

From: [Scott Dixon](#)
To: [Megan Daughtry Dybowski](#); [Ricardo Carrasco](#)
Cc: [John Gomez](#); [Daniel Silva](#)
Subject: RE: Drainage project concern
Date: Tuesday, July 22, 2025 3:16:00 PM
Attachments: [image001.png](#)

Mrs. Dybowski,

First and foremost, please accept my sincere condolences on your recent loss.

Thank you for continuing to engage with us regarding the drainage project near your property. I've reviewed your recent correspondence and met with our engineering staff to ensure we are aligned with the approved plans. I can confirm that the project remains consistent with the layout that was shared with you and your husband.

As previously noted, the City is completing this drainage improvement project within the existing right-of-way. While we understand the desire to preserve rear access to the property, there is no legal requirement for the City to provide or maintain that access during or after construction. That said, in a spirit of partnership, we do plan to place millings along the west side of the channel upon completion of the drainage work. This is not a formal road, nor is it required by the City to construct one, but we are offering this improvement as a gesture of goodwill to help facilitate continued access.

If you have not already received a copy of the survey completed for this project, we would be happy to provide it upon request. We believe this will help clarify property boundaries and the placement of the drainage channel in relation to your property.

I understand that construction activity can be disruptive, and I appreciate your patience as we work to complete these needed improvements. Please don't hesitate to reach out if you have additional questions or if you would like to coordinate a site visit once the project is further along.

Respectfully,

R. Scott Dixon, MPA
City Administrator
Castroville, Texas
W.830-931-4070
C. 817-320-1712

"Transformation or change isn't a future event, it is a current activity"

From: Megan Daughtry Dybowski <megan@pmitx.com>
Sent: Monday, July 21, 2025 4:37 PM
To: Ricardo Carrasco <rcarrasco@castrovilletx.gov>
Cc: John Gomez <john.gomez@castrovilletx.gov>; Scott Dixon <Scott.Dixon@castrovilletx.gov>; Daniel Silva <Daniel.Silva@castrovilletx.gov>

Subject: Re: Drainage project concern

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Thank you Ricky. I'm attending a mass and a burial in the morning in the hwy 90 near general McMullin area at 8 am. I'm guessing I should be back to Castroville by about 10:30 am and I will be available in Castroville until about 2 pm.

Megan Dybowski
Vice President
Trusted Self Storage Professionals
210.294.2517

On Mon, Jul 21, 2025 at 4:33 PM Ricardo Carrasco <rcarrasco@castrovilletx.gov> wrote:

I do have some availability but not much, please shoot me a text or email when know what time you will be visiting and I will do my best to meet you out at the location.

Thank You
Ricky Carrasco REM

From: Megan Daughtry Dybowski <megan@pmitx.com>

Sent: Monday, July 21, 2025 3:58:41 PM

To: Ricardo Carrasco <rcarrasco@castrovilletx.gov>

Cc: John Gomez <john.gomez@castrovilletx.gov>; Scott Dixon <Scott.Dixon@castrovilletx.gov>; Daniel Silva <Daniel.Silva@castrovilletx.gov>

Subject: Re: Drainage project concern

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Thank you for your reply. Were you able to find out from the city attorney what the legal width limit for a street is? My apologies, I may have been mistaken about signing something. The pin we located was 7 feet from the edge of the drainage ditch near the front and at the narrowest point we measured from the pin was 4 feet wide. Are there maybe 2 different survey pins? We will be there most of tomorrow with our survey, metal detector and a big measuring tape so we can double check this. Once we get all of our measurements done if we still come up with something different would you be able to meet us at the site tomorrow?

Megan Dybowski
Vice President
Trusted Self Storage Professionals
210.294.2517

On Mon, Jul 21, 2025 at 2:23 PM Ricardo Carrasco <rcarrasco@castrovilletx.gov> wrote:

Mrs. Dybowski,

I reviewed your concerns this morning and would like to share our findings and conclusions.

At this time, I am not aware of any signed documents related to this project. If you have access to such documentation, could you please share the contents with me for review?

Upon inspecting the site this morning, I confirmed that the work remains within the boundaries of the project. The shortest distance from the right-of-way (ROW) to the edge of the channel is approximately 11 feet. I also met with Daniel, who explained that he intentionally maintained a 1-foot offset from the channel scope due to the limitations of the heavy equipment. He plans to bring in smaller equipment at a later date to complete the channel work more precisely.

