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

Regular Meeting

August 25, 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 **Regular Meeting** at **7:00 P.M.** on **Monday, August 25, 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 Pro Tem David Garcia 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, Councilwoman Sandra Quinones, Councilman Richard Salinas

Absent: Councilman Israel Gonzales, 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

Guests: LJA Engineer, Manuel Guerra III and Mathis EDC Director, Sabas Encinia

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 August 11, 2025, Regular Meeting and August 18, 2025, Special Meeting.

MOTION: Councilwoman Sandra Quinones motioned to approve the minutes for August 11, 2025, Regular Meeting and August 18, 2025, Special Meeting. The motion was seconded by Councilman Richard Salinas and the motion carried 3-0.

4. Citizens to be heard.

No presentations were made at this time.

5. Discussion and motion awarding a project contract to Reytec Construction Resources, Inc. ("RCR"), Houston, Texas, for the City of Mathis MIT Grant Sanitary Sewer Improvements based on low bid in the amount of \$11,214,358.00 for the GLO MIT Grant contract #22-085-032-D275 ("Project").

Manuel Guerra with LJA Engineering, discussed the option to table the award of the project due to being notified by GrantWorks that they have been unable to secure a temporary easement on the Annslinger property. Manuel informed the council that he spoke to an engineer in his office and Kayla, from Grant works about the possibility of not obtaining the temporary easement at the Annslinger property and just allow the contractor to build the project within the 50 foot easement if it takes longer. Manuel stated that he will return to the next city council meeting to update the council on the temporary easement and if it is still not obtained and the council approves, then he will contact the Annslingers to inform them that LJA will just proceed with the project. Manuel discussed that the project will abandon the 15 inch line and install a 24 inch line. Manuel and Councilman Richard Salinas further discuss the location and specificities of which line they will be replacing. Councilman Richard Salinas discussed another line that ran through the same area as a double trunk line to carry more capacity during rain events. Manuel informed Councilman Richard Salinas that the line he discussed is abandoned and inactive due to it being completely buried. Manuel stated that the line they will be installing will be closer to agricultural land and will run from 9th street all the way to the wastewater plant while also repairing and replacing all of the manholes. Manuel mentioned that because of the unsecured temporary easement, the GLO will not allow them to award the project but if it is not secured, LJA will ask the City of Mathis to use the wastewater plant as a temporary construction site to put any materials needed for the project to move forward with the project. After much discussion, the Council decided not take any action instead of tabling the item.

No action Taken

6. Discuss and consider a variance at 111 W. ST. Mary's to allow for multiple-family dwellings on the location.

The resident at the property listed, initially placed a shed temporarily but decided to keep it on the residence as an addition dwelling on the property. The zoning in the area is listed as business district (B2), and the residences near this property are listed as industrial due to a previous railroad. Instead of having to rezone the small portion of the residence, staff is asking to approve a temporary variance allowing the structure to be used for additional dwelling on the property temporarily till the entire area is properly rezoned. The property owners are aware of making the structure up to code for dwelling.

Motion: Mayor Pro Tem David Garcia motioned to approve a variance at 111 W. ST. Mary's to allow for multiple-family dwellings on the location. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 3-0.

7. Discuss and review of the Mathis Economic Development Corporation fiscal year 2025-2026 operating budget and all matters pertaining thereto.

MEDC Director, Sabas Encinia, discussed the proposed budget for the fiscal year 2025-2025 for the Mathis Economic Development Corporation. Mr. Encinia gave a budget overview with projected Sales Tax Revenue of \$377,868.18; a total income amount of \$1,461,724.14; a total expenses amount of \$430,526.27; and a Net Income of \$1,031,197.57. Mr. Encinia noted some key changes to his budget which include his special events fun increasing from \$8,600 to \$21,000 which a Freedom/Fall fest budget of 12,00 and Sports/Booster/Holiday fund at \$5,000. Staff and board Professional Development fund increased from \$39,400 to \$43,500. Special Projects stayed steady at \$33,000. Retail Recruitment decreased from \$25,000 to \$15,000. New Hometown Highlights is funded at \$10,000 and Murals remains at \$8,000. Professional Services increased from \$21,720 to \$24,500, Mr. Encinia mentioned that \$4,00 of that will go to "other" such as pest control and other building maintenance. Caron, Finance Director, advised to list the budget for "other" into another line item listed as Building Maintenance. Mr. Encinia stated that the utilities fund increased from \$7,875 to \$8,975; Office Supplies increased from \$7,005 to \$10,300; Business Insurance decreased from \$19,260 to \$18,450; Payroll increase from \$145,392 to \$154,558, Mr. Encinia is asking for a 3% increase for him and his office coordinator. Mr. Encinia discussed that his payroll expenses decreased from \$34,149.82 to \$28,787.73; Debt services decreased from \$40,051.84 to \$28,787.73; Marketing had no change and remained at \$15,000; Building/Property Maintenance had no change and remained at \$25,000; and sales tax revenue projection increased from \$372,283.92 to \$377,868.18 (+1.5%). Mr. Encinia explained that his non budget expenditures included the Gonzalo Park solar lights and payback to TMRS. Mr. Encinia and the Council then discussed the error regarding the payback to TMRS. Caron, Finance Director suggested calling TMRS legal, in order to find out more information on how to handle the situation at hand.

