

**MINUTES OF SEPTEMBER 8, 2025
CITY OF LUMBERTON**

A Regular Meeting of the City Council of the City of Lumberton was held at 7:00 p.m. on September 8, 2025, pursuant to notice duly posted according to law. The following members were present:

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

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

Mayor Surratt called the Meeting to order at 7:20 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, Councilwoman Barks 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:

COMMITTEE REPORTS:

CONSENT AGENDA:

A. APPROVAL OF MINUTES OF AUGUST 25, 2025 REGULAR MEETING

Councilman Bell made a Motion to accept the Minutes as presented. Councilman Maniscalco seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

OLD BUSINESS:

NEW BUSINESS:

Item #250911 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Jason and Christi Willis to encroach upon
the rear building setback line to within 10' of the property line (instead
of the required 25', Section 42-15 City Ordinances) to construct a
24'x40' accessory building. The property is located at 966 W Walton,
Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey,
Lumberton, Hardin County, Texas.

Councilman Maniscalco made a Motion to accept the Zoning Commission Recommendation and approve the variance request to encroach upon the rear building setback line to within 10'

of the property line to construct an 800 square foot accessory building at 966 W. Walton. Councilman Thomas seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250912 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Jason and Christi Willis to construct a 24'x40' accessory building (Instead of the required maximum 800 square feet, Section 50-537, City Ordinances). The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

This item was withdrawn by the requestor during the Sept. 2, 2025 Planning & Zoning Meeting.

Item #250913 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Jason and Christi Willis to build a swimming pool on the side of his house (Section 44-19, City Ordinances), within 4' of the house (Section 44-19, City Ordinances). The property is located at 966 W Walton, Briarwick Place, Lot 1, Abstract No. 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

This item was withdrawn by the requestor during the Sept. 2, 2025 Planning & Zoning Meeting.

Item #250914 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by Kenneth Castle for the approval of a Minor Plat with the two driveways encroaching upon the side building setback lines (Section 42-15, City Ordinances). The property is located at 123 Lumberton Drive, Abstract No. 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

Mayor Pro Tem Wahl made a Motion to accept the Zoning Commission Recommendation and approve the request as presented. Councilman Schoen seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

Item #250915 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by William and Alexis Smith to encroach upon the rear building setback line to within 5' of the property line to construct a 12'x24' accessory building on skids (Section 50-263, City Ordinances). The property is located at 6575 Tulip, Garden Village, Block 5, Lot 10, Lumberton, Hardin County, Texas.

Councilman Bell made a Motion to accept the Zoning Commission Recommendation and Approve the request as presented. Councilman Maniscalco seconded the Motion. Motion Passed unanimously with seven (7) for and none (0) against.

Item #250916 – Discussion and Possible Action – Zoning Commission Recommendation
Variance request submitted by David and Judith Mosley to encroach upon the east side building setback line to within 2' of the property line to widen and extend their existing driveway. The property is located at 7615 Clearview Lane, Boykin Place, Block 5, Lot 17, Abstract No.53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

Councilman Schoen made a Motion to accept the Zoning Commission Recommendation for a variance to encroach upon the east side building setback line to within 2' of the property line. Councilman Maniscalco seconded the Motion. Motion passed with seven (7) for and none (0) against.

Item #250917 – Discussion and Possible Action – Live Oak Environmental Rate Adjustment

Mr. Sonny Hubbard with Live Oak Environmental, LLC came forward to present this item. Also in attendance with Mr. Hubbard was Nathan Perrault, the Site Manager for Lumberton, and Steve Slater, the Vice President District Manager. Mr. Hubbard stated that Live Oak Environmental is requesting a 6% increase. This would bring the cost of monthly sanitation service from \$14.30 per month to \$15.16 per month. There was much discussion about the rising costs of running the business and much conversation about the performance of Live Oak Environmental. While the Council did acknowledge Live Oak Sanitation has improved since April, there has not been enough time to restore the community's trust in them and they did not feel like a 6% increase was in order. Mayor Pro Tem Wahl stated that he would not request a rate hike from the citizens of Lumberton at this time due to the poor service that Live Oak Environmental has given since taking over. Mayor Pro Tem Wahl made a Motion to DENY the 6% rate increase. Councilman Maniscalco seconded the Motion. Motion passed with six (6) for and Councilwoman Barks abstained.

Item #250918 – Discussion and Possible Action – Operating Budget – Fiscal Year 2025-'26

Mayor Pro Tem Wahl made a Motion to approve the FY 2025-'26 Budget of \$7,284,333.00 with the correction to \$45,000.00 on Line Item #33 – Equipment in the Police Department. Councilman Schoen seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against.

MONTHLY REPORTS:

Monthly Financial Reports were reviewed and discussed at this time.

MAYOR'S REPORT:

None at this time.

CITY MANAGER'S REPORT:

City Manager Steve Clark announced a third Pickle Ball Court is being built at the City Park as well as an outdoor exercise station for the elderly.

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 Maniscalco seconded the Motion. Motion passed unanimously with seven (7) for and none (0) against. The meeting was adjourned at 7:55 p.m.

DON SURRATT
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY