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

Regular Meeting

October 14, 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 Tuesday, October 14, 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.

Councilman Richard Salinas led the invocation followed by the Pledge of Allegiance.

1. Roll call to determine presence of a quorum.

Mayor Pro Tem David Garcia, Councilman Richard Salinas, Councilwoman Isabel Monsibaiz Rivera, Councilman Israel Gonzales.

Absent: Mayor Ciri Villarreal and Councilwoman Sandra Quinones.

City Staff Present: City Manager Cedric W. Davis, Sr.; City Secretary, Mary Gonzales; Administrative Assistant, Allison Martinez; H.R. Supervisor, Roxanne Ramirez; and Finance Director, Caron S. Vela.

Guests: Bryan NoHingham (AWWTEC), John Wilkins (AWWTEC), Chuck Jones (AWWTEC), EDC Ex. Dir., Sabas Encinia, Holidness Realty, Frank Holdiness, and NHE Enterprises, Mike Gonzales.

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Pro Tem David Garcia at 7:03 p.m.

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

3. Consider approval of minutes for September 18, 2025, Joint meeting and September 22, 2025, Regular Meeting.

MOTION: Councilman Israel Gonzales motioned to approve the minutes for September 18, 2025, Joint meeting and September 22, 2025, Regular Meeting. The motion was seconded by Councilman Richard Salinas and the motion carried 4-0.

4. Citizens to be heard.

No presentations were made at this time.

NEW BUSINESS

5. Discussion and action on setting November 10, 2025, at 7:00pm., as the date for the Public Hearing, on the proposed Annexation and Zoning of the property legally described as 12.70Acre tract of land, out of a called 154.22-acre tract of land deeded to CONNALLY FAMILY, LTD., PARTNERSHIP, recorded in Document number 468134 of the Deed Records of San Patricio County, Texas and being all out of the VICTORIA JUAREZ SURVEY, ABSTARCT 11, San Patricio County, Texas.

Realtor representing the buyer, seller, and developer, Frank Holdiness, said the property to be annexed will become home to a major gas station, truck stop, and 4 nationally recognized restaurant food chains. Mr. Holdiness informed the Council that this development will serve residents, create jobs, attract travelers, build interest for future investors, generate new sales and property tax for the city, and spark economic growth in Mathis.

MOTION: Councilman Richard Salinas motioned to set November 10, 2025, at 7:00pm., as the date for the Public Hearing, on the proposed Annexation and Zoning of the property legally described as 12.70Acre tract of land, out of a called 154.22-acre tract of land deeded to CONNALLY FAMILY, LTD., PARTNERSHIP, recorded in Document number 468134 of the Deed Records of San Patricio County, Texas and being all out of the VICTORIA JUAREZ SURVEY, ABSTARCT 11, San Patricio County, Texas. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

6. Discussion and action 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").

City Secretary, Mary Gonzales, explains that LJA will proceed with the project without the Temporary Construction Easement that has been pending by the property owner; being that they no longer need it thus leading to the needed approval to award a project contract to Reytec Construction Resources Inc. Mayor Pro Tem David Garcia questioned if the price of the project changes without a TCE and was assured by the City Manager, Cedric Davis, that the project total price will stay the same.

MOTION: Councilman Israel Gonzales motioned to award 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"). The motion was seconded by Councilwoman Isabel Monsibaiz Rivera and the motion carried 4-0.

7. Discussion and action regarding the refurbishing and repair of city owned water wells.

City Manager, Cedric Davis discussed the need to fund the refurbishing and repair of city owned water wells to unclog and clean them in order to determine if the wells can be a reliable water source for the City of Mathis. Chuck Jones with Advanced Water Well Technology discussed the inspection of the 3 out of 7 wells that the city has and the need to further clean them from debris in order to carry out due diligence to find out if the wells are even capable of being used. Project Manager, John Wilkins, explains that the 3 wells picked, lack visibility of their steel casing due to iron and scale growth on it so it will be lightly cleaned with a wire brush. Mr. Wilkins mentioned that they were also unable to find the screens that allow the water to enter the wells, but with a cleaning, they will be able to find those screens and determine if they need to be replaced. Mr. Wilkins notified the Council that after cleaning, if the well does not seem viable, they will stop the processes, move on to another well, and no additional funds will be used. He explained that once the wells are cleaned, they will determine the integrity of the wells, where the screens are, the condition of the screens, and the correct depth of the well; then they will propose the next phase of what they will need to do to get the well up and running. Councilman Richard Salinas asked if we could do a water sample before AWWT does another camera survey and he was assured by Mr. Wilkins that a water sample can be done once the first phase of cleaning is over. Mr. Wilkins also emphasized that TCEQ will not allow the wells to be put in operation without a camera survey after the cleaning because they want to make sure there are no

holes above the water bearing formation. Mayor Pro Tem David Garcia asked where the water will be treated and Mr. Davis responded by saying the city is considering putting a holding tank for the water that's pumped. After the water is pumped up from the well, it will be treated and sit in the tank for 24 hours and then released into the distribution system.

MOTION: Councilman Richard Salinas motioned to approve the refurbishing and repair of city owned water wells. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

8. Discussion and action regarding the promoter agreement between the City Mathis and New Horizon Entertainment, LLC, regarding Freedom Fest 2026. Of

The City Secretary, Mary Gonzales, discussed that with the goal of seeking improved entertainment, the city is asking the Council for approval on renewing the New Horizon Contract Agreement as the promoter of the event. Mrs. Gonzales proposed dates for Freedom Fest 2026 and discussed two sets of dates to schedule it, June 26th-27th or July 3rd-4th. Mike Gonzales from NHE mentioned that because the 4th of July is on a Saturday, not only will the competition between neighboring towns and cities for entertainment be higher, but prices to book a band will cost more as well since it is a Holiday. Mike gave an estimated increase of about \$6,800 if the event was to be scheduled for two days instead of one in 2026 with a total of about \$65,875. Mary mentioned that the mayor, although not in attendance for the meeting, was also in support of a two-day event. After much discussion among Council, there was a consensus to schedule the upcoming event for two days and on an off week from the holiday weekend.

MOTION: Councilman Richard Salinas motioned to approve the promoter agreement between the City of Mathis and New Horizon Entertainment, LLC, regarding Freedom Fest to be scheduled on June 26th and 27th, 2026 in the amount of \$65,875. The motioned was seconded by Councilwoman Isabel Monsibaiz Rivera and the motion carried 4-0.

9. Discussion and action regarding Ordinance No. O-26-10-01, Regulation of Game Rooms and Amusement Redemption Machines.

Mr. Davis discussed that the proposed Ordinance raises the fee for having gaming machines, raises inspection fees, and regulates inspections upon the machines being used.

MOTION: Councilman Richard Salinas motioned to approve the First reading of Ordinance No. O-26-10-01, Regulation of Game Rooms and Amusement Redemption Machines. The motion was seconded by Councilwoman Isabel Monsibaiz Rivera and the motion carried 4-0.

10. Discussion and action on setting November 10, 2025 at 7:00 p.m. as the date for the Public Hearing on the proposed Water & Sewer Rate Increase.

Caron Vela, Finance Director discussed that on January 1st the Corpus Christi water rates will be increasing and although the city absorbed the rates last year, the city cannot afford to absorb them again for the year of 2026. Mrs. Vela assured the council that she will have appropriate calculations of the increasing rates upon the meeting of November 10th, 2025. The city is seeking approval to set the date for the Public Hearing of the Water and Sewer Rate Increase.

MOTION: Councilman Israel Gonzales motioned to approve setting November 10, 2025 at 7:00 p.m. as the date for the Public Hearing on the proposed Water & Sewer Rate Increase. The motion was seconded by Councilwoman Isabel Monsibaiz Rivera and the motion carried 4-0.

DIVISION AND FINANCIAL REPORTS

11. City Business updates and all matters pertaining thereto.

MEDC Executive Director, Sabas Encinia, Jr.

