Mayor
Michael Martinez 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 Attorney
Casandra C. Ortiz
City Secretary
Delma Doyal

CITY COUNCIL OF THE CITY OF SANDY OAKS, TEXAS
SPECIAL MEETING & PUBLIC HEARING
NOVEMBER 19, 2026, AT 6:30 P.M.

Notice is hereby given that the City Council of the City of Sandy Oaks, Texas, will hold a Special Meeting & Public Hearing on Thursday, November 19, 2026, at 6:30 p.m. at City Hall, 22870 Priest Road, Sandy Oaks, Texas, where a quorum of the City Council will be physically present. All agenda items may be acted upon.

Join the meeting at https://us02web.zoom.us/j/85261332945 and enter Meeting ID 852 6133 2945

The public will be permitted to offer public comments in person, telephonically or by audio as provided by the agenda and as permitted by the presiding officer during the meeting by signing up with the City Secretary at least 15 minutes in advance of the meeting if providing comments in person, and at least two hours in advance of the meeting by emailing citysecretary@cityofsandyoaks.com or by calling (210) 607-0834 if speaking telephonically or by audio. An audio recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

1. **Call to order and quorum call.**

2. **Pledge of Allegiance.**

3. **Public hearing**
   a. Public hearing on an application submitted by Fidel Ramirez Delgado, sole proprietor d/b/a El Tamalito de Tejas, for a plan amendment at 21945 Priest Road, Sandy Oaks, Texas 78112, Property ID 160617, legally described as CB 4010E Blk – Lot 18 MH Label Tex0286264, requesting an amendment in the land use designation from Light Commercial to Commercial to operate a restaurant, which would amend the land use designation of the subject property on Section 3 of the Proposed Future Land Use Map of the City's Comprehensive Master Plan; discussion and/or possible action to approve or deny the application requesting change or amendment to the City's Master Plan; discuss and/or possible action on an Ordinance amending the land use designation of the property located at 21945 Priest Road, Sandy Oaks, Texas 78112, Property ID 160617, legally described as CB 4010E Blk – Lot 18 MH Label Tex0286264 from Light Commercial to Commercial and amending Section 3 of the Proposed Future Land Use Map of the City's Comprehensive Master Plan. (Mayor Martinez)
   b. Public hearing to receive public comment on Ordinance No. 2026-297 amending Ordinance No. 2026-58 adopting the 2024 edition of the International Building Code, with local amendments; coordinating the building code with the City's site-built residential permits and inspection ordinance; providing for

administration, enforcement, penalties, repealer, severability, publication, and an effective date; Discuss and/or possible action by Council following the public hearing on Ordinance No. 2026-297 amending Ordinance No. 2026-58 adopting the 2024 edition of the International Building Code, with local amendments; coordinating the building code with the City's site-built residential permits and inspection ordinance; providing for administration, enforcement, penalties, repealer, severability, publication, and an effective date. (Mayor Martinez)

c. Public hearing to receive public comment on Ordinance No. 2026-296 adopting the 2024 edition of the International Residential Code, with local amendments; (coordinating the building code with the City's site-built residential permits and inspection ordinance 2026 - 301; providing for administration, enforcement, penalties, repealer, severability, publication, and an effective date; Discuss and/or possible action by Council following the public hearing on Ordinance No. 2026-296 adopting the 2024 edition of the International Residential Code, with local amendments; coordinating the building code with the City's site-built residential permits and inspection ordinance 2026 - 301; providing for administration, enforcement, penalties, repealer, severability, publication, and an effective date. (Mayor Martinez)

4. **Citizens to be heard.** People wishing to speak may sign up with the City Secretary in the time and manner indicated above. This time is provided for citizens to address the City Council on issues and concerns related to the City of Sandy Oaks. Please note that the Texas Open Meetings Act prohibits the City Council from responding, commenting, or discussing items or topics during this portion of the meeting that are not included on the agenda. The City Council appreciates hearing from the citizens, and your thoughts and questions are valued; however, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the City Council. Speakers shall refrain from public criticism of members of the City Council that is prohibited by law. This item will be open for up to 30 minutes, with 3 minutes to each speaker. One (1) person may speak on behalf of a group. Up to three (3) people may register on behalf of the group for the spokesperson to be allotted up to nine (9) minutes to speak. If there are more than ten (10) speakers, each will be given two (2) minutes or six (6) minutes for a group spokesperson.

5. **Mayor & Administrator Announcements/Updates**

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. These items will not be discussed separately. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.
   a. Approve minutes from October 22, 2026, Regular City Council Meeting and Public Hearing. (Mayor Martinez)
   b. Approve invoice #INUS489441 from AXON, Not to Exceed $5,000 (Mayor Martinez)
   c. Approve invoice 09/15-10/23 from Judge Frank Dickson, Not to Exceed $587.50 (Mayor Martinez)
   d. Approve invoice 28699 from Wilson County News, Not to Exceed $3,823.24 (Mayor Martinez)
   e. Approve invoice 2026-005 from Sterling Veterinary Group, PLCCE, Not To Exceed $100. (Mayor Martinez)
   f. Approve invoice 150261 from PB Electronics, Not To Exceed $553.22. (Mayor Martinez)

