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

Regular Meeting

June 28, 2021

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 **6:30 P.M.** on **Monday, June 28, 2021**, 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 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 Richard Salinas, Councilman Israel Gonzales, Councilwoman Mary Martinez Olivarez, and Councilman David Garcia.

City Staff Present via GoTo Meeting: Councilwoman Sandra Quinones

City Staff Present: City Manager Michael Barrera, Admin. Asst. Monique Alvarado, Finance Director Caron Vela, Fire Chief Adrian Ramirez, Police Chief Marshall Roush, Public Works director Gary Paredez, and EMS Director Paul Pulley. Other City Staff were not required to attend.

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Ciri Villarreal at 6:31 p.m.

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

3. Consider approval of minutes for June 14, 2021, Regular Meeting.

MOTION: Councilman David Garcia motioned to approve the minutes for June 14, 2021, Regular Meeting. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

4. Citizens to be heard.

There were no comments or presentations.

5. All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately.
 - a) Consider approval or other action regarding Resolution No. R-21-06-30 approval of offer in the amount of \$3,500.00 by Christina Dominguez for the purchase of a tax sale property more fully described as .16 Acres, more or less, Lot 7, Block 1, F.H.A (Flores) Addition, an addition to the City of Mathis, San Patricio County, Texas; located at Flores St.
 - b) Consider approval or other action regarding Resolution No. R-21-06-31 approval of offer in the amount of \$6,400.00 by Tomas Ybarra for the purchase of a tax sale property more fully described as 0.145 Acres, more or less, Part of Lot 11, Block 77, Original Townsite of Mathis, San Patricio County, Texas; located at 206 Frio Street.
 - c) Consider approval or other action regarding Resolution No. R-21-06-32 approval of offer in the amount of \$4,600.00 by Laura E. Campos for the purchase of a tax sale property more fully described as .152 Acres more or less, Lot 14, Block 3 Flores Addition, an addition to the City of Mathis, San Patricio County, Texas; located at Huerta St.

MOTION: Mayor Pro Tem Richard Salinas motioned to approve the consent items as presented. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

6. Discussion and direction regarding the Manufactures Homes & Trailers Ordinance.

Councilman Garcia explained that he had requested this item because residents have gone to him requesting to be less restrictive on the mobile homes allowed in the city limits. Councilman Garcia asked if the council would consider eliminating the section of the ordinance that states the resident must already have a mobile home on the property in order to get a new mobile home. Mayor Pro Tem Salinas asked how the property tax will be impacted if a vacant lot gets a manufactured home. Mr. Barrera stated that the property value should increase if a manufactured home is placed on a vacant lot. Mayor Pro Tem Salinas asked how it would be possible to add a clause in the ordinance that adds the restriction that a manufactured home can't be over 5 years old. Mr. Barrera shared that he believed that can be added to the ordinance but he has to bring it to the attorney for clarification. Mayor Pro Tem Salinas shared that he would rather have residents bring in manufactured homes than not being able to bring in a home since it will increase the property tax. Mr. Barrera agreed that the cost of building a home might not be an option for some residents and that allowing the manufactured homes would enable residents who can't afford a traditional home to add value to their property. Mayor Villarreal expressed that the stipulation on the age of the manufactured home does need to be added but that there is a current manufactured home in the city limits that has not complied with the ordinance and the city has not done enough to enforce the rules. Mr. Barrera shared that the ordinance does state that the home owner can be fined up to \$500 and that every day that they are not in compliance, they can be fined again. Councilwoman Quinones agreed that there should be a stipulation of the age of the manufactured home as well as the condition. Councilwoman Quinones asked what fines have been given to the resident who is currently not abiding by the ordinance. Mr. Barrera shared that in the ordinance it stated that the city may refuse to provide new water and sewer services or may disconnect water and sewer services. Council agreed to direct Mr. Barrera to fine the property not in compliance with the ordinance daily and to cut off the water and sewer to the property until they are in compliance. Councilman Gonzales asked for the original reason that council decided to no longer allow manufactured homes in the city limits. Mayor Villarreal shared that one main reason was because of the property tax. Councilman Garcia added that another reason was because residents were building on to the manufactured homes and when the high winds came during hurricane season the manufactured homes were the ones that were putting people in harms way. Mayor Pro Tem Salinas stated that he would like the ordinance to stipulate that if there is currently a manufactured home on the property, you can only replace it with a newer model that is no more than 5 years old. Mayor Pro Tem Salinas added that if you want to place a manufactured home on an empty lot then the home must be brand new and he would like to require signatures from the majority of the surrounding residents to approve the manufactured home. Councilman Gonzales disagreed and stated that he would like the ordinance to state that if there is an empty lot the resident can bring in a manufactured home no older than 5 years. Mr. Barrera stated that he would do some research to bring back amendments for Council's consideration.

