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**The State of Texas
The County of San Patricio
The City of Mathis**

**Regular Meeting
February 22, 2021**

In accordance with the Texas Open Meetings Act, Chapter 551.041 of the Texas Government Code, the City Council of the City of Mathis held a **Regular Meeting at 7:00 P.M. on Monday, February 22, 2021**, at Mathis Economic Development Corporation, 111 E. San Patricio Avenue. **Public Notice** was hereby given that the City Council may elect to go into closed session at any time during the meeting in order to discuss matters listed on the agenda concerning personnel, consultation with the city attorney, real estate acquisition, or other purposes authorized under the "Open Meetings Act". In the event the City Council elects to go into closed session regarding an agenda item; the purpose of the closed session and the section of the Open Meetings Act authorizing the session will be publicly announced by the presiding officer.

Mayor Ciri Villarreal led the invocation followed by the Pledge of Allegiance.

1. Roll call to determine presence of a quorum.

Mayor Ciri Villarreal, Councilwoman Sandra Quinones, Mayor Pro Tem Richard Salinas, Councilwoman Eufemia Nieto, Councilwoman Mary Martinez Olivarez, and Councilman David Garcia.

City Staff Present: City Manager Michael Barrera, City Secretary Mary A. Gonzales, Admin. Asst. Monique Alvarado, Finance Director Caron Vela, Police Chief Marshal Roush, Public Works Director Gary Paredez, EMS Director Paul Pulley. Other City Staff were not required to attend.

Guests: Steve Cervantes, Randall Moore, Darryl Haas, and Drew Cullen

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Ciri Villarreal at 7:01 p.m.

The City Council of the City of Mathis will discuss and act on the following:

3. Consider approval of minutes for February 11, 2021, Regular Meeting.

MOTION: Councilwoman Sandra Quinones motioned to approve the minutes for February 11, 2021, Regular Meeting. The motion was seconded by Councilwoman Mary Olivarez and the motion carried 5-0.

4. Citizens to be heard.

Steve Cervantes shared that the performance of Public Works, Police, Fire and EMS during the bad winter weather was commendable and that each department performed beyond their call of duty. Mr. Cervantes stated that these departments are dependent on tax revenues which are related to the value of the properties. Mr. Cervantes stated that there have been multiple damaging

acts, such as arson, to properties in the community which is bringing the property value of the damaged property down along with the surrounding properties. Mr. Cervantes expressed necessity for an education process, such as the neighborhood watch program that Chief Roush has proposed.

5. Open Public Hearing

The public hearing started at 7:07 p.m.

6. Conduct a public hearing to consider the proposed annexation and zoning designation of Industrial District for all or part of the properties legally described as 93.47 acres of land conveyed as first tract to Frank R. Dehnisch, Jr. by distribution deed recorded in clerks file no. 585914 of the official Public Records of San Patricio County, Texas being a portion of the J.P.M&N. Delgado Survey, Abstract 4 in San Patricio County, Texas. ABST 4 DELGADO SUR ACRES 32.81. A0004 DELGADO SUR ACRES 60.72.

Mayor Ciri Villarreal read the property legal description along with the meets and bounds. There was no public participation for the public hearing and no discussion among the Council.

7. Conduct a Public Hearing to consider the proposed Re-Zoning request from Industrial District to B-1 Business District for the following properties legally described as 0.818 Acre Tract being all of Lots 6 & 7 & Part of Lots 3, 4, 5 & 9, Block 18 Park Addition and 0.149 Acre Tract being all of Lot 8, Block 1, Buena Vista Addition.

There was no public participation for the public hearing; nor discussion among the Council.

8. Close public hearing.

The public hearing closed at 7:15 p.m.

9. Consider motion approving Ordinance No. O-21-02-07 Annexing hereinafter described territory to the City of Mathis, San Patricio County, Texas and extending the boundary limits of said city so as to include hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city; and adopting a service plan.

Mr. Barrera informed that this is the first reading for annexing the property on IH 37. The property consists of 93.47 acres of land, of which, approximately 60 acres are already in the city limits. Mr. Barrera explained that this ordinance will allow for the remaining part of the property to be annexed.

