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

**Regular Meeting
November 10, 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, November 10, 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.

Councilwoman Sandra Quinones led the invocation followed by the Pledge of Allegiance.

1. Roll call to determine presence of a quorum.

Mayor Ciri Villarreal, Councilwoman Sandra Quinones, Councilman Richard Salinas, Councilwoman Isabel Rivera, Councilman Israel Gonzales, Mayor Pro Tem David Garcia

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

Guests: EDC Director, Sabas Encinia; Frank Holdiness; Chuck Jones; Frank Funk; Ernest Garza;

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Ciri Villarreal at 7:00 p.m.

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

3. Consider approval of minutes for October 27, 2025 Regular Meeting.

MOTION: Councilman Richard Salinas motioned to approve the minutes for October 27, 2025, Regular Meeting. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

4. Citizens to be heard.

No presentations were made at this time.

PUBLIC HEARING

5. Open Public Hearing.
6. Conduct a public hearing to consider the proposed annexation and zoning designation of Business District for all or part of the properties legally described as 12.70 Acre 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, ABSTRACT 11, San Patricio County, Texas.

Being a 12.70 Acre 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, ABSTRACT 11, San Patricio County, Texas, and being more particularly described as follows;

BEGINNING at a Texas Department of Transportation concrete monument found for the south corner of said 154.22-acre tract, same being on the north right of way line of Texas Highway 359, and being the south corner of this tract;

THENCE N 80° 22' 28" W a distance of 106.34 feet, with the south property line of this tract, same being the north right of way intersection of said Texas Highway 359 and Interstate Highway 37, to a Texas Department of Transportation concrete monument found for the southwest corner of this tract;

THENCE N 35° 33' 38" W with the east right of way line of said Interstate Highway 37, a distance of 297.90 feet to a Texas Department of Transportation concrete monument found, same being an interior corner of this tract;

THENCE N 48° 28' 35" W with the east right of way line of said Interstate Highway 3, a distance of 196.15 feet to a 5/8inch iron rode set for northwest corner of this tract;

THENCE N 68° 07' 10" E a distance of 792.30 feet to a 5/8inch iron rod set for the most northerly corner of this tract;

THENCE S 20° 42' 58" E a distance of 242.76 feet to a 5/8inch iron rod set for an interior corner of this tract and being a point of beginning for a curve to the right;

THENCE with said curve to the right, having a radius of 2996.64 feet, an arc distance of 462.27 feet, chord distance 461.82 feet, a chord bearing N 79° 55' 30" E and a delta angle of 8° 49' 50", to a 5/8inch iron rod set for a corner of this tract;

THENCE N 84° 29' 25" E a distance of 227.40 feet to a 5/8inch iron rod set for the northeast corner of this tract;

THENCE S 05° 30' 35" E a distance of 303.00 feet to 5/8inch iron rod set on the north right of way line of said Texas Highway 359, same being the most southeasterly corner of this tract;

THENCE S 84° 29' 25" W with the north right of way line of said Texas Highway 359, a distance of 232.05 feet to a Texas Department of Transportation concrete monument found, for a corner of this tract, and being a point of curvature to the left;

THENCE with said curve to the left, having a radius of 2696.64 feet, an arc distance of 911.20 feet, a chord distance 906.87 feet, a chord bearing S 74° 50' 38" W and a delta angle of 19° 21' 40", to the POINT OF BEGINNING and containing 12.70-acre, more or less.

Frank Holdiness, realtor and representative of the Land Owner discussed the work being done for the last two years between AEP, city leadership, and the developers in order to develop this project. The proposed 12.72-acre annexation will be made into a Stripes-7/11 truck stop, and Whataburger. Two nationwide brands that together represent more than \$10.5 million dollars in private investment and nearly \$12 million dollars in annual sales. These businesses will bring 30-45 new local jobs, generate significant new sales in property tax revenue, and position Mathis as a key stop along I-37 and Hwy-359. The city's investment of roughly \$490,000 in utilities will be fully recouped in under two years, after which Mathis will continue to collect \$275,000-\$350,000 in recurring annual revenue, every single year. This annexation represents progress, partnership, and long-term

prosperity. Mayor Pro Tem David Garcia asked for clarification on the percentage of what the city will be paying for the new development. City Manager, Cedric Davis, explained that the city will be paying 70% and there will be a 30% reimbursement from the Developer. EDC will be paying 80% and the City of Mathis will pay 20%, therefore after the Developer pays the 30% reimbursement, the remaining cost of over \$500,000 will be paid by the city and EDC with the set percentage split. Frank explained that the county drainage district advised that a 100-foot-wide drainage easement should be built into the property. Frank then explained that the drainage easement is not necessary for the city now and instead will be rearranged to allow another possible pad for a new business. Frank then discusses the entrance lay out of the gas station for vehicle and trucks.

7. Close Public Hearing,

The public hearing ended at 7:15p.m.

8. Conduct a Public Hearing offering the general public the opportunity to make comments and ask questions concerning the City's Proposed Water and Wastewater Rate Increase.

Costs for providing potable water to the community continue to escalate. This includes the costs for raw water drawn from the lake as well as the cost of materials and labor to replace water lines located in Street ROWs. The City of Corpus Christi has proposed a rate increase of \$0.23 per 1,000 gallons. Additionally, the cost to replace sewer lines has increased. Several causes for the replacement of sewer lines are pipe corrosion, blockages, tree roots, or just aging pipes. As such, a water rate increase and a sewer rate increase may be needed to offset all of these costs and allow the departments to continue to meet the needs of the community. Another increase includes the next phase of the Certificate of Obligation Bond Debt fee for water and sewer. Finance Director, Caron Vela explains that the current rate for 2,000 gallons of water inside city limits is \$31.68, the new rate will be \$32.63. The current rate for every additional 1,000 gallons is \$4.80 but the proposed rate will be \$5.02. Overall, with the water and sewer rate changes, there will be an increase of \$2.20 for the total utilities bill. Councilman Richard Salinas expresses his concern for acquiring funding in order to maintain the city's water facilities and any repairs that may need to be done in the future. Caron Vela explains that there are various increases in the budget for departments, including water/sewage to help fund any repairs or maintenance that may need to be done.

9. Close Public Hearing.

The public hearing ended at 7:31p.m.

OLD BUSINESS

10. Discussion and update regarding the refurbishing and repair of city owned water wells.

Chuck Jones updated the council on the water well at the Ramsower Park and explains that the well was not producing any water so it was eliminated as a viable source for the city. Chuck explained that they are waiting for the power line to be moved in order to analyze the water well behind City Hall. Chuck then discussed that the well at the water tower is producing a significant amount of water so the funding for the well behind city hall was allocated to the well at the water tower in order to be cleaned. The well was jetted out and the screens were brushed and cleaned and the well will soon be surveyed in order to determine the quality of the well and its screens. Mayor Ciri Villarreal asked if there have been any tests done and Chuck assured him that there have been water samples sent out for testing but results are not back yet. Mayor Pro Tem David Garcia asked what the depth of the well is but Chuck could not give an accurate answer due to inaccurate records of the well from previous years. Chuck explains that once the new survey is done, they will have more definite answers on the depth and quality of the well. Councilman Richard Salinas discusses

that the only concern he has is having gas-chlorine in town if the well infrastructure leaks. The council then briefly discussed the precautions and steps that must be made in case there is a leak. Chuck explains that there is another well they found behind the fire department that could be an option for a viable water source as well.

NEW BUSINESS

11. Discussion and consider motion approving the Fiscal Year 2024 Audit (AFR) as presented by Ernest R. Garza, C.P.A.

After the auditor's review of different sections of the Audit, Mr. Garza notified the council that the city of Mathis received an unmodified good opinion.

MOTION: Councilman Israel Gonzales motioned to approved the Fiscal Year 2024 Audit (AFR) as presented by Ernest R. Garza, C.P.A. The motion was seconded by Councilwoman Sandra Quinones and the motion was approved 5-0.

12. Discussion and consider motion approving Resolution No. R-26-11-01 adopting the guidelines and criteria governing Tax Abatement for development in the City of Mathis.

City Manager, Mr. Davis, explains that the last tax abatement was in 2022 and now it needs to be updated. Mr. Davis explains that the changes being made to the resolution include the language that states tax abatement will be for 3-5 years for projects that create 25-49 jobs, 5-7 years for projects that create 50-99 jobs, and 7-10 years for projects that create 100 or more jobs. Mr. Davis also informed the council that in order for the city to give an abatement, the city must have a current resolution. Mayor Ciri Villarreal asked if the requirements are dependent on if the jobs created are full time or part time, in which Mr. Davis explained it does not specify, both part time and full-time jobs will be considered. Councilman Richard Salinas discussed an understanding that the business requesting an abatement must be the owners of the property they are located at. Mr. Davis and Mr. Encinia from MEDC explain that if the business does a triple net which means they are responsible for property taxes, property insurance, and maintenance of the property, they can request an abatement.

MOTION: Councilman Richard Salinas motioned to approve Resolution No. R-26-11-01 adopting the guidelines and criteria governing Tax Abatement for development in the City of Mathis. The motion was seconded by Mayor Pro Tem David Garcia and the motion was approved 5-0.

13. Consider motion approving the First reading of Ordinance No. O-26-11-02 Annexing the hereinafter described territory on exhibit A, being 12.70 Acre 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, ABSTRACT 11, San Patricio County, Texas to the City of Mathis, San Patricio County, Texas and extending the boundary limits of said city so as to include said hereinafter described property within said city limits and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the Acts, Ordinances, Resolutions and Regulations of said City; and Adopting a Service Plan.

MOTION: Councilman Richard Salinas motioned to approve the First reading of Ordinance No. O-26-11-01 Annexing the hereinafter described territory on exhibit A, being 12.70 Acre 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, ABSTRACT 11, San Patricio County, Texas to the City of Mathis, San Patricio County, Texas and extending the boundary

limits of said city so as to include said hereinafter described property within said city limits and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the Acts, Ordinances, Resolutions and Regulations of said City; and Adopting a Service Plan. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

14. Consider motion approving the First reading of Ordinance No. O-26-11-03 amending the comprehensive zoning ordinance and the zoning map so as to give the following newly annex property on exhibit A; a zoning classification of B-1 Business District Use, in San Patricio County, Texas; Amending the official zoning map of the city, providing for a savings clause; providing for a severability clause; and providing for an effective date.

MOTION: Councilman Israel Gonzales motioned to approve the First reading of Ordinance No. O-26-11-03 amending the comprehensive zoning ordinance and the zoning map so as to give the following newly annex property on exhibit A; a zoning classification of B-1 Business District Use, in San Patricio County, Texas; Amending the official zoning map of the city, providing for a savings clause; providing for a severability clause; and providing for an effective date. The motion was seconded by Richard Salinas and the motion carried 5-0.

15. Consider motion approving the First reading of Ordinance No. O-26-11-04 establishing a Water and Wastewater Fee Schedule.

Mayor Ciri Villarreal reads the full Ordinance No. O-26-11-04 to establish a fee schedule for water and sewer services in, providing for a savings and separability clause, repeal of conflicting ordinances and provisions, and establishing an effective date. Final Reading for this Ordinance will be held December 8th.

MOTION: Mayor Pro Tem David Garcia motioned to approve the First reading of Ordinance No. O-26-11-04 establishing a Water and Wastewater Fee Schedule. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

DIVISION AND FINANCIAL REPORTS

16. City Business updates and all matters pertaining thereto.

MEDC Executive Director, Sabas Encinia, Jr.

- *Mr. Encinia informed the council that the landowners and AutoZone have signed a contract and are now doing their due diligence. Mr. Encinia also discussed the hard corner project and his efforts in trying to find more eateries to bring to Mathis. Mr. Encinia gave an update on the Redwood housing development, stating that they are waiting on infrastructure plans. The project is divided into two phases, where the first phase will include the construction of 25 new homes without adding a new lift station projected to start sometime in December. Mr. Encinia discussed another big project the EDC is working on with the city manager on the Rail Loop. Mr. Encinia discussed the veterans banner project, stating that the project was a big success with 47 personal banners and 13 business banners ordered. Mr. Encinia stated that the proceeds of this project will go towards the Ramsower Park, as well as the proceeds from the Veterans Day 5k run that was hosted by Anisa Holdiness.*

City Manager, Cedric W. Davis

- *Mr. Davis reported meeting with Business Owner of gaming machines and spoke with City*

Attorney about correcting gaming ordinance. He met with Code Enforcement, a local citizen, and a former council member on neighborhood issues. Mr. Davis attended the Annual TMI conference. Mr. Davis had a Tele-Conference with City Attorney, Lucinda regarding several citizen complaints and TFIA's. He traveled to Portland to attend San Patricio County's state of economy conference. Mr. Davis met with Senator Hinajosa Adam Hinajosa regarding water projects and additional state resource needed for Mathis ongoing water projects. Conferenced with Advance water well Technology- inspectors of decommission wells (#5 is viable for producing significant water). Mr. Davis had a discussion with Lynn Engineering regarding potential designs of future homes of Mathis city government and public service operations. Mr. Davis attended a joint meeting with MEDC Board of Directors and City Council. Mr. Davis had a discussion with TxDot about previous submitted request. Mr. Davis and staff met with Spectrum Voip communications and the MERCER Group, LJA, and Ardurra. Mr. Davis also attended the Veteran 5k run, Republic Dinner Function, and Nueces River Authority Board of Directors Meeting. Lastly, Mr. Davis thanked all staff for their efforts regarding the Halloween and Veterans Day events.

17. City Council requests for future Agenda Items.

Mayor Pro Tem David Garcia requested that the street lights going towards the high school on front street be fixed; requested a spreadsheet of all City Projects broken down by dates and costs to stay up to date on them.

Councilwoman Isabel Rivera and Councilwoman Sandra Quinones thanked all city staff for their hard work.

Councilman Richard Salinas requested that the contractor or engineer come in and give updates for any projects the city is doing; asked about the traffic report at the intersection by McDonalds.

Councilman Israel Gonzales requested the missing trees in the downtown area be replaced and then requested a discussion on adopting a new city seal.

Mayor Ciri Villarreal thanked everyone for all their efforts and hard work on making the community better.

18. Adjourn.

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 8:48pm.

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

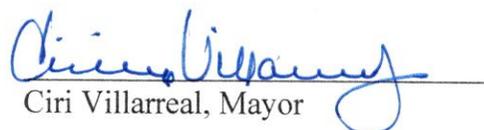
PASSED AND APPROVED ON THIS THE 8th DAY OF December, 2025

UPON THE MOTION OF Councilman Richard Salinas

SECONDED BY Councilwoman Sandra Quinones AND ADOPTED

BY A VOTE OF 5 TO 0.

ATTEST:


Ciri Villarreal, Mayor


Mary Acosta Gonzales, City Secretary