Regarding the orange stakes you mentioned, they are located approximately 3 feet within our ROW. Additionally, the silt fence is positioned about 1 foot inside the city ROW.

Please let me know if you have any further questions or need clarification on any aspect of the project. I have attached my conversation with our engineers on the discussion of staking 3 ft within the right away with a marked up pic as an example (not scale), i also attached the scope of work for survey and construction staking.

Thank you

Ricky Carrasco REM
City of Castroville
Asst. Public Works Director
(830) 384-0989



From: Megan Daughtry Dybowski <megan@pmitx.com>

Sent: Saturday, July 19, 2025 10:45 AM

To: Ricardo Carrasco <rcarrasco@castrovilletx.gov>

Cc: John Gomez <john.gomez@castrovilletx.gov>; Scott Dixon <Scott.Dixon@castrovilletx.gov>; Daniel Silva <Daniel.Silva@castrovilletx.gov>

Subject: Re: Drainage project concern

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Can I get a copy of what we signed several months back please?

Megan Dybowski
Vice President
Trusted Self Storage Professionals
210.294.2517

On Tue, Jul 15, 2025 at 8:40 AM Megan Daughtry Dybowski <megan@pmitx.com> wrote:

Thank you Ricky. We have gotten 9 inches over the last 24 hours. It is a blessing but we are praying our neighbors down the hill in Leakey stay safe and you guys as well. As soon as we are safely able to come and look we will and we will take some measurements but I do appreciate the team going to just check in as well. I know it isn't finished yet but we also had concern over the way it is at the back and potential for flooding onto our property. But I will go put eyes and make more specific notes once we are there in person. Appreciate your responsiveness.

On Tue, Jul 15, 2025 at 8:34 AM Ricardo Carrasco <rcarrasco@castrovilletx.gov> wrote:

Good Morning Megan,

Wow i hope you are all safe, although this rain was needed we could have done without the flash floods.

We are continuing to build the project in accordance with the approved plans and have not deviated from the provided specifications. City engineers are scheduled to visit next week to verify that City of Castroville personnel are adhering to the defined project scope.

Thank you

Ricky Carrasco REM
City of Castroville
Asst. Public Works Director
(830) 384-0989



June 2026

From: Ricardo Carrasco <rcarrasco@castrovilletx.gov>
Sent: Monday, July 14, 2025 1:56 PM
To: Megan Daughtry Dybowski <megan@pmitx.com>
Cc: John Gomez <john.gomez@castrovilletx.gov>; Scott Dixon <Scott.Dixon@castrovilletx.gov>; Daniel Silva <Daniel.Silva@castrovilletx.gov>
Subject: Re: Drainage project concern

Hello Megan,

Thank you for your patience, and I apologize for the delay in getting back to you.

I'd appreciate it if you could share a bit more detail about the concerns or potential issues you're seeing with the drainage channel. We want to make sure we fully understand and address any valid points.

Please rest assured that the channel is located entirely within city property. We've carefully followed the survey markers laid out by the city's engineering team to ensure everything is in line with the approved plans.

I've also brought your concerns to the attention of our City Manager and will be following his guidance moving forward. That said, we've already secured heavy equipment for this project, and any delays at this stage would unfortunately lead to increased costs. In the interest of being good stewards of taxpayer resources, we've made the decision to proceed with construction as planned.

We truly value your input and are committed to maintaining open communication. If there's anything further you'd like to discuss, I'm more than happy to connect.

Warm regards,

Ricky Carrasco REM
City of Castroville
Asst. Public Works Director
(830) 384-0989



From: Megan Daughtry Dybowski <megan@pmitx.com>
Sent: Saturday, July 12, 2025 5:22 PM
To: Ricardo Carrasco <rcarrasco@castrovilletx.gov>
Subject: Drainage project concern

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ricky,

My husband will be out there tomorrow to mow the property but we have been getting concerned neighbors (3 to be exact) that sent videos and photos of the progress. I'm not there in person but all we are concerned this will actually cause more damage if a major flood occurs. Maybe not as urgent of a concern but a concern still is how this will affect the look of our property and resale value. But from what I've seen it's too far over to the right and concerned there will not be adequate space for a roadway in the future. wondering why it isn't closer to the other property line? I think we need to press pause and take a look before more is done and we go past the point of no return.

Megan Dybowski
Vice President
Trusted Self Storage Professionals
210.294.2517

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Megan Dybowski
Vice President
210-294-2517