7. **Staff & Committee Reports –**
   a. Financial Report: Report on income and expenses for September 2026 with possible discussion and/or action. Presenter: City Secretary Doyal (Mayor Martinez)

b. Financial Report: Report on income and expenses for October 2026 with possible discussion and/or action. Presenter: City Secretary Doyal (Mayor Martinez)
c. Animal Control: Updates/Announcements and presentation of the monthly report with possible discussion and/or action, presented by the Animal Control Officer. (Mayor Martinez)
d. Code Enforcement Officer: Updates/Announcements and presentation of the monthly report with possible discussion and/or action, presented by Code Enforcement Officer Aguilar. (Mayor Martinez)
e. Municipal Court: Updates/Announcements and presentation of the monthly report with possible discussion and/or action, presented by Court Clerk Fernandez. (Mayor Martinez)
f. Tom Repino Park Advisory Committee: Updates/Announcement and presentation of the monthly report with possible discussion and/or action, presented by Alderman John Crickmer. (Mayor Martinez)
g. Police Department: Updates/Announcements and presentation of the monthly report, with possible discussion and/or action, presented by Sergeant Palomares. (Mayor Martinez)

8. Administration – Unfinished Business

a. Discuss and/or take possible action on the defederation of Microsoft 365 from GoDaddy to a self-owned instance. (Mayor Martinez)
b. Discuss and/or take possible action on adopting Ordinance 2026 - 288, an ordinance requiring a building permit, plan review, and inspections for the construction, enlargement, alteration, or expansion of site-built residential structures within the city limits. (Mayor Martinez) (2nd Reading)

9. Administration – New Business

a. Discuss and/or take possible action on adopting Ordinance 2026 – 290, the International Mechanical Code (2024) with possible amendments. (MPT Madero & Ald. McNeal)
b. Discuss and/or take possible action on adopting Ordinance 2026 – 291, the International Plumbing Code (2024) with possible amendments. (MPT Madero & Ald. McNeal)
c. Discuss and/or take possible action on adopting Ordinance 2026 – 292, the International Fuel Gas Code (2024) with possible amendments. (MPT Madero & Ald. McNeal)
d. Discuss and/or take possible action on adopting Ordinance 2026 – 293, the International Energy Conservation Code (2024) with possible amendments. (MPT Madero & Ald. McNeal)
e. Discuss and/or take possible action on adopting Ordinance 2026 – 294, the National Electrical Code (2026) with possible amendments. (MPT Madero & Ald. McNeal)
f. Discuss and/or take possible action on adopting Ordinance 2026 – 298, the International Fire Code (2024) with possible amendments. (MPT Madero & Ald. McNeal)
g. Discuss and/or take possible action on adopting a resolution 2026 – 274, appointing a Primary and Secondary Investment Officer. (Mayor Martinez)
h. Discuss and/or take possible action on Ordinance 2026-299 amending the fiscal year 2026 budget for municipal purposes. (Mayor Martinez)
i. Discuss and/or take possible action on Ordinance 2026-300 amending the fiscal year 2027 budget for municipal purposes. (Mayor Martinez)
j. Discuss and/or take possible action on the execution of a contract for waste and recycling services with Waste Connections. (Mayor Martinez)
k. Discuss and/or take possible action on the procurement of permit and inspection services. (Mayor Martinez)
l. Discuss and/or take possible action on amending Ordinance No. 2016-49 an ordinance providing rules and regulations for noise. (MPT Madero & Ald. McNeal)

m. Presentation of Certificates of Election and administration of Oaths of Office for persons with the most votes in the General Election held on November 3, 2026, for the positions of Mayor, Alderman Place 2, Alderman Place 4, and in the Special Election held on November 3, 2026, for the position of Alderman Place 3 (unexpired term). (Mayor Martinez)
n. Discuss and/or take possible action on selecting a Mayor Pro Tem (Mayor Martinez)

10. Executive Session (Discussion only – closed to the Public) The Council may close the meeting at any time and hold an Executive Session pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, Section 551.071 (Consultations with Attorney—on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly requires discussion in closed session), Section 551.072 (Deliberations about Real Property), Section 551.074 (Personnel Matters) or another authorized provision of Chapter 551 on any of the above items. The Open Meetings Act permits a governing body to consult privately with its attorney in executive sessions by telephone conference call, video conference call, or Internet communications. Tex. Gov't Code 551.129(a).

11. Adjourn

I certify that the above notice of a regular meeting was posted at City Hall at 5:30 p.m. and on the City's website on November 12th, 2026.

Delma Doyal City Secretary

Taxpayer Impact Statement

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2027, beginning October 1, 2026, and ending September 30, 2027, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

	2025	**2026**	**Change**
Total tax rate (per $100 of value)	$0.341800	$0.356390	Increase of 0.014590 per $100, or 4.27%
Average homestead taxable value	$131,478	$133,076	Increase of 1.22%
Tax on average homestead	$449.39	$474.27	Increase of $24.88, or 5.54%
Total tax levy on all properties	$915,489	$957,391	Increase of $41,902, or 4.58%

Taxpayer Impact Statement

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2026, beginning October 1, 2025, and ending September 30, 2026, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

	2024	**2025**	**Change**
Total tax rate (per $100 of value)	$0.343987	$0.341800	Decrease of 0.002187 per $100, or 0.63% Decrease
Average homestead taxable value	$127,365	$136,478	Increase of 1.22%
Tax on average homestead	$438.02	$466.48	increase of 28.46, or 6.50%
Total tax levy on all properties	$856,830	$903,599	increase of 46,769, or 5.46%