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

Regular Meeting

September 22, 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, September 22, 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, Councilman Richard Salinas, Councilwoman Sandra Quinones, Councilman Israel Gonzales.

Absent: 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, Water Department Director, Robert Tafolla; Volunteer Fire Department Chief, Adrian Ramirez; Mathis PD, Joshua Haynes.

Guests: Robert Viera and Joseph Partida with Ardurra Inc.; Sabas Encinia, MEDC; Wade Thompson, Govt Capital; Chad Magill and Senator Adam Hinojosa,

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Ciri Villarreal at 7:02 p.m.

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

3. Consider approval of minutes for September 8, 2025, Regular Meeting,

MOTION: Councilman Richard Salinas motioned to approve the minutes of September 8, 2025, Regular Meeting. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 4-0.

4. Consider a Proclamation for the 2025 Fire Prevention Week theme, "Charge into Fire Safety: Lithium-Ion Batteries in Your Home".

Volunteer Fire Chief, Adrian Ramirez, discussed the theme for the 2025 Fire Prevention Week, which is "Charge into Fire Safety" for safety with Lithium-Ion Batteries. Chief Ramirez discussed the daily use of Lithium-Ion batteries in common devices used by the public, such as phones, smart watches, tablets, tv remotes, etc. and emphasized the importance of safety with these devices to prevent fires. Mayor Villarreal, read the Proclamation aloud informing the 2025 Fire Prevention Week TM theme: "Charge into Fire Safety TM: Lithium-Ion Batteries in Your Home," serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

MOTION: Councilman Richard Salinas motioned to approve the 2025 Fire Prevention Week theme, "Charge into fire Safety: Lithium- Ion Batteries in Your Home". The motion was seconded by Councilwoman Sandra Quinones and the motion carried 4-0.

5. Consider approval to move the first meeting in October to Tuesday, October 14, 2025 due to the Columbus Day Holiday.

MOTION: Councilman David Garcia motioned to approve moving the first meeting in October to Tuesday, October 14, 2025 due to the Columbus Holiday.

6. Citizens to be heard.

No presentations were made at this time.

7. Open Public Hearing at 7:11pm.

8. Conduct a public hearing offering the general public the opportunity to make comments and ask questions concerning the proposed Tax Rate of \$1.276432 per \$100 valuation for the 2025-2026 Fiscal year.

City Manager, Cedric Davis, discussed the factors that influenced the decision to set the proposed tax rate of \$1.276432; which include a 4% cost of living allowance for city employees, the decision to apply for a Certificate of Obligation to fund the reconstruction of the streets of Mathis, the need for a new City Hall Building, and other renovations on community amenities for the public. Mayor Ciri Villarreal asked if there were any questions from the Council or citizens of the public, but no questions or comments were made at the time.

9. Close Public Hearing at 7:15pm.

NEW BUSINESS

10. Discuss and consider authorizing the City Manager to submit a loan application for the Texas Water Development Board Revolving Water Fund and all matters pertaining thereto.

City Manager, Cedric Davis, discussed the request to submit a new loan application to aid in Mathis' Water project. Senator Adam Hinojosa discussed the drought that is affecting many regions of Texas and recognized Mathis' dire need for a water supply plan in this drought. Senator Hinojosa discussed his participation in helping Mathis expedite the process for the city's water needs. Robert Viera, from Ardurra, discussed two wells that they will be working on funded by the GLO grant and these wells will be anticipating 500-700 gallons per minute. Although the two future wells will be utilized, Robert explained that the city needs to have over 1000 gallons per minute in order to meet TCEQ requirements. In order to have a backup plan, Robert and the City Manager have considered a third well in order to meet requirements and citizen water needs. This additional well will be approximately 900 feet deep to obtain between 500-700 gallons per minute of potable groundwater. Included with the water well will be a transmission line to the existing water plant to utilize the City's ground storage and booster pump capacity. Robert discussed that a third well would be beneficial in providing water to the City of Mathis, and is in support of the application for the loan. Robert also mentioned that this application has a probability of Loan Forgiveness. Robert explained that they are still in the process of obtaining a lease from the Texas Parks and Wildlife in order to start the project of the first two wells and the third well will not be started until sometime next year, 2026 after funds are obtained.

