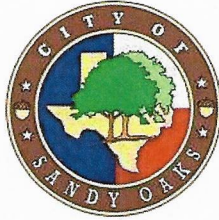


Mayor
Michael Martínez, Jr.
Alderman Place 1
John Crickmer
Alderman Place 2
David Tremblay
Alderman Place 3
Lamar McNeal



Alderman Place 4
CJ Walker
Alderman Place 5/Mayor Pro Tem
Monica Madero
City Administrator
Dr. Jamaine Johnson
City Attorney
Casandra C. Ortiz
City Secretary
Delma Doyal

CITY COUNCIL OF THE CITY OF SANDY OAKS, TEXAS
REGULAR MEETING AND TOWN HALL MINUTES
May 28th, 2026, at 6:30 p.m.

1. Call to order and quorum call.

Mayor Martínez Jr. called the Regular Meeting of the City Council of the City of Sandy Oaks, Texas to order at 6:34 p.m. on Thursday, May 28, 2026, at City Hall, 22870 Priest Road, Sandy Oaks, Texas.

Present: Mayor Michael Martínez Jr., Alderman Crickmer, Alderman Tremblay, Alderwoman Walker, Mayor Pro Tem Monica Madero (Via Zoom); Excused: Alderman McNeil. The City Secretary confirmed that a quorum was present. Staff Present: Dr. Jamaine Johnson, Interim City Administrator, Casandra C. Ortiz, City Attorney, Delma Doyal, City Secretary, Police Chief Enrique Alvarez

2. Pledge of Allegiance.

The Pledge of Allegiance to the United States Flag and the Texas State Flag were recited.

3. Town Hall moderated by the Mayor and City Administrator to allow for questions and public comment on a potential tax increase for 2026 to support the fiscal year 2027 budget beginning October 1, 2026, ending September 30, 2027. This is not a public hearing on the proposed tax rate or budget; a separate public hearing will be held prior to Council's consideration and adoption of the 2026 tax rate and budget for fiscal year 2027.

Alderman Crickmer requested that discussion of the 2026 preliminary property value totals from the Bexar County Appraisal District (BCAD) be placed on the agenda for the next Saturday session so that the Council and citizens could review and interpret the data at that time. The City Administrator confirmed with the Mayor that the June 27, 2026 session at 10:30 a.m. would provide an opportunity for a schedule discussion of the BCAD tax roll data for that session. No additional questions were submitted by the public. Mayor Martínez closed the town hall at 6:39 p.m.

4. **Citizens to be heard. People wishing to speak may sign up with the City Secretary in the time and manner indicated above.**

The City Secretary Doyal confirmed that no members of the public had signed up to speak. No public comments were received.

5. Mayor & Administrator Announcements/Updates

- a. June 27, 2026, at 10:30 AM – Town Hall at Sandy Oaks Community Center (4451 Hickory Haven, Sandy Oaks, TX 78112) to receive public comments on a proposed 2026 tax increase for the FY 2027 budget; an additional meeting will be held on July 25, 2026, at 10:30 AM. (City Administrator Johnson)

Interim City Administrator Johnson announced the upcoming Town Hall meetings.

- b. A total of 16 light poles are scheduled for installation on Mathis Rd, Storm Oak Dr, Dragon Rock Dr, Fawn Trail, Dreamview, Hilltop Peaks, Skila Dr, Flat River, Desert Winds, White Hickory, Lost Hills, Hickory Shadow, Opportunity Dr, and Shady Forest the first week of June 2026. (City

Administrator Johnson)

Interim City Administrator Johnson announced a total of 16 light poles will be installed on approximately seven streets within the City of Sandy Oaks, with two poles replaced, beginning at the start of June 2026. No traffic control measures are anticipated.

