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

Regular Meeting

September 8, 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 8, 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 Ciri Villarreal 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 Isabel Monsibaiz Rivera, Councilman Israel Gonzales.

Absent: 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; Finance Director, Caron S. Vela, Water Department Director, Robert Tafolla; Volunteer Fire Department Chief, Adrian Ramirez.

Guests: Mary Olivarez, Joseph Partida, Ardurra Inc.

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 25, 2025, Regular Meeting,

MOTION: Councilman Richard Salinas motioned to approve the minutes of August 25, 2025, Regular Meeting. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

4. Citizens to be heard.

No presentations were made at this time.

5. Open Public Hearing.

The public hearing began at 7:03pm.

6. Conduct a public hearing to discuss the proposed Budget for the 2025-2026 Fiscal year. This budget will raise more revenue from property taxes than last year's budget by \$467,855, (21.58%) and of that amount \$31,488 is property tax revenue to be raised from new property added to the tax roll this year.

Caron discussed this year's budget that includes the proposed tax rate which is \$1.276432, just under the voter approval rate. Caron explained that if the council decides to go with a \$7 million bond instead of the \$10 million bond, the tax rate can decrease. The property tax rate is composed of two components. The component for maintenance and operations (M&O) is related to the general fund operations, and the component of interest and sinking (I&S) is related to funding the debt obligations of the City. The fiscal year 2026 proposed budget is supported by a tax rate of \$1.276432 per \$100 of valuation. The General Fund budget is based on an M&O property tax rate of \$0.764286 per \$100 of assessed valuation. The levy supports operations which include police and fire protection, road maintenance, park maintenance, animal services, and other general government functions. The Debt Service Fund budget is based on the I&S property tax rate of \$0.512146 per \$100 of assessed valuation. This levy supports annual payments on outstanding debt obligations of the City, which include Certificates of Obligations and other loans. The City's total projected property tax levy at a proposed rate of \$1.276432 per \$100 valuation is \$2,488,735, of which \$1,068,224 is for the retirement of tax supported debt and \$1,420,511 supports the general operations of the City. Sales tax revenues are projected not to have a major variance compared to the fiscal year 2024-2025. The total sales tax rate in Mathis is 8.25 percent. Of that, 6.25 percent is the state's portion of sales tax. An additional 1.75 percent is allocated to the General Fund and .25 percent is sent to the Mathis Economic Development Corporation, with 33.33 percent of the sales tax collections for property Tax relief. Utility Fund Revenues for water and wastewater include 97% of the revenues in the Utility Fund are from other charges. Current rates are reviewed every year, and due to the increases from the supplier of the water, current rates will be adjusted to offset these rising costs, as well as the rising costs of operations. The Capital Improvements and Major Projects have been identified and funding will be provided with the 2025 Certificate of Obligation. These improvements include Street reconstruction for \$4 million, Municipal Government/Community Center for \$1.5 million, Information technology systems, applications, software, and hardware for cyber security and other upgrades for \$50,000, Street repair equipment and vehicles for Police, Street, and Water departments for \$700,000, and Infrastructure for lift station, purchase of rights-of-way, water and sewer projects for underdeveloped areas for \$750,000. The Director of Finance will work with Department Directors during the fiscal year to schedule the timing of capital projects to ensure funds availability. All capital projects must be funded and appropriated. Mr. Davis mentioned that Corpus Christi raised the water rates that will be passed through to the citizens and that the rate increase will take effect in January 2026. Caron informed the Council that this budget is just a proposal and the projects and improvements listed can still be discussed.

7. Close Public Hearing.

The public hearing ended at 7:30pm.

NEW BUSINESS

8. Consider motion of the First 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.

MOTION: Councilman Richard Salinas motioned to approve the First 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.

9. Consider the motion of the First 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 in 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.

Mayor Villarreal read the Ordinance aloud informing that this Tax Rate will raise more taxes for the maintenance and operations than last years tax rate. The tax rate will effectively be raised by 21.58 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$178.35. A maintenance and operations rate of 0.764286/\$100 and a debt rate of 0.512146/\$100 totaling \$1.276432 on each one hundred dollars (\$100.00) of valuation of property to be assessed and collected for the purposes hereinafter stipulated, to-wit.