MOTION: Councilman Richard Salinas motioned to authorize the City Manager to submit a loan application for the Texas Water Development Board Revolving Water Fund and all matters pertaining thereto. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

11. Consider the motion of the SECOND Reading of Ordinance No. O-25-09-05 adopting the Budget for the City of Mathis for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Finance Director, Caron Vela, discussed the changes to the budget that include admin's budget decreasing by \$28,000 and Fire Department increased by \$39,000. Caron mentioned that there is a 2% decrease in medical insurance and that the budget is in consideration of a 4% COLA increase.

MOTION: Councilman Richard Salinas motioned to approve the SECOND Reading of Ordinance No. O-25-09-05 adopting the Budget for the City of Mathis for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

12. Consideration motion of the SECOND reading of Ordinance O-25-09-06 Levying Taxes for the Uses and Support of the Municipal government of the City of Mathis, Texas, for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026; and providing for the Interest and Sinking Funds for the Year 2025-2026 and appropriating each levy for the specific purpose; providing penalty and interest for delinquent taxes; providing for the collection of delinquent taxes and declaring and effective date.

Finance Director, Caron Vela, explained that this second reading is required to fund the Fiscal Year 2025-2026 Budget and Certificate of Obligation. The City of Mathis is adopting a tax rate of \$1.276432 per \$100 valuation for fiscal year 2025-2026. The Maintenance and Operations (M&O) rate is \$0.764286 per \$100 valuation and the Interest & Sinking Fund to support Debt (I&S) is \$0.512146 per \$100 valuation and less than the voter-approval rate of \$1.276434 per \$100 valuation.

MOTION: Councilman Israel Gonzales motioned to approve the SECOND reading of Ordinance O-25-09-06 Levying Taxes for the Uses and Support of the Municipal government of the City of Mathis, Texas, for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026; and providing for the Interest and Sinking Funds for the Year 2025-2026 and appropriating each levy for the specific purpose; providing penalty and interest for delinquent taxes; providing for the collection of delinquent taxes and declaring and effective date. The motion was seconded by Councilwoman Sandra Quinones.

13. Consider approval of the ratification of the property tax increase, reflected in the 2025-2026 Annual Budget of the City of Mathis.

MOTION: Councilman Richard Salinas motioned to approve the ratification of the property tax increase, reflected in the 2025-2026 Annual Budget of the City of Mathis. The motion was seconded by Mayor Pro Tem David Garcia and the motion carried 4-0.

14. Consider motion approving Resolution No. R-25-09-16 authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2025 and authorizing other matters relating thereto.

A notice of Intention must run in the newspaper for 45 days and will state that the City Council of the City of Mathis, Texas (the "City") will hold a meeting at its regular meeting place at the City Hall, on the 8th day of December, 2025, which is the time and place tentatively set for the passage of an ordinance to authorize the issuance of the City's certificates of obligation, in the amount of \$10,300,00. The certificate of Obligation is (1) a municipal building including for police station and municipal court, (2) street improvements, (3) water and sewer improvements, (4) information technology and cybersecurity software and hardware, street repair equipment and police vehicles, and (5) contractual obligations for professional services pursuant to Subchapter C of Chapter 271, Texas Local Government Code, as amended. The estimated combined principal and interest required to pay the Certificates on time and in full is \$15,836,485.80. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 4.50%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice,

the aggregate principal amount outstanding of tax supported debt obligations of the city is \$4,058,000, and based on the City's expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the city on time and in full is \$5,670,724.46.

Motion: Councilman Richard Salinas motioned to approve Resolution No. R-25-09-16 authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2025 and authorizing other matters relating thereto. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 4-0.

