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

Regular Meeting

October 27, 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, October 27, 2025**, at Mathis EDC, 111 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 Mayor Ciri Villarreal 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 and 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; Chief of Police, Guillermo Figueroa; Water Department Director, Robert Tafolla; Volunteer Fire Department Chief, Adrian Ramirez.

Guests: Mary Olivarez, Aarif Gulamaui, and Joes R. Rosenbaum

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 October 14, 2025 Regular Meeting.

MOTION: Mayor Pro Tem David Garcia motioned to approve the minutes for October 14, 2025, Regular Meeting. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

4. Citizens to be heard.

No presentations were made at this time.

OLD BUSINESS

5. Motion approving the Second reading of Ordinance No. O-26-10-01, Regulation of Game Rooms and Amusement Redemption Machines.

Mr. Davis asked to table the Agenda Item after speaking with the City Attorney due to adding additional language to the Ordinance.

MOTION: Councilman Richard Salinas motioned to table the agenda item. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

After additional reconsideration among Council, it was recommended to rescind the motion, tabling the item, and taking no action.

MOTION: Councilman Richard Salinas motioned to rescind the first motion tabling the agenda item. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

NO ACTION TAKEN

NEW BUSINESS

6. Discussion and motion approving the Interlocal Cooperation Agreement between San Patricio County and the City of Mathis, Texas for San Patricio County to provide retail food establishment regulation and OSSF Enforcement Services.

City Secretary, Mary Gonzales, stated that the City and County desire to enter into an agreement to allow the County to provide the health-related services and to charge recipients for said services (by establishing a permitting and fee system where appropriate). Approving the interlocal agreement, the City agrees to authorize the County to act as its authorized representative in regulating and enforcing the Texas Food Establishment Rules, On-site Sewage Facilities Rules Compilation. In addition, approving the interlocal agreement, the city agrees to the County invoicing the city, for two consecutive years for services rendered. Currently, the rates invoiced for years 2024 was \$1,500.00 and year 2025 was \$3,000. The proposed rates for the renewed agreement are: \$5,600.00 for year 2026 and \$5,600.00 for year 2027. The new fees reflected in the renewed agreement are based on historical data on a number of inspections including food establishments, temporary events, food handler training, foster home and inspections of on-site sewage facilities from 2024 using employees combined hourly wages. Gabriel Arroyo, San Patricio County Health Department, informed council that the new set rate is determined on employee salary and how often inspections are done within the city and for different businesses.

MOTION: Councilman Israel Gonzales motioned to approve the Interlocal Cooperation Agreement between San Patricio County and the City of Mathis, Texas for San Patricio County to provide retail food establishment regulation and OSSF Enforcement Services. The motion was seconded by Councilman Richard Salinas and the motion carried 5-0.

7. Discussion and motion approving the preliminary plat of the hereinafter described property of Lot 3R, Block 3; being a Replat of Lots 3 & 4, Block 3 Free Rich Addition, recorded Volume 4, Page 16 Map Records, San Patricio County, Texas.

Mrs. Gonzales informed Council that Marivel Olivarez is submitting a replat of the property located at 914 N. Live Oak. The platted map is proposed to be replatted from two lots to one, for the placement of a mobile home. Mrs. Gonzales assured the council that Marivel Olivarez went through the necessary process of doing a replat on the property as well as the application process for a mobile home on the property.

MOTION: Councilman Richard Salinas motioned to approve the preliminary plat of the hereinafter described property of Lot 3R, Block 3; being a Replat of Lots 3 & 4, Block 3 Fred Rich Addition, recorded Volume 4, Page 16 Map Records, San Patricio County, Texas. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

WORKSHOP

8. Discussion on the preliminary planned use of funds associated with the issuance of bonds involving street reconstruction; street repair equipment; Municipal Government/Community Center; infrastructure for lift stations; purchase of rights-of-way; water and sewer projects for undeveloped areas; Public Works and Police department vehicles; information technology systems; software and hardware for cybersecurity and all matters pertaining thereto.

