

**MINUTES OF MAY 27, 2025  
CITY OF LUMBERTON**

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on May 27, 2025, pursuant to notice duly posted according to law. The following members were present:

Don Surratt	-	Mayor
Joey Schoen	-	Councilman
Kenneth Wahl	-	Mayor Pro Tem
Wayne Thomas	-	Councilman
David Maniscalco	-	Councilman
Dan Bell	-	Councilman

And absent:

Lynette Barks	-	Councilwoman
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Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Police Chief Danny Sullins, City Secretary Darla Harrington and other guests (see attached Guest Register).

Mayor Surratt called the Meeting to order at 7:00 p.m. noting that a quorum was present, and meeting was duly called and posted in accordance with the Texas Open Meetings Act. Mayor Surratt then delivered the Invocation; Councilman Schoen led the Pledge of Allegiance and Councilman Bell led the Texas Pledge.

***CITIZEN'S PARTICIPATION – MAYOR PRO TEM WAHL PRESIDING***

None at this time.

***ANNOUNCEMENTS/CITY BUSINESS:***

None at this time.

***COMMITTEE REPORTS:***

***CONSENT AGENDA:***

**A. APPROVAL OF MINUTES OF MAY 12, 2025 PUBLIC HEARING AND REGULAR MEETING**

Councilman Schoen made a Motion to accept the Minutes as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***OLD BUSINESS:***

***NEW BUSINESS:***

***Item #250521 – Discussion and Possible Action – Appoint / Re-Appoint Library  
Advisory Board Members***

Councilman Maniscalco made a Motion to re-appoint Betty Isles and Sharon Forret to the Library Advisory Board. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***Item #250522 - Discussion and Possible Action – Closeout Documents for American Rescue Plan Act (ARPA) Grant***

Councilman Thomas made a Motion to approve the American Rescue Plan Act documents as Presented. Documents included were the Federal Grant Program Code of Conduct, Document Management and Records Retention Policy, and the Financial Management Policies and Procedures. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***Item #250523 – Discussion and Possible Action – Enter into an agreement pertaining to future development with Greentree Enterprises, L.P.***

City Attorney Curtis Soileau explained that this is an agreement wherein Greentree Enterprises General Partners, L.L.C. is granting 4.07 acres of land, located in a 62.560 parcel of land situated in the Francisco Arriola League, Abstract No. 2 and the R. C. Rogers Survey, Abstract No. 46, Hardin County, Texas, to the City of Lumberton for the purpose of drainage for a detention pond. Greentree Enterprises General Partners, L.L.C. has also requested exclusive right of access to the 4.07 acres in case the property is ever in need of maintenance. The agreement also states that the remainder of the 62.560 tract of land, if developed, will not be required to put any additional detention ponds. Mayor Pro Tem Wahl made a Motion to enter an agreement pertaining to future development with Greentree Enterprises as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***Item #250524 - Discussion and Possible Action – Accept General Warranty Deed from Greentree Enterprises, L.P. conveying a 4.07 acre tract to the City of Lumberton***

Councilman Schoen made a Motion to accept the General Warranty Deed from Greentree Enterprises, L.P. conveying a 4.07 acre tract to the City of Lumberton as presented. Councilman Thomas seconded the Motion. Motion passed unanimously with six (6) for and none (0) against.

***MONTHLY REPORTS:***

Monthly financial reports were reviewed and discussed at this time.

***MAYOR'S REPORT:***

Mayor Surratt spoke about the two photos that had been given to him that showed a resident had left bulk items out for the sanitation department to pick up. City Attorney Curtis Soileau explained that according to our contract with Live Oak Sanitation, they are not required to pick up bulk items, only what is in the garbage bins. Customers are required to call Live Oak and make arrangements for any bulk items that they want to be picked up. There is an additional cost for this. On this particular incident, Live Oak did pick up the bulk items even though it took three trucks. The Council did recognize the effort that Live Oak is making to re-establish confidence in their company.

***CITY MANAGER'S REPORT:***

Mr. Clark stated that there had been a complaint about the height of the Chick-Fil-A foundation. He requested that the City Engineer go to the site to make sure that the construction was within the specified limits. The City Engineer found that it was in compliance.

***POLICE CHIEF'S REPORT:***

None at this time.

***EXECUTIVE SESSION:***

Council did not enter into closed Executive Session.

***ACTION ON EXECUTIVE SESSION ITEMS:***

None at this time.

***PERSONNEL:***

***ITEMS FOR FUTURE AGENDA:***

None at this time.

***ADJOURNMENT:***

There being no further business, Mayor Pro Tem Wahl made a Motion to adjourn the meeting. Councilman Schoen seconded the Motion. Motion passed unanimously with six (6) for and none (0) against. The meeting was adjourned at 7:55 p.m.

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DON SURRATT  
MAYOR

ATTEST:

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DARLA HARRINGTON  
CITY SECRETARY