce commitments items like the following:

Data Center Talking Points

1. Owners must maintain a public website with project updates, timelines, permits, and a portal for questions or complaints.
2. Each year the Owners must provide a report to the Commissioners Court on energy usage, thermal impact and noise control.
3. Owners must commit to strong local hiring efforts for both construction and operation. A local hiring plan will outline percentage goals and engagement strategies such as job fairs and community outreach.
4. The owners shall contribute \$250,000 per year to the Volunteer Fire Department Association for equipment and training.
5. The owners shall contribute \$500,000 per year for County Road & Bridge upgrades.
6. These PILOT payments shall be made at the first of each year during the life of the abatement.
7. Defaults of the agreement will result in State required claw back provisions on any abatement.

This will be a negotiation. We will not get everything we ask for. It will be a financial decision for the company. If they can benefit with the abatement they will move forward with some level of agreement. If it is less expensive to move forward without the abatement then that will be their option.