No Action taken

7. Fiscal Year 2021-2022 Budget discussion and all matters pertaining thereto.
 - Department Presentations
 - City Council beautification priorities

Councilman Garcia shared that he would like to see something in the budget that can contribute to the enforcement of the ordinances that have been put in place to beautify the city. Councilman Garcia also wants to see the city keeping up with the downtown beautification such as the shrubs and trees. Councilman Garcia added that he would also like to see monies in the budget dedicated to fixing up dilapidated structures downtown that have either been burnt down or has dwindled with time. Mayor Pro Tem Salinas added that he would like to see the underpass beautified as much as possible. Mayor Villarreal shared that beautifying the underpass may prove difficult because that area is regulated by the railroad so the city can't intervene without their permission. Mayor Villarreal stated that he is always requesting for the streets to be maintained and for the curb cleaning to be done but it seems like the city is never able to make up any ground. Mayor Villarreal shared that he has seen some city staff filling in pot holes and stomping in the material with their foot. Mr. Paredes explained that the staff is supposed to be running over the pot hole with their truck to help pack in the cold mix material. Mayor Villarreal emphasized accountability and the importance of the managers visiting their workers to ensure operations are at the standard they need to be. Mr. Paredes shared that he had someone clean the curbs on all of Rockport and now it already looks like it had never been cleaned. Mayor Villarreal shared that although Public Works is fully staffed, they still need personnel to keep up with all that is being asked of them on a regular basis. Mr. Paredes expressed the difficulty he has had keeping the positions staffed because people decide that the job is too much work. Mr. Barrera shared that if they do allow more human resources then they can have individuals dedicated for one specific role which will help. Council discussed how the residents also need to do their part to keep the community clean. Mrs. Gonzales shared that residents will try to put the burden on the city crew to clean the alley when in reality it is the property owner's responsibility. Councilman Garcia emphasized the importance of educating the public because some residents aren't aware that they are responsible for the alley.

The department heads presented their needs by department:

Police Chief Roush reported to the council that the Police Departments include a new Police station, a local resident officer program, and a new police vehicle that will be grant funded. Fire Chief Ramirez shared the needs for the Fire Department which include dual purpose gear for the firefighters and new extraction tools. EMS/Parks Director Pulley reported the needs of the EMS Department which include an ambulance, power stretcher, 24 hour 911 crew, first responder unit, chest compression system, and an incentive paramedic program. Mr. Pulley then shared the needs of the Parks Department which include a park and recreation program specialist, parks laborer, utility trailer, Little League scoreboards, disability access, and walking trail maintenance. Public Works Director Paredes shared the needs of the Public Works Department and requested automated meters, used vacuum truck, backhoe, roof, lab equipment, and a part time permit clerk.

After some discussion regarding each department's needs, Councilman Gonzales recommend to consider including the new police station, ambulance, 24 hour 911 crew, used vacuum truck, and a Parks laborer into the budget. Mayor Pro Tem Salinas recommended considering including a 24 hour 911 crew, a transport crew to increase revenue, parking poles to increase safety at the baseball fields, and lighting for the park area. Mayor Pro Tem Salinas would also like EMS to looking into different billing contracts to try to alleviate some of the revenues lost. Councilman Garcia recommended considering the Police Department local resident officer program, the Fire dual purpose gear, Fire extraction tools, 24 hour 911 crew, vacuum truck, backhoe, part time clerk for Finance, and a part time clerk for Public Works. Councilman Garcia explained that he would like one full time employee to do both the Finance part time duties as well as the Public Works part time duties. Councilwoman Olivarez recommended considering a new Police station, Fire dual gear, Fire extraction tools, ambulance, 24 hour 911 crew, Parks recreation program, vacuum truck, and a backhoe.

Mayor Villarreal recommended considering street sweeper contracts, new Police Department station, Police Department local officer program, ambulance, Parks laborer, vacuum truck, backhoe, Fire extraction tools, and a full time clerk designated to do both Public Works and Finance duties. Councilwoman Quinones recommended considering a New Police Department, Police local officer program, and lighting at the little league fields. Councilwoman Quinones added that she would like Parks to look in to any grants to help in getting lights for the Little League Fields.

8. City Manager's Report and all matters pertaining thereto:

Councilman Israel Gonzales, MEDC Board member

• *Mathis Economic Development Corporation report*

Councilman Gonzales reported that there has been a lack of interest with the Settlement at the Ranch. MEDC has been working with the Mathis Health Clinic to try to expand the clinic due to an increase in patients. Councilman Gonzales shared that there is no current update on the USDA Grant they are scheduled to receive but did state that this grant will go toward the expansion of the Mathis Health Clinic.

Frank Gonzales, Municipal Court Judge

• *Municipal Court performance report*

Mrs. Vela reported the totals for the month of May 2021. Total collection was \$2,330.10; 0 community service hours; 13 transactions; 10 court appearances; 62 notices sent; 29 new cases filed; and 8 new warnings processed.

Paul Pulley, EMS/Parks Director

• *EMS & Parks performance report*

Mr. Pulley reported that for the month of May dispatch had 115 calls; 73 transports; and 29 mutual aid calls and of only 1 HALO call. There were 83 calls from Mathis; and the average response time was 5 minutes and 9 seconds. For March the revenue total received was \$30,311.43; the fees were \$3,067.62; and net to the city was \$27,243.81. Mr. Pulley reported that he and Nora attended the 2021 Virtual Coastal Bend Hurricane Conference, Ryan Taylor attended the EMS documentation class, and both Mr. Pulley and Ryan attended the EMS Education by the sea conference. Mr. Pulley then reported that EMS assisted with the Food Distribution at the Gonzalo-Paiz Park and will be having a blood drive on July 23rd. Mr. Pulley reported that the Parks employees also helped during the food drive, he then shared that Crackseal of Texas started and completed sealing the walking trail at the Gonzalo-Paiz Park. Mr. Pulley stated that Mrs. Velasco has now donated a total of \$3,050 to the Mathis Landing Pad Project in honor of her son Xavier Velasco. Mr. Pulley shared that Nora received a quote from D&C Fencing for a proposal on a chain link fence in the amount of \$7,680.00.

Caron Vela, Finance Director

• *General Fund & Utility Fund Variance Report*

Mrs. Vela reported on Revenues for the eight month report as of May 31, 2021. The General fund has a property tax of \$905,313; sales tax is \$703,966; sanitation fee is \$363,310; EMS fee is \$248,848; other fees are \$330,389; the total revenue is \$2,551,826. Mrs. Vela then reported on the expenses per department with administration having \$559,352; code enforcement had \$17,719; parks had \$97,381; fire department had \$34,062; EMS had \$437,529; animal control had \$39,566; police department had \$669,037; municipal court had \$39,038; street department had \$264,842; sanitation had \$281,887; the total expenses were \$2,440,413. General fund had a total revenue of \$2,551,826 with expenses of \$2,440,413; leaving revenues over expenses at \$111,413. Mrs. Vela then reported on the utility fund revenues; water fee was \$629,419; customer service was \$20,160; wastewater fee was \$337,896; the total revenue is \$987,475. The expenses of water were \$608,738 and wastewater was \$295,069. The utility fund had a total revenue of \$987,475 with expenses of \$903,807; leaving the revenues over expenses at \$83,668.

• *Certificate of Obligation*

Mrs. Vela reported on the Certificate of Obligations as of May 31, 2021. Mrs. Vela reported that the total purchases are \$781,109; interest earned is \$11,006; and pending purchases is \$3,253,972.

- *Audit status update*

Mrs. Vela reported that she is currently working to reconcile all prosperity and Texpool accounts and the next step will be to reconcile receivables and payables and begin working trial balance reports. Mrs. Vela stated that the goal is to complete the audit by the end of this fiscal year.

Mary A. Gonzales, City Secretary

- *Mathis Freedom Fest*

Mrs. Gonzales reported details for the 2021 Mathis Freedom Fest.

9. City Council requests for future Agenda Items.

Israel Gonzales requested an update on a possible recognition program for deserving citizens.

10. Adjourn

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the Council meeting at 9:46 p.m.

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

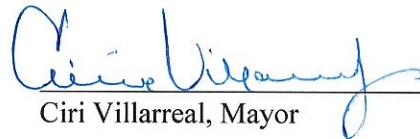
PASSED AND APPROVED ON THIS THE 12th DAY OF July, 2021

UPON THE MOTION OF Councilwoman Sandra Quinones

SECONDED BY Councilman Israel Gonzales AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:


Ciri Villarreal, Mayor


Mary Acosta Gonzales, City Secretary

