



411 E San Patricio Ave. Mathis TX 78368  
Tel 361-547-3343 Fax 361-547-3838

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

**Special Meeting**

**August 18, 2025**

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 **Special Meeting at 7:00 P.M. on Monday, August 18, 2025**, at City Hall Annex, 401 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, Mayor Pro Tem David Garcia, Councilman Israel Gonzales, and Councilman Richard Salinas. Councilwoman Sandra Quinones and Councilwoman Isabel Monsibaiz Rivera.

City Staff Present: City Manager Cedric W. Davis, Sr.; City Secretary, Mary Gonzales; Administrative Assistant, Allison Martinez; H.R. Supervisor, Roxanne Ramirez; Finance Director, Caron S. Vela; Police Chief, Guillermo Figueroa; Chief of Fire Department, Adrian Ramirez; Robert Tafolla, Water Department.

Guests: D'Anne Carson, Tomas Lopez, Marcy Shormaehlen, Norma Rivera

2. Call to order.

**With a quorum of the Council Members present, the Special 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. Citizens to be heard.

*No presentations were made at this time.*

4. Discussion and direction regarding options for Certificate of Obligation funding and all matters pertaining thereto.

*Financial Advisor, D'Anne Carson, discussed the Certificate of Obligation options to the council and rates in regards to the bond options. She explained that the \$7million bond for a 15-year note will have a payment of \$506,000 in August, 2026. Interest is paid twice a year and principal and interest are paid once a year. The \$10 million for a 15-year note would have a \$717,000 payment a year. D'Anne discussed that the 7 million with 20-year note has a lower payment of \$427,628, but the interest rate fore this bond will be higher which will create an additional \$1.3 million payback total. The \$10 million bond with a 20-year note will have an annual payment total of \$611,569. Mr. Davis suggested a plan to use the funds to focus on roads in Mathis*

*that require only surface development and no infrastructure underneath in order to develop more road mileage with the limited funds. Mayor Pro Tem, David Garcia suggested moving to discuss the next item agenda to discuss the tax rate increase in order to decide the action to be taken for the Certificate of Obligation.*

**MOTION:** Councilman Richard Salinas motioned to give direction to apply for a Certificate of Obligation in the amount of \$10 million with a 15-year note. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

5. Discussion and action on setting a proposed tax rate for the City of Mathis 2025-2026 Fiscal Year and taking a record vote.

*Finance Director, Caron Vela, explained various options for a new tax rate for the new fiscal year with a suggested rate right below the Voter Approval Rate to ensure no election for the adopted tax rate is not required. With the current tax rate at 1.098086, Caron explained that if the City adopts a tax rate just under the Voter Approval Rate, which varies depending on the City's debt amount, the revenue will increase. If the City of Mathis acquires a new debt of \$7 million at a 15-year note and proposes a tax rate just under the VAR, the city will gain approximately \$200,000 for the General Fund M&O. If the City of Mathis acquires a new debt of \$7 million at a 20-year note and proposes a tax rate just under the VAR, the city will gain approximately \$134,000 for the General Fund M&O. If the City of Mathis acquires a new debt of \$10 million at a 15-year note and proposes a tax rate just under the VAR, the city will gain approximately \$377,800 for the General Fund M&O. If the City of Mathis acquires a new debt of \$10 million at a 20-year note and proposes a tax rate just under the VAR, the city will gain approximately \$288,800 for the General Fund M&O. Marcy Shormaehlen, Tax Assessor, discussed that the property taxes for the average home are increasing which will increase city revenue as well.*

**MOTION:** Councilwoman Sandra Quinones motioned to set a proposed tax rate of 1.276432 with an M&O rate of 0.764286 and a I&S rate of 0.512146. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

6. Discussion and action on setting September 8, 2025, at 7:00pm as the date for the Public Hearing for the proposed tax rate for the City of Mathis 2025-2026 Fiscal Year.

*The council discussed to set a public hearing for the proposed tax rate for the City of Mathis 2025-2026 Fiscal Year on September 8, 2025 at 7:00pm.*

**MOTION:** Councilman Richard Salinas motioned to set September 8, 2025 as the date for the Public Hearing for the proposed tax rate for the City of Mathis 2025-2026. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

*Due to reconsidering the timeline for public hearing, the council discussed the option to rescind the previous action and choose a different date for the Public Hearing of the proposed tax rate.*

**MOTION:** Councilman Richard Salinas motioned to rescind the previous action, to set September 8, 2025 as the date for the Public Hearing for the proposed tax rate for the City of Mathis 2025-2026. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

*The council then discussed to set a public hearing for the proposed tax rate for the City of Mathis 2025-2026 Fiscal Year on September 22, 2025 at 7:00pm.*

**MOTION:** Councilwoman Sandra Quinones motioned to set September 22, 2025 as the date for the Public Hearing for the proposed tax rate for the City of Mathis 2025-2026. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

7. Discussion of Fiscal Year 2025-2026 operating budget and all matters pertaining thereto.

*Caron Vela, Finance Director discussed several changes to the Budget such as the utility fund showing the increased water and sewer rates. Caron also budgeted a 4% cost of living increase for city staff and discussed that the TMRS rate changed as well, with the current rate at 4.8 and the new decreased rate will be 4.21.*

There will also be a 4.28% health insurance increase. Caron discussed that the utility bond fund will go towards the certificate of obligation and the I&S will pay for itself. Caron explained that the budget currently proposed was determined with the consideration of applying for the \$5 million, 15-year note bond and will change if the council selects a bond of \$10 million and new proposed tax rate. Caron discussed that \$32,000 of the general fund is directed towards the Mathis Public Library. Mayor Pro Tem requested a list of all Debt accumulated for the City of Mathis.

8. City Council requests for future Agenda Items.

Councilman Richard Salinas discussed the low water levels and a smell from the water, then proceeded to request an update on TTHM water samples and a status on the audit.

9. Adjourn

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

**MOTION:** Councilwoman Sandra Quinones motioned to adjourn the meeting. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

PASSED AND APPROVED ON THIS THE 25 DAY OF August, 2025

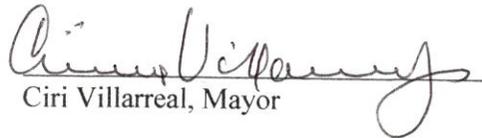
UPON THE MOTION OF Councilwoman Sandra Quinones

SECONDED BY Mayor Pro Tem David Garcia AND ADOPTED

BY A VOTE OF 3 TO 0.

ATTEST:

  
Mary Acosta Gonzales, City Secretary

  
Ciri Villarreal, Mayor