

**MINUTES OF JULY 14, 2025
CITY OF LUMBERTON**

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on July 14, 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

And absent:

Lynette Barks	-	Councilwoman
Dan Bell	-	Councilman

Also present were City Manager Steve Clark, City Attorney Curtis Soileau, Police Chief Danny Sullins, City Secretary Darla Harrington, Zoning Secretary Anita Price, 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 Pro Tem Wahl delivered the Invocation, Mayor Surratt led the Pledge of Allegiance, and Councilman Maniscalco 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 JUNE 23, 2025 REGULAR MEETING

Councilman Maniscalco made a Motion to accept the Minutes as presented.

Councilman Thomas seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

Item #250711 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by Robert Cole to encroach upon the north side building setback line to within 18” of the property line to install a carport on an existing slab (Section 42-15 City Ordinances). The property is located at 170 El Pinto Drive, El Pino Section 2, Lot 16, Abstract Number 785, in the James Kilgore Survey, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the variance request as presented at 170 El Pinto Drive. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250712 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by John Richmond to encroach upon his west side and rear building setback lines to within 5’ of the property lines, to construct a 10’X16’ accessory building on concrete skids (Section 50-537 City Ordinances). The property is located at 212 Saylor’s Way, The Cascades, Lot 36, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

Councilman Schoen made a Motion to accept the Zoning Commission Recommendation and approve the variance request as presented at 212 Saylor’s Way. Councilman Maniscalco seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250713 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Randyll and Darla Eason to pour concrete to add a 20’X20’ extension on their existing 1500 square foot accessory building (Section 50-537). The property is located at 230 Jena Lane, Chance Estates, Block 1, Lots 25 and 26, Abstract Number 468, in the Amos Thomas Survey, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and DENY the variance request to pour concrete to add a 20x20 extension to the existing 1500 square foot accessory building at 120 Jena Lane. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250714 – Discussion and Possible Action – Zoning Commission Recommendation
Request submitted by Mark Scott to encroach upon his east side building setback line to within 10’ of the property line and the rear building setback line to within 12’ of the property line, to construct a 792 square foot accessory building on a concrete slab (Section 50-537 and Section 42-15 City Ordinances). The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

Councilman Schoen made a Motion to accept the Zoning Commission Recommendation to accept the **modified** request for a 5’ variance to the east side building setback line. Councilman Thomas seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250715 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Mark Scott to build the accessory building 6’ from his house (Section 50-537 City Ordinances). The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission Recommendation and DENY the request as presented. Councilman Schoen seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250716 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Mark Scott to widen his existing driveway. The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission Recommendation and approve the request as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250717 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Jimmy Duplissey, of Greentree Enterprises, LP to replat Lot 1C and Lot 1E, Block 1, Soaring Dove Place, Vol 4, Pg 311 and 311A, Plat Records, Hardin County, Texas, into Lots 1C-1, 1F, 1G, 1H and 1I, Block 1, Soaring Dove Place, in the Francisco Arriola League, Abstract No. 2 and the R C Rogers Survey, Abstract No. 46, Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the replat request as presented. Mayor Pro Tem Wahl seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250718 – Discussion and Possible Action – Approve City of Lumberton Industrial Development Corporation – FY 2025-'26 Operating Budget

There was discussion regarding future plans for the Lumberton City Park. City Manager Steve Clark said the Lumberton Industrial Development Corporation had discussed plans to add another Pickleball court, an addition to the skateboard park, a walking trail around the outer parameter of the park, and a Veteran’s Memorial. Councilman Schoen made a Motion to accept the Industrial Development Corporation FY 2025-'26 Operating Budget of \$1,407,780.00. Councilman Maniscalco seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #250719 – Discussion and Possible Action – Appoint / Re-appoint City of Lumberton Industrial Development Corporation Directors

Councilman Maniscalco made a Motion to reappoint the following Industrial Development Corporation Directors for a two-year term, effective September 27, 2025: Rickey Simmons, Larry Crosby, and Butch Holmes. Councilman Schoen seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

Item #2507110 – Discussion and Possible Action – Award street improvement project bid
City Engineer Troy Whitehead came forward to present this item. Mr. Whitehead stated that five bids were presented, and were opened on June 17, 2025. The bids ranged from \$393,070.00 to \$427,110.00. Mr. Whitehead recommended awarding the bid to APECK Construction, LLC with a bid of \$393,070.00. Mayor Pro Tem Wahl made a Motion to take the City Engineer Recommendation and award the bid to APECK Construction, LLC for \$393,070.00. Councilman Maniscalco seconded the Motion. Motion passed unanimously with five (5) for and none (0) against.

MONTHLY REPORTS:

Reports from the Permit Department, Police Department and Library were reviewed and discussed at this time.

MAYOR'S REPORT:

None at this time.

CITY MANAGER'S REPORT:

None at this time.

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 five (5) for and none (0) against. The meeting was adjourned at 7:55 p.m.

DON SURRETT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY