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

Regular Meeting

April 26, 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, March 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, Admin. Asst. Monique Alvarado, Finance Director Caron Vela, Police Chief Marshal Roush, Public Works director Gary Paredez, and EMS/Parks Director Paul Pulley. Other City Staff were not required to attend.

City Staff Present via GoTo Meeting: Municipal Court Judge Frank Gonzales

Guests via GoTo Meeting: Cecilia Medrano

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 April 12, 2021, Regular Meeting.

MOTION: Councilwoman Mary Martinez Olivarez motioned to approve the minutes for April 12, 2021, Regular Meeting. The motion was seconded by Councilwoman Eufemia Nieto and the motion carried 5-0.

4. Citizens to be heard.

There were no comments or presentations.

5. Discussion and motion approving Resolution No. R-21-04-25; a resolution of the City of Mathis waiving the past, current and future payments of the PILOT payment(s) that are due the city from the Mathis Housing Authority.

Mr. Barrera informed that he has met with the Executive Director of the Mathis Housing Authority, Cecilia Medrano, regarding the PILOT payment due to the city. Mr. Barrera shared that the Housing Authority has determined that \$112,900 is owed for the PILOT and of that \$40,847.22 is due to the city. Mrs. Medrano has brought the resolution provided that will waive past, current and future PILOT payments due to the city if approved. Mr. Barrera shared that the amount owed to the city is reduced due to the possibility of the involvement of the other taxing entities. Mr. Barrera stated that he does not agree with this assessment since he has not seen any documentation to prove that other governmental taxing entities are included. Mr. Barrera recommended not approving waiving any funds and to renegotiate a new agreement. Mayor Villarreal asked how far back this payment proposal is covering. Mr. Barrera shared that there are minutes that have documentation of a payment in the amount of \$9,677 received in June 2006. Mayor Villarreal asked if that payment was for the previous year or if it included more than one year. Mr. Barrera shared that there is no documentation on what time period the payment in 2006 was made for. Mayor Villarreal asked if the Housing Authority had any documentation such as an audit to show how much money they received from the PILOT on an annual basis. Mr. Barrera explained that the \$112,900 amount was taken from the audit under liability owed to the City of Mathis. Councilman Garcia suggested accepting the \$112,900 and then creating an up to date agreement for the PILOT payments moving forward. Councilman Garcia also stated that if the Housing Authority also owes money to other entities then their audit should reflect that but it does not. Mayor Villarreal suggested collecting the money then using it to fix the surrounding area of the Housing Authority, starting with fixing Encino Drive since it is a city street or to move the water meters to the right of way to give the city access to them. Councilman Garcia agreed that some of the payment can be used to fix Encino Drive but that the rest needs to go towards other improvements in the city. Mayor Pro Tem Salinas asked if the County or the school has an agreement with the Housing Authority PILOT program. Mrs. Medrano shared that she has not come across any agreements with the school or the county. Mayor Villarreal shared that because the PILOT program is payment in lieu of taxes and the only tax entity having relation to the Housing Authority is the city then the result should be that the entire \$112,900 should be paid to the city. Mrs. Medrano shared that the school does offer bus routes for the families at the Housing Authority and that several other Housing Authorities have made payments in the past to the county and the school district. Councilman Garcia asked how much money the Housing Authority collects on any given year. Mrs. Medrano shared that they receive approximately \$26,000 to \$30,000 per month. After some discussion, Councilman Garcia asked if the Housing Authority can get legal clarification on if the entire amount should be owed to the city or if only the \$40,847.22 is owed to the city to enable the proper action on this item.

No action.

6. Discussion and motion approving Resolution No. R-21-04-24 a resolution of the City of Mathis, Texas finding that AEP Texas Inc.'s application to amend its distribution cost recovery factors to increase distribution rates within the city should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

Mr. Barrera informed that this resolution is denying AEP's request for the Distribution Cost Recovery Factors application.

MOTION: Councilman David Garcia motioned to approve Resolution No. R-21-04-24 a resolution of the City of Mathis, Texas finding that AEP Texas Inc.'s application to amend its distribution cost recovery factors to increase distribution rates within the city should be denied; authorizing participation with the cities served by AEP Texas; authorizing hiring of legal counsel; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. The motion was seconded by Mayor Pro Tem Richard Salinas and the motion carried 5-0.