15. Discuss and consider Resolution No. R-25-09-17 approving the Mathis Economic Development Corporation Operating Budget for Fiscal Year 2025-2026.

Mr. Encinia discussed the changes made to the Mathis Economic Development Corporation Budget for fiscal year 2025-2026. Mr. Encinia added \$26,538.48 under the Other Income category to reflect anticipated loan payments. Mr. Sabas also reclassified Special Events by combining previously separated line items under special events such as the freedom festival and Fall Festivals. Mr. Sabas also categorized certain events. ADT/ Ring camera, Cpro-IT and other related items were moved from professional services to utilities/ Contract Service category to more accurately reflect the nature of these expenditures. Mr. Sabas also discussed that the Board approved a 3% salary increase, contingent upon the hard Corner project coming to fruition. This adjustment will be revisited in three months to determine if conditions have been met. This memo is provided for your information and to maintain transparency in accordance with the City's financial oversight. No further action is required at this time, unless the council wishes to provide additional guidance.

Motion: Councilman Israel Gonzales motioned to approve Resolution No. R-25-09-17 authorizing the city to enter into an agreement with the State for the temporary closure of a State Right-of-Way in preparation for the 2025 Christmas Community Event and all matters pertaining thereto. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 4-0.

DIVISION AND FINANCIAL REPORTS

16. City Business updates and all matters pertaining thereto.

City Manager, Cedric W. Davis

- *Mr. Davis reported that he visited with staff and fielded calls/met with citizens through the Open Door Policy. Mr. Davis reported that he had a Tele-conference with City attorney, Lucinda, Robert of Ardurra, CC Water department, CC City Attorney, and TPWD in regards to the lease agreement water well project, as well as discussed other legal matters with City Attorney. Mr. Davis had a Tele-conference with City Attorney, Lucinda Garcia and EDC Attorney, Jeff Moore regarding the I-37/Hwy. 359 Retail Development project. Mr. Davis met with Senator Hinojosa Staffer, Chad regarding support of Mathis emergency water wells project. Mr. Davis met with LJA Engineering discussing a pre-contract meeting MWTP Generator Project and the MWWTP project. Mr. Davis had a discussion with Lynn Engineering in regards to the potential design and usage of a new Mathis Government building and Community Center. Met with MEDC Executive Director, Sabas Encinia regarding the SCC Development (Scott Deskins) potential IH-37/Hwy 359 Retail Development project infrastructure cost. Mr. Davis attended the MEDC Board Meeting and joint meeting of the City Council and MEDC Board. Mr. Davis also toured several parks with IT, regarding new security cameras. Mr. Davis spoke with Government Capital, had a luncheon with WTC Engineering, and ordered flags for the Veterans Day Project. Mr. Davis traveled to Port Aransas for conference/luncheon with Lynn Engineering. He also attended the HEB Celebration event with Roxanne, HR and the City Mayor. Mr. Davis traveled to Pleasonton for ARCIT 1 Day Conference. Lastly, Mr. Davis attended an early morning meeting with Ardurra and San Patricio County Ground Water District in Sinton.*

17. City Council requests for future Agenda Items.

*Councilman Israel Gonzales discussed wanting the TxDot signs to be picked up.
Councilman Richard Salinas and Mayor Pro Tem David Garcia requested an update on the audit.*

18. Adjourn

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 8:24 pm.

MOTION: Councilwoman Sandra Quinones motioned to adjourn the meeting. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

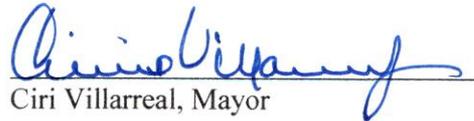
PASSED AND APPROVED ON THIS THE 14 DAY OF October, 2025

UPON THE MOTION OF Councilman Israel Gonzales

SECONDED BY Councilman Richard Salinas AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:


Ciri Villarreal, Mayor


Mary Acosta Gonzales, City Secretary