MOTION: Mayor Pro Tem Richard Salinas motioned to approve the First Reading of Ordinance No. O-21-02-07 Annexing hereinafter described territory to the City of Mathis, San Patricio County, Texas and extending the boundary limits of said city so as to include hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city; and adopting a service plan. The motion was seconded by Councilwoman Eufemia Nieto and the motion carried 5-0.

10. Consider motion approving Ordinance No. O-21-02-08 amending the comprehensive zoning ordinance and the zoning map so as to give the following newly annexed property on exhibit A; a zoning classification of Industrial District Use, in San Patricio County, Texas; Amending the official zoning map of the city, providing for a savings clause; providing for a severability clause; and providing for an effective date.

Mr. Barrera informed that this is the first reading for Zoning the property to Industrial District.

MOTION: Councilman David Garcia motioned to approve the First Reading of Ordinance No. O-21-02-08 amending the comprehensive zoning ordinance and the zoning map so as to give the following newly annexed property on exhibit A; a zoning classification of Industrial District Use, in San Patricio County, Texas; Amending the official zoning map of the city, providing for a savings clause; providing for a severability clause; and providing for an effective date. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

11. Consider motion approving Ordinance No. O-21-02-09 amending the comprehensive zoning ordinance and the zoning map so as to give the following described property more fully described as 0.818 acre tract being all of Lots 6 & 7 & Part of Lots 3, 4, 5 & 9 Block 18 Park Addition, 0.149 acre tract being all of Lot 8, Block 1 Buena Vista Addition; a zoning classification of B-1 Business District Use, being in San Patricio County, Texas. Amending the official zoning map of the city, providing for a savings clause; providing for a severability clause; and providing for an effective date.

Mr. Barrera informed that this is the first reading for Re-Zoning the property located at the intersection of SH 359 and E. Rockport Street to B-1 Business District.

MOTION: Mayor Pro Tem Richard Salinas motioned to approve the First Reading of Ordinance No. O-21-02-09 amending the comprehensive zoning ordinance and the zoning map so as to give the following described property more fully described as 0.818 acre tract being all of Lots 6 & 7 & Part of Lots 3, 4, 5 & 9 Block 18 Park Addition, 0.149 acre tract being all of Lot 8, Block 1 Buena Vista Addition; a zoning classification of B-1 Business District Use, being in San Patricio County, Texas. Amending the official zoning map of the city, providing for a savings clause; providing for a severability clause; and providing for an effective date. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

12. City Manager's Report and all matters pertaining thereto:

Frank Gonzales, Municipal Court Judge

- *Municipal Court performance report*

Mrs. Vela reported the totals for the month of January 2021. Total collection was \$2,173.93; 0 community service hours; 15 transactions; 0 court appearances; 25 notices sent; 57 new cases filed; and 29 new warnings processed. Mayor Villarreal asked if notices are being sent out for old tickets that haven't been collected. Mrs. Vela shared that they are in the process of getting those notices sent out.

Caron Vela, Finance Director

- *Certificate of Obligation variance financial report*

Mrs. Vela reported on the Certificate of Obligations as of January 31, 2021. Mrs. Vela reported that the total purchases are \$666,248; interest earned is \$10,778; and pending purchases is \$3,368,605.

Michael Barrera, City Manager

- *Winter Freeze Storm Update*

Mr. Barrera shared that he has put a timeline together to show council the challenges that the city was facing during the cold weather week. Mr. Barrera reported that on February 13th the high service pumps were failing so a consultant who is familiar with the system was called and he concluded that the issues were due to cold weather. Mr. Barrera then reported that on February 15th the town lost power, the lift stations stopped working, the Police Department's generator wasn't working, phone lines went down, and the internet wasn't working.