No action taken

EXECUTIVE SESSION

A closed executive session may be conducted under authorization of Texas Government Code Annotated Chapter 551. Such closed meetings may be held only for the purpose of a discussion. Any action, as a result of a discussion, must be taken in open session. The following executive session is authorized as follows:

8. Close public meeting.
9. Executive Session under Texas Government Code Section 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with the City Attorney concerning legal issues regarding potential financial or other incentive(s) to business prospects that the City seeks to have locate, stay or expand in or near the territory of the City and Texas Government Code Section 551.087 to discuss and deliberate potential financial or other incentive(s) to business prospects that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.
10. Reconvene public meeting.
11. Consider possible action regarding potential financial or other incentive(s) to business prospects.

MOTION: Councilman David Garcia motioned to authorize city staff, the city attorney, and the MEDC to meet and explore options with the developer and report back to the Council. The motion was seconded by Councilman Richard Salinas and the motion carried 3-0.

DIVISION AND FINANCIAL REPORTS

12. City Business updates and all matters pertaining thereto.

Mathis EDC Director, Sabas Encinia

- *Mr. Encinia gave a Hard Corner update and discussed the Infrastructure and Proposal. Mr. Encinia also notified the council that the LOI has been received. Mr. Encinia also discussed that the Redwood Housing Development has partially been approved to move forward. Mr. Encinia also gave a general update on the continued search for retailers such as Dominos, Starbucks, Autozone, and Dollar Tree. Mr. Encinia then discussed the EDC marketing campaign for Mathis Businesses with the Veterans Banner Project. Mr. Encinia discussed retail recruitment strategies such as a 3-level incentive package. Mr. Encinia attended a FabTech Conference and a Retail Live Conference.*

City Manager, Cedric W. Davis

- *Mr. Davis reported on visiting with staff and receiving various complaints and calls. Mr. Davis worked on ensuring staff got needed documents for RISE and BUILD Transportation surface infrastructure. Mr. Davis had a Tele-conference with Lucinda, the City Attorney; Robert of Adurra, Corpus Christi water and City Attorney, and Texas Parks and Wildlife, regarding the lease agreement for the water well project. The drafted lease with Texas Parks and Wildlife should be presented to the city around September 15th. Mr. Davis had a conference with Sen. Hinojosa and Staff (Chad) to discuss the update on the groundwater well lease agreement with TPWD. Mr. Davis met with LJA Engineering about the pier project pre-construction meeting / Signed a contract in the LJA Pier project. Discussed the Ardurra Engineering Pre-Bid MIT-MOP Project. Held a Teams Meeting with the MEDC Director, Sabas; City Secretary, Mary; and Developers Hard Coroner project cost for infrastructure. Attended the Special City council meeting. Approved the welder to do spec. welding repair projects at the Gonzalo Park. Mr. Davis had a Tele-conference with TxDot-Chandler about annexation of Hard Corner area with the EJT. Mr. Davis also oversaw Street Cost Analysis Slide D Grant.*

13. City Council requests for future Agenda Items.

Councilman Richard Salinas thanked all the city staff for all their hard work.

14. Adjourn

With no further items to discuss, Councilman Richard Salinas requested a motion to adjourn the council meeting at 9:33 pm.

MOTION: Councilman Richard Salinas motioned to adjourn the meeting. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 3-0.

PASSED AND APPROVED ON THIS THE 8th DAY OF September, 2025

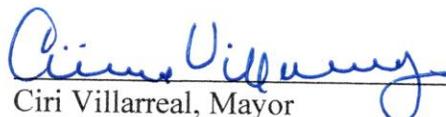
UPON THE MOTION OF Councilman Richard Salinas

SECONDED BY Councilman Israel Gonzales AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:


Mary Acosta Gonzales, City Secretary


Ciri Villarreal, Mayor