- *Mr. Encinia reported having a corporate discussion about AutoZone and notified the council that AutoZone is in the final stages of signing the property sale to develop a store here in the city. Mr.*

Encinia also acknowledged the team effort between him, Mr. Davis, and Frank Holdiness to bring the Hard corner project to fruition and mentioned that he and Mr. Davis traveled to Dallas to finalize part of the infrastructure for the project. Mr. Encinia also gave a general update about the Redwood housing development; the developer is waiting on the infrastructure plans to be approved. Once the plans are approved, they can move forward and build 24 homes without the lift station. Mr. Encinia discussed that he will still be searching for more retailers such as Dominos, Starbucks, and Dollar Tree. Mr. Encinia also gave an update about the Veteran Banner project, assuring the Council that the banners came out looking good and will be ready for set up by Veterans Day. Mr. Encinia also discussed a workshop with EDC, Mathis ISD, City Staff, and the community, in the beginning of next year in order to plan for future development of the City of Mathis.

City Manager, Cedric W. Davis

- *Mr. Davis reported that he visited with staff and fielded calls and/or met with citizens through the Open Door Policy. Mr. Davis also had a Tele-conference City Attorney Lucinda, Robert of Ardurra, CC Water & City Attorney, TPWD regarding lease agreement water well project. Mr. Davis also had Tele-conference, with the City Attorney Lucinda and the EDC Attorney in regards to the I-37/hwy. 359 Retail Development project. Mr. Davis had a Discussion with the City Attorney regarding various complaints. EDC Director Sabas Encinia and Mr. Davis traveled to Fort Worth for a meeting regarding the I-37/359Retail Project – SCC Development. Mr. Davis met with Senator Hinojosa staffer (Chad) regarding follow-up on Mathis emergency water wells & decommissioned well revitalization project. LJA Engineering had a meeting with Mr. Davis regarding the MWWTP project and the MWWTP Generator Project award. Mr. Davis met with Kayla from Grant works regarding environmental documents for submittal to TPWD. Mr. Davis had an in person meeting with Lynn Engineering discussion regarding potential design & usage space of potential Gov. & Community Center. He also toured Gonzalo Park to observe vandalism activity, spoke with WTC Engineering about USDA up coming grant programs, attended the National Night Out with his family, and had a discussion of Grand Opening plans of the New Tractor Supply on November 15th.*

12. City Council requests for future Agenda Items.

Councilman Richrd Salinas requested that that banister lights in the Council Chamber be fixed on time for the elections, he asked for a COM regarding the status of the GLO Generator & Pier Project, and discussed the need for repairs for the McNally Road.

Councilman Israel Gonzales also requested a solution for McNally Street repair; requested repainting of the parking spaces along San Patricio Ave.; requested a discussion to mitigate the turning lane at the traffic light intersection of Front St. and San Patricio Ave.; requested an update on the beautification of the Hwy 359 Underpass; requested an update to decide the Siren Blow meanings, and a discussion on the Bond Projects and requested the missing trees be replaced for the downtown sidewalk improvement.

Mayor Pro Tem David Garcia requested an update on the 2024 Audit and the scheduling of a Joint Meeting with EDC and the City to receive an update and full report regarding the "Hard corner" Project.

13. Adjourn

With no further items to discuss, Mayor Pro Tem David Garcia requested a motion to adjourn the council meeting at 8:23pm.

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

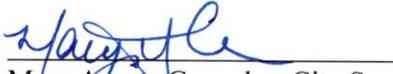
PASSED AND APPROVED ON THIS THE 27 DAY OF October, 2025

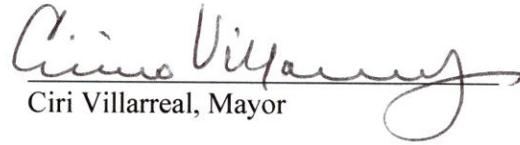
UPON THE MOTION OF Mayor Pro Tem David Garcia

SECONDED BY Councilman Richard Salinas AND ADOPTED

BY A VOTE OF 5 TO 0.

ATTEST:


Mary Acosta Gonzales, City Secretary


Ciri Villarreal, Mayor