MOTION: Councilman Israel Salinas motioned to approve the First Reading of Ordinance No. O-25-09-06 Levying Taxes at th\$1.276432 for the Uses and Support of the Municipal government of the City of Mathis for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; and providing for the interest and Sinking Funds for the Year 2025-2025 and appropriating each levy for the specific purpose; providing penalty taxes; providing for the collection of delinquent taxes and declaring and effective date. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

10. Consideration and approval accepting the 2025 Final Certified Estimated Value Information and the 2025 Final Certified Estimated Rolls for the total appraised assessed and taxable values of all existing and new property in the City of Mathis as certified by the San Patricio County Appraisal District.

MOTION: Mayor Pro-Tem motioned to approve to accept the 2025 Final Certified Estimated Value Information and the 2025 Final Certified Estimated Rolls for the total appraised assessed and taxable values of all existing and new property in the City of Mathis as certified by the San Patricio County Appraisal District.

11. Discussion and motion awarding a construction contract to RGV Industrial Machine Shop & Pumps LLC for the City of Mathis GLO Contract No. 24-065-28-E483 in the amount of \$139,000.00 for Sewer improvements.

Joseph Partida with Ardurra discussed that there were 5 bids received for this project and the lowest and best bid was RGV Industrial Machine Shops & Pumps LLC based in Elsa, Tx. with a total base bid amount of \$139,000.00 and an additive Alternate No. 1 Amount of \$139,000.00, and additive alternate No. 2 amount \$139,000.00. Joseph explained that he reviewed the Contractor's qualifications and bid documents, and recommends that the city award this project to RGV.

MOTION: Mayor Pro-Tem motioned to award a construction contract to RGV Industrial Machine Shop & Pumps LLC for the City of Mathis GLO Contract No. 24-065-28-E483 in the amount of \$139,000.00 for Sewer improvements. The motion was seconded by Councilman Richard Salinas and the motion carried 4-0.

12. Consider motion approving Resolution No. R-25-09-14 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 Halloween Community Event and all matters pertaining thereto.

Motion: Mayor Pro Tem David Garcia motioned to approve Resolution No. R-25-09-14 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 Halloween Community Event. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 4-0.

13. Consider motion approving Resolution No. R25-09-15 authorizing the city to enter into an agreement with the State for 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.

Motion: Councilman Israel Gonzales motioned to approve Resolution No. R-25-09-15 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. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 4-0.

DIVISION AND FINANCIAL REPORTS

14. City Business updates and all matters pertaining thereto.

City Manager, Cedric W. Davis

- Mr. Davis reported that he visited with staff, fielded calls and met with citizens through the open-door policy. Mr. Davis had a conference with Mark and Mandi regarding staff being prepared for the submittal of the Tribal & Rural RISE / BUILD Transportation surface infrastructure Grant Application. He had a Tele-Conference with City Attorney, Lucinda; Robert of Ardurra; CC Water; CC City Attorney; and Texas Parks and Wildlife, regarding the lease agreement water well project. He also had a Tele-Conference with the City Attorney, Lucinda and EDC Attorney, Jeff Moore, regarding the I-3/ Highway 359 Retail Development Project. Mr. Davis spoke with Sen. Hinojosa and Staff about Mathis emergency water wells project, other regional water issues & rural development. Mr. Davis met with LJA Engineering regarding the pre-contract meeting about the MWTP Generator Project and met with Lynn Engineering to discuss the potential design and usage of a new Mathis Gov. and community center. MEDC Directors Sabas Encinia and Mr. Davis met to discuss the potential IH-37/Hwy 359 Retail Development project Infrastructure cost. Mr. Davis and Staff toured several parks regarding implementing new security measures. Lastly, Mr. Davis spoke with TxDot regarding the lighting on Hwy 359/459.

15. City Council requests for future Agenda Items.

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

16. Adjourn

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 8:04 pm.

MOTION: Councilman Richard Salinas 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 22 DAY OF September, 2025

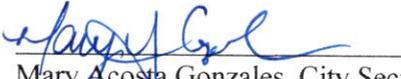
UPON THE MOTION OF Councilman Richard Salinas

SECONDED BY Councilwoman Sandra Quinones AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:


Ciri Villarreal, Mayor


Mary Acosta Gonzales, City Secretary