6. **Consent Agenda** – All matters listed under the Consent Agenda are considered routine by the City Council of the City of Sandy Oaks and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.
 - a. Approve minutes from April 9th, 2026, Regular City Council and Town Hall Meeting. (Mayor Martinez)
Motion: Alderman Tremblay moved to approve consent agenda items 6a and 6d. Second: Alderwoman Walker. Vote: Unanimous.
 - b. Approve minutes from April 23rd, 2026, Regular City Council and Town Hall Meeting. (Mayor Martinez)
Mayor Pro Tem Madero requested that consent agenda items 6b and 6c be pulled for separate discussion. Mayor Pro Tem Madero noted two errors in the April 23, 2026, meeting minutes: Item 6c of the minutes incorrectly referenced “6d” where “6c” was intended, a typographical error. The minutes omitted the fact that item 6c had been pulled from the consent agenda and discussed separately; the previous draft had included this information, which was removed in the updated version. Motion: Mayor Pro Tem Madero moved to approve the April 23, 2026, meeting minutes, subject to two updates: (1) correcting the reference in item 6c from “6d” to “6c,” and (2) restoring the notation from the prior draft indicating that item 6c was pulled from the consent agenda and that discussion occurred. Second: Alderwoman Walker. Vote: Unanimous.
 - c. Approve minutes from May 14th, 2026, Regular City Council and Town Hall Meeting. (Mayor Martinez)
Mayor Pro Tem Madero raised concerns regarding the description of item 10 in the May 14, 2026, meeting minutes, noting confusion about the sequence of events following the alleged tabling of an executive session item and the return from executive session. Alderwoman Walker noted that the oath of office appeared under agenda item 9s (concerning a lease agreement for a park roller), which was unrelated. After discussion, Mayor Martinez determined that the Staff would need to review the audio recording of the May 14, 2026, meeting before the minutes could be accurately corrected. The item was postponed to the next regularly scheduled meeting.
 - d. Approve Invoice 1404 from Kassahn & Ortiz, P.C. (April City Attorney Services) Not to Exceed \$5,625.00 (Mayor Martinez)
7. **Staff and Committee Reports**
 - a. Financial Report: Report on income and expenses for April 2026 with possible discussion and/or action. (City Secretary, Doyal)
The City Secretary presented the financial report on income and expenses. Mayor Martinez agreed to work with the City Administrator to prepare a budget amendment addressing overspent line items for the next meeting, using color-coded formatting consistent with prior amendments to clearly identify fund transfers. Motion: Alderman Tremblay moved to approve the April 2026 financial report as presented. Second: Mayor Pro Tem Madero. Vote: Unanimous.
8. **Administration – Unfinished Business**
 - a. Approve adopting Ordinance No. 2026-274 amending Ordinance No. 2024-246 providing for the regulation of driveways and culverts within the City; providing for enforcement and a penalty; providing for severability; and approval on second reading of Ordinance No. 2026-274. (Mayor Martinez)
Motion: Mayor Pro Tem Madero moved to adopt Ordinance No. 2026-274. Second: Alderman

Crickmer. Vote: Unanimous.

9. **Administration – New Business**

- a. Discuss and/or take possible action regarding cattle being kept at 22240 Priest Road, Sandy Oaks, Texas 78112. The property owner has asserted that the cattle were on the property prior to the adoption of current city regulations and requests variance under City Ordinance No. 2025-262. (City Administrator Johnson)

Motion: Alderman Tremblay moved to issue a 60-day variance to the ordinance to allow cattle to remain at 22240 Priest Road. Second: Alderman Crickmer. Vote: Motion carried 3-1. Ayes: Alderman Tremblay, Alderwoman Walker, Alderman Crickmer. Opposed: Mayor Pro Tem Madero. Mayor Martinez directed that Ordinance No. 2025-262 be placed on the agenda for the next regularly scheduled meeting for full Council review and possible amendment.

