

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

A Public Hearing of the City Council of the City of Lumberton was held at 6:30 p.m. on Oct. 27, 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, Zoning Secretary Anita Price, and other guests (see attached Guest Register).

Mayor Surratt called the Meeting to order at 6:30 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.

PUBLIC FORUM:

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Hearing regarding the public nuisance and violation of Chapter 6, Article VIII – Dilapidated Buildings, Section 6-327 of the City of Lumberton’s Code of Ordinances pertaining to structures located upon 106 Oleander, Lumberton, Texas (P#14-30-B; A0014 Duncan Elisha Acres 0.29)**

City Attorney Curtis Soileau presented this item. Mr. Soileau began by stating that this Public Hearing was being conducted due to issues that pertain to the City of Lumberton Code of Ordinances, Chapter 6, Article VII, regarding dilapidated buildings, and is consistent with the Texas Local Government Code, Section 214.001. Mr. Soileau stated the following facts:

On or about 8/04/25 the City received a Citizen’s complaint pertaining to a public nuisance at 106 Oleander. The complaint was submitted by Mr. David Fisher on behalf of his clients, Jo Beard and Grady Tate, who are land owners of neighboring properties.

City Inspector Britt Caywood went out to inspect the property and mobile home and found it to be uninhabitable and in violation of the City of Lumberton’s Ordinances and adopted codes. On 8/18/25 he submitted a report stating that the property was unoccupied and without utility services. There were several windows missing, that allowed the elements to enter and cause damage to the flooring.

The electrical wiring appeared to have been tampered with near the electrical panel. Inspector Caywood concluded that 106 Oleander is a public nuisance and referenced Section 6-327b of the City of Lumberton Code of Ordinances. Inspector Caywood took photos of the building and attached them to his report.

In an open meeting held on 9/22/25 the City Council considered the Citizen's Complaints and the findings from the City Inspector's report and declared that the condition of the property and the unsafe structure at 106 Oleander was a public nuisance. In accordance with the City Ordinances a hearing was set for 10/27/25.

It was found that Julie Wolford is the title holder of the property at 106 Oleander. She obtained this property by warranty deed, dated July 20, 2016 from Heather M. Bailey who owns the 1996 mobile home that is located on the property. Notices of the violations and a notice of the Public Hearing were mailed via certified mail and regular mail to both Ms. Wolford and Ms. Bailey. Both notices that were sent to the last two known addresses for Ms. Wolford were both returned unclaimed. A notice was also sent to Ms. Bailey at the property address and was returned and labeled "Vacant". A notice was also sent to her last known address and was delivered on September 26, 2025.

The public was provided notice by publication, which was published once a week on two consecutive weeks. Notice was also provided by attaching a physical notice to a stake placed in the ground on the property and a notice affixed to the front door of the mobile home.

Mr. Soileau went on to explain the options that the City Council has in the event that the property owners do not comply.

Mr. David Fisher, the attorney who filed the complaint for Ms. Beard and Mr. Tate came forward to introduce himself and stated that he was satisfied that things seemed to be going in the right direction to solve this issue.

2) ADJOURNMENT

There being no further business, the Public Hearing adjourned at 7:10 p.m.

DON Surratt
MAYOR

ATTEST:

DARLA HARRINGTON
CITY SECRETARY