7. Consider motion approving Resolution R-21-04-23 authorizing the City to enter into an agreement with the State for the temporary closure of a State Right-of Way.

Mrs. Gonzales informed that this resolution is required by the State to close E. San Patricio Avenue to hold the Fourth of July Freedom Fest. This resolution will close E. San Patricio Avenue from July 1st to July 3rd.

MOTION: Mayor Pro Tem Richard Salinas motioned to approve Resolution R-21-04-23 authorizing the City to enter into an agreement with the State for the temporary closure of a State Right-of Way. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

8. Consider motion approving Resolution No. R-21-04-21 accepting the offer of \$35,000.00 by Isaac Alfaro for the purchase of a tax sale property more fully described as Lot 10 and the Northeast ½ of Lot 11 being 25.00 feet by 50.00 feet, Block 15, Town of Mathis, San Patricio County, Texas. (Location: 117 E. San Patricio Ave.)

Mrs. Gonzales informed that the property is currently valued at \$107,519.00 and failed to sale at tax sale. The total taxes due to all entities are \$101,921.40 of which \$35,190.76 is the delinquent tax property due to the City and if the sale is approved the City will receive \$11,816.64.

MOTION: Councilman David Garcia motioned to approve Resolution No. R-21-04-21 accepting the offer of \$35,000.00 by Isaac Alfaro for the purchase of a tax sale property more fully described as Lot 10 and the Northeast ½ of Lot 11 being 25.00 feet by 50.00 feet, Block 15, Town of Mathis, San Patricio County, Texas. (Location: 117 E. San Patricio Ave.). The motion was seconded by Councilwoman Mary Martinez Olivarez and the motion carried 5-0.

9. Consider motion approving Resolution No. R-21-04-22 accepting the offer of \$18,000.00 by Isaac Alfaro for the purchase of a tax sale property more fully described as Lot 1 and 2, Block 11, Stone #2, an addition to the City of Mathis, San Patricio County, Texas. (Location: 800 S. Hwy 359)

Mrs. Gonzales informed that the property is currently valued at \$16,254.00 and failed to sale at tax sale. The total taxes due to all entities are \$32,906.57 of which \$11,726.65 is the delinquent tax property due to the City and if the sale is approved the City will receive \$6,165.06.

MOTION: Mayor Pro Tem Richard Salinas motioned to approve Resolution No. R-21-04-22 accepting the offer of \$18,000.00 by Isaac Alfaro for the purchase of a tax sale property more fully described as Lot 1 and 2, Block 11, Stone #2, an addition to the City of Mathis, San Patricio County, Texas. (Location: 800 S. Hwy 359). The motion was seconded by Councilwoman Eufemia Nieto and the motion carried 5-0.

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

Frank Gonzales, Municipal Court Judge

- *Municipal Court performance report*

Judge Gonzales reported the totals for the month of March 2021. Total collection was \$9,380.53; 0 community service hours; 31 transactions; 22 court appearances; 101 notices sent; 66 new cases filed; and 14 new warnings processed. Councilwoman Olivarez asked if Judge Gonzales has been utilizing virtual court. Judge Gonzales informed that he is currently holding court virtually.

Paul Pulley, EMS/Parks Director

- *Emergency Medical Service performance report*

Mr. Pulley reported that for the month of March dispatch had 147 calls; 81 transports; and 32 mutual aid calls and of only 2 HALO calls. There were 93 calls from Mathis; and the average response time was 7 minutes and 4 seconds. For March the revenue total received was \$39,166.26; the fees were \$4,077.71; and net to the city was \$35,088.55. Mr. Pulley reported that EMS assisted with Covid-19 clinics, Food Distribution Events, Easter events, Mathis Little League Opening Ceremonies, and Stop the Bleed Classes for Mathis Little League. Mr. Pulley shared that documents pertaining to the Halo Lading Pad Survey have been received.

- *Parks Department performance report*

Mr. Pulley reported that they have received a new John Deer mower and that the Parks Crew assisted with a Food Drive event. Mr. Pulley reported that the parks crew improved the Mathis Little League dugouts with repairs, painted the concession stand and restrooms, tilled the fields, and installed two sun shades. Mr. Pulley added that Tony's Electric installed electrical plugs and hand dryers in the Mathis Little League restrooms. Mr. Pulley shared that he has received a quote from Crack Seal for the amount of \$9,970 to seal the Gonzalo-Paiz Park walkway with rubber sealer and to repair the cracks with fiber Crete. Councilman Garcia asked if the city is planning to move forward with repairing the walkway with the Crack Seal quote. Mr. Pulley shared that he wants more information on the material they are suggesting and is hoping to see a sample before moving forward.

Michael Barrera, City Manager

- *Fuel Usage report*

Mr. Barrera reported on the fuel usage for the city owned vehicles over the past 6 months per department. Councilwoman Olivarez expressed concern with the use of the Police Department vehicles and asked why employees are allowed to take city vehicles home. After some discussion regarding first responder vehicles being taken home Mayor Pro Tem Salinas suggested the City Manager to get a handle on the issue.

Caron Vela, Finance Director

- *General Fund & Utility Fund variance financial report*

Mrs. Vela reported on Revenues for the six month report as of March 31, 2021. The General fund has a property tax of \$819,880; sales tax is \$507,304; sanitation fee is \$272,048; EMS fee is \$182,544; other fees are \$258,149; the total revenue is \$2,039,924. Mrs. Vela then reported on the expenses per department with administration having \$407,010; code enforcement had \$9,903; parks had \$64,714; fire department had \$21,326; EMS had \$336,108; animal control had \$29,409; police department had \$493,355; municipal court had \$27,256; street department had \$195,024; sanitation had \$240,186; the total expenses were \$1,824,291. General fund had a total revenue of \$2,039,924 with expenses of \$1,824,291; leaving revenues over expenses at \$215,633. Mrs. Vela then reported on the utility fund revenues; water fee was \$466,638; customer service was \$14,862; wastewater fee was \$254,065; the total revenue is \$735,565. The expenses of water were \$438,172 and wastewater was \$223,477. The utility fund had a total revenue of \$735,565 with expenses of \$661,649; leaving the revenues over expenses at \$73,916.

- *Special Revenue Funds Variance Report*

Mrs. Vela reported on Revenues for the six month report as of March 31, 2021. The Debt Service fund had a total revenue of \$269,764 with total expenses of \$205,008; leaving the revenues over expenses at \$64,757. The Street improvement fund had a total revenue of \$36,029 with total expenses of \$0; leaving the revenues over expenses at \$36,029. The Hotel/Motel fund had a total revenue of \$22,390 with total expenses of \$19,683; leaving the revenues over expenses at \$2,707. The Festivals and Events fund had a total revenue of \$20,443 with total expenses of \$23,006; leaving the revenues under expenses at \$2,563.

- *Certificate of Obligation variance financial report*

Mrs. Vela reported on the Certificate of Obligations as of March 31, 2021. Mrs. Vela reported that the total purchases are \$759,009; interest earned is \$10,942; and pending purchases is \$3,276,008.

11. City Council requests for future Agenda Items.

Councilwoman Sandra Quinones requested an update on buying tax sale properties.

Mayor Pro Tem Richard Salinas requested a report from MEDC, requested employees show a sense of urgency for projects.

Councilwoman Eufemia Nieto thanked the council and city employees for making her time on the Mathis City Council a great experience.

Councilwoman Mary Martinez Olivarez requested action on getting someone to place a trash can at the ice machine.

Mayor Ciri Villarreal requested a status report on the TxDot street lamps, information on the plants lost in the bulb out during the freeze and if they will be replaced, and action on trimming the Oak trees.

12. Adjourn

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the Council meeting at 8:32 p.m.

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

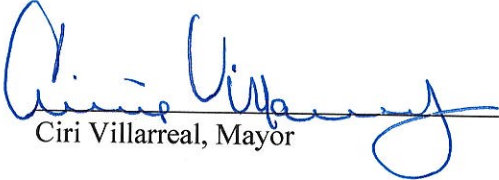
PASSED AND APPROVED ON THIS THE 10th DAY OF May, 2021

UPON THE MOTION OF Councilwoman Sandra Quinones

SECONDED BY Councilman David Garcia AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:


Ciri Villarreal, Mayor


Mary Acosta Gonzales, City Secretary