- b. Discuss and/or take possible action to authorize the review, revision, and adoption of an updated City of Sandy Oaks Master Fee Schedule, including the addition of new fee categories and authorization to publish in accordance with applicable law. (City Administrator Johnson)

Mayor Pro Tem Madero confirmed that the master fee schedule was last comprehensively reviewed and approved by the City Council in January 2025 and directed that only updates from January 2025 forward need to be incorporated. Council agreed that the Master Fee Schedule should be brought back at the June 11, 2026, meeting. No action taken.

- c. Discuss and/or take possible action to select a provider and authorize entering into a contract for professional building permits, plan review, and inspection services with BB Inspection Services or Bureau Veritas North America, Inc. (City Administrator Johnson)

Motion: Mayor Pro Tem Madero moved to proceed with Bureau Veritas North America and to bring back the proposed ordinance at the next meeting for review and discussion prior to execution of a contract. Second: Alderman Tremblay. Vote: Unanimous. Mayor Martinez requested that Mr. Poth provide the City Administrator with the draft ordinance by the following business day. Mr. Poth confirmed he would do so.

- d. Discuss and/or take possible action on a Request for Proposals for municipal wrecker and storage services. (City Administrator Johnson)

Motion: Alderman Tremblay moved to re-advertise the Request for Proposals for municipal wrecker and storage services, to be published in the Wilson County News and on the City website. Second: Alderwoman Walker. Vote: Unanimous.

- e. Discuss and/or take possible action on the status of the Request for Proposals process for municipal solid waste collection and disposal services upon the expiration of the existing contract with Waste Connections. (City Administrator Johnson)

Mayor Martinez agreed to contact Waste Connections to obtain current gross receipts data so that the Council could make an informed decision on an appropriate franchise fee percentage at the next meeting. Council directed the City Administrator to return with a revised, complete draft RFP at the June 11, 2026 meeting, with franchise fee provisions and remaining highlighted items ready for Council action. No formal motion was required.

- f. Discuss and/or take possible action regarding the issuance of a Cease-and-Desist Order suspending all business operations at El Tamalito De Tejas Restaurant, located at 21945 Priest Road, Sandy Oaks, TX 78112, for failure to satisfy all outstanding permit, inspection, and zoning requirements by May 29, 2026 at noon.

Motion: Alderman Tremblay moved to amend the cease and desist order to add requirement number six that the operator submit a request to the City of Sandy Oaks for a land use designation change to include C-2 under the Master Plan, and that the cease and desist order as amended be issued with the original deadline of May 29, 2026 at noon. Second: Alderman Crickmer. Vote: Unanimous. Motion: Mayor Pro Tem Madero moved to issue the cease and desist order if the operator fails to demonstrate compliance with all requirements by May 29, 2026 at noon. Second: Alderman Tremblay. Vote: Unanimous.

- g. Discuss and/or take action regarding the advertisement of the vacant Police Lieutenant position, in accordance with Ordinance No. 2026-268, authorizing the filling of the position. (Mayor Martinez)
Motion: Mayor Pro Tem Madero moved to update the police lieutenant job description to reflect the annual salary in lieu of the hourly rate, on-call and after-hours work as expected requirements of the position, and to authorize advertisement in the Wilson County News, TML job board, the City website, Indeed, and any other platforms deemed appropriate by the Chief of Police, with posting to remain active until a candidate is recommended and hired. Second: Alderwoman Walker. Vote: Unanimous.

10. **EXECUTIVE SESSION**

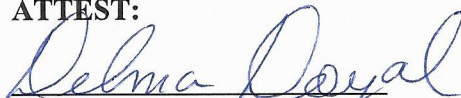
No executive session convened.

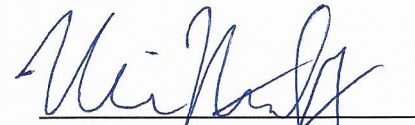
11. **Adjourn**

8:05 p.m.

Passed and approved this 11th day of June 2026.

ATTEST:


Delma Doyal, City Secretary


Michael Martinez, Jr., Mayor