Mr. Barrera shared that because of these issues the Sheriff's office was taking the calls for the city. Mr. Barrera stated that the city was using radios for communication and using a torch to heat the distribution panel to get the pumps to start working. On February 16th the power went out at the Water Plant, Raw Water Pier, and the Sewer Plant. Mr. Barrera reported that on this day the tower was empty so the city had no water and no power. Mr. Barrera stated that they placed an order with the San Patricio County EOC for generators and water. He shared that AEP public posts did not commit to any timeframe for bringing power back and the AEP rep was not responding to any calls. On February 17th the power was restored to the Water Plant, Raw Water Pier, and Sewer Plant. Mr. Barrera informed that the lift stations and the city still had no power. He shared that they tried to get help from vacuum truck contractors but got no response and that the city began fixing leaks. On February 18th the city started pumping water to town on a cycle of 6 hours on and 6 hours off. Mr. Barrera shared that several areas in the city were still not receiving water, there was no water in the tower, and the fire hydrants were flushed by the Fire Department and the Mayor. Mr. Barrera informed that 2 pallets of bottled water were distributed at Ramsower Park and the Mathis Church of Christ also had a free water distribution. On February 19th the intermittent pumping of water continued to try to build up the water reserve. Mr. Barrera reported that because there was now some water in the tower, it was helping to move air out of the system. He also informed that 2 more pallets of water were delivered to the City Hall Annex late that afternoon. On February 20th all of the air was worked out of the system and everyone on the city had water. Mr. Barrera reported that the Mayor and Council members distributed water and Woodman of the World also had 1 pallet of water to distribute. The city continued to fix leaks and was able to fix the telemetry. On February 21st the system began to stabilize, water was increasing in the tower, and the system was placed on automatic mode. On February 22nd the city continued to fix leaks and took samples of the water to test. Mr. Barrera shared that if the test results come back positive then the water boil notice can be rescinded and that the rest of the system was functioning under normal conditions. Mr. Paredes shared that the water results should be in on February 23rd. Mr. Barrera shared that there is a need for generators at the plants and although there is a secondary power source for the sewer plant the city had a difficult time getting someone to go and turn on the secondary power source until the Mayor got involved. Mr. Barrera stated that generators will be a big planning phase for capital improvement going forward. Mr. Barrera informed that because of the weather the city was made aware of some of the vulnerabilities of the utility system and that those vulnerabilities need to be addressed. Mr. Barrera commended the city departments for their work. Mayor Villarreal asked if the secondary power source at the power plant is on the same electrical grid that the primary power source was on. Mr. Paredes shared that they were not on the same power grid and that TCEQ has informed the city that both of the plants need to have generators. Mayor Villarreal asked if someone has to be called out to make the switch from primary to secondary power. Mr. Paredes informed that yes, AEP has to make that switch because it is their equipment. Mayor Villarreal shared that he would rather have generators then need to wait on someone from AEP to switch the power. Mayor Villarreal added that generators will be helpful for cold weather like the weather the city just experienced and also for hurricanes. Mayor Villarreal commended the city crews for all of their work during the storm from the Public Works Department fixing leaks to the Police Department doing wellness checks. Mayor Villarreal also commended the council members for helping when they could during this time. Councilman Garcia informed that he has received feedback from individuals that live outside of the city about how impressed they are with the communication that City Hall was putting out both through Nixle text messages and on Facebook. Councilman Garcia shared that he was amazed on how the city came together to support each other and shared that he is grateful to the First Responders for helping Tom Armstrong and Beth Baxter distribute food from the food bank. Councilman Garcia commended Mayor Villarreal's leadership and thanked Mr. Paredes, Mr. Barrera, Mrs. Vela, and Mrs. Gonzales for all of their hard work. Mayor Pro Tem Salinas also thanked Mayor Villarreal for the care he has for the city and its residents. Councilwoman Nieto shared that she also received many compliments about Mathis and about Mayor Villarreal being out in the community helping where he can.

13. City Council requests for future Agenda Items.

*Mayor Pro Tem Richard Salinas requested an update on the PILOT Housing Authority.
Mayor Villarreal thanked everyone for all of the help provided during the cold weather.*

14. Adjourn

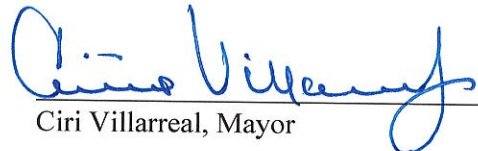
With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the Council meeting at 7:56 p.m.

MOTION: Councilwoman Sandra Quinones motioned to adjourn the meeting. The motion was seconded by Councilwoman Mary Martinez Olivarez and the motion carried 5-0.

PASSED AND APPROVED ON THIS THE 8th DAY OF March, 2021
UPON THE MOTION OF Councilman David Garcia
SECONDED BY Councilwoman Mary Olivarez AND ADOPTED
BY A VOTE OF 4 TO 0.

ATTEST:


Mary Acosta Gonzales, City Secretary


Ciri Villarreal, Mayor