Mr. Davis discussed that the bond projects proposed before council are susceptible to changes and recommendations by the Council. Councilman Salinas recommended putting a couple of isolation valves in order to prevent shutting off resources to main retailers on the Interstate. Councilman Salinas also suggested investing into more baseball field lights. Mayor Pro Tem Garcia discussed his opposition on a new city hall facility being built with the bond funds and expressed his opinion in wanting the majority of the funds to be allocated towards street repair. Mayor Villarreal discussed the need for a new City Hall due to several issues the current building has such as black mold, foundation issues, leaks, and more. As far as for the selection of street repairs, Mayor Villarreal suggested putting a preventative maintenance program in place once the streets are repaired in order to sustain good roads for as long as possible. The Mayor and Mr. Davis discussed the idea of having the city crew repair as many streets as they could with the equipment the city has recently ordered to lower costs for street repairs. Finance Director, Mrs. Vela, reminded Council of the street franchise fee funds roughly around \$150,000, that can also be invested into street infrastructure and materials for street repairs. Mr. Davis also mentioned additional funds of \$350,000 available through the San Patricio County Drainage District. Mayor Pro Tem David Garcia also asked about getting a MOU to see if the county is able to help with reconstructing roads leading into the city. Mayor Pro Tem Garcia asked if the municipal building, factored in for new furniture and what the square footage would be since the proposed rate for construction is for just \$1.2 million. Mr. Davis responded that the building was adjusted to be 5,000sq ft. in order to get the total cost down to \$1.4 million. Councilman Gonzales asked how the streets are prioritized to be fixed and Mr. Davis discussed that City Staff has not only mapped out the streets that need to be done, but has also drove through out Mathis in order to conduct information on which streets will be prioritized. Mayor Pro Tem David Garcia continued to voice his opinion on being in opposition for a new municipal building. Mr. Davis and the council discussed ideas on repair options for the roads in order to maximize funds. Councilman Gonzales asked about the location of the new City Hall if it is decided to be built. Councilman Salinas mentioned the pending grants that have the possibility to be awarded to the City of Mathis to take into consideration when thinking about the construction of a new city hall. Mr. Davis informed the Council that the city will find out sometime, early December, if the city is awarded these grants. Mr. Davis reminded the council that with a new city hall, the council members and city staff will be taking a part in making history when building a new city hall. Mrs. Vela, explained that the presentation of projects that the bond will fund has not yet, been submitted to the bond counsel due to the documents being reviewed by their attorneys. Mrs. Vela also explained that sometime in February, the city will know if they receive the bond in order to start projects and send out bids. Additional discussion ensued regarding the selection of streets and after much discussion, it was suggested to consider a Town Hall meeting allowing the general public to participate and offer suggestions.

DIVISION AND FINANCIAL REPORTS

9. City Business updates and all matters pertaining thereto.

City Manager, Cedric W. Davis

- Mr. Davis reported having a Tele-Conference with city Attorney Lucinda and Robert of Ardurra regarding the water well and other water and sewer projects. Mr. Davis informed council that the well at the Ramsower Park is not salvageable and no longer a possibility to be used as a water source. Mr. Davis also had a Tele-conference with the City Attorney, in regards to several citizen complaints, police and code related issues. Mr. Davis Traveled to Rockport to attend a Regional Meeting and also spoke with children at MISD Intermediate School. Mr. Davis met with water well company inspecting 3 decommissioned wells and had a discussion with Lynn Engineering discussion regarding design & usage space & cost of potential facility. Mr. Davis attended a*

Regional CM & National Weather Service meeting at Lake CC/Sealy Dam. Mr. Davis met with VEOLIA regarding water purification Inc., and also met with Tractor Supply Company management to discuss the grand opening. Mr. Davis reported that the city submitted on TxDot 2025 TA Call for Projects sidewalks and drainage, it has made it to the TxDot Commissioner Court for discussion and/or approval/denial (Nov 13).

10. City Council requests for future Agenda Items.

Councilman Richard Salinas thanked the city staff for their efforts and hard work. Mayor Ciri Villarreal requested that the street sidewalk lamps that are out, be fixed.

11. Adjourn

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 8:56pm.

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

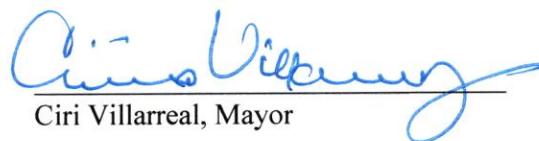
PASSED AND APPROVED ON THIS THE 10 DAY OF November, 2025

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