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

Regular Meeting

December 8th, 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, December 8th, 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.

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

Absent: Mayor Ciri Villarreal

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; Public Works Department Director, Robert Tafolla

Guests: Wade Thompson, Minerva Ramirez

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Councilwoman Sandra Quinones 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 November 5th, 2025 Joint Meeting and November 10, 2025 Regular Meeting.

MOTION: Councilman Richard Salinas motioned to approve the minutes for November 5th, 2025 Joint Meeting and November 10, 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.

OLD BUSINESS

5. Consider motion approving the SECOND 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.

Mr. Davis, City Manager, notified that after sending Ordinance No. O-26-11-02 to the City Attorney to review, there was additional language included in said Ordinance. The additional language included in section (d.) of the Ordinance reads "The infrastructure for utilities will be financed and constructed pursuant to the following agreements: I. 380 Agreement between the City, MEDC, and Owner and II. Agreement between the City and MEDC, and such agreements shall be prepared and agreed upon by the respective parties' representatives. Upon execution of the 380 Agreement by the City, MEDC and Owner and execution of the Agreement between the City and MEDC by the City and MEDC, a copy of both agreements shall be provided to the Owner. Upon receipt of the two agreements, Owner shall sign the declination of the Development Agreement." Mr. Davis informed the council that the owner was notified and satisfied with the changes made.

MOTION: Councilman Richard Salinas motioned to approve the SECOND 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. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

6. Consider motion approving the SECOND 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 savins clause; providing for a severability clause; and providing for an effective date.

MOTION: Councilman Israel Gonzales motioned to approve the SECOND 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 savins clause; providing for a severability clause; and providing for an effective date. The motion was seconded by councilwoman Sandra Quinones and the motion carried 5-0.

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

Finance Director, Caron Vela informed the council that there have been no changes to this Ordinance. Caron also discussed implementing a mid-year review due to Councilman Richard Salinas' suggestion. Caron explained that the new rates will go into effect January 1st, reflecting on the February bill.

MOTION: Councilman Richard Salinas motioned to approve the **SECOND** 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.

NEW BUSINESS

8. Consider motion approving **FIRST** reading of Ordinance No. O-26-12-05 Authorizing and Ordering the Issuance of City of Mathis, Texas Certificates of Obligation, Series 2026; prescribing the terms and form thereof; providing for the principal thereof and interest thereon; awarding the sale thereof; and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto.

Wade Thompson from Government Capital informed the council that Prosperity Bank came in with a bid of 460 for 15 years. Wade Thompson also explained that the City saved money in legal fees and underwriter fees by going with Prosperity Bank. Wade also explained the benefit of having a 5-year call feature, meaning that if the city wants to pay it down early or refinance with another bond, after 5 years, they can. Mayor Pro Tem David Garcia asked what the annual payment will be. Wade informed the council that the city will be paying \$240,000 which is just interest, and then next year, the city will be making a full payment of \$923,098. Caron Vela, Finance Director, explained that payments after the first year will be every 6 months, first principal and then interest. Mayor Pro Tem David Garcia asked when will the second reading be held for this Ordinance, when Wade replied and informed the Council that a Bond Ordinance only requires one reading instead of two. Mr. Davis discussed contacting Linda, the city attorney to confirm if the Ordinance requires two readings or not. Councilman Richard Salinas asked if the annual payment will stay the same or diminish as the bond is being paid off. Caron confirmed that the payments will stay the same throughout the payback period, with the total borrowing being \$10 million and the payback being \$14, 082,372 at 4.6% interest for 15 years.

MOTION: Councilman Richard Salinas motioned to approve the **FIRST** reading of Ordinance No. O-26-12-05 Authorizing and Ordering the Issuance of City of Mathis, Texas Certificates of Obligation, Series 2026; prescribing the terms and form thereof; providing for the principal thereof and interest thereon; awarding the sale thereof; and making other provisions regarding such certificates, including use of the proceeds thereof; and matters incident thereto. The motion was seconded by Councilman Israel Gonzales and the motion carried 5-0.

9. Discuss and consider motion approving Resolution No. R-26-12-03 supporting the City of Mathis application to the Texas General Land Office, hereinafter referred to as GLO for the purpose of participating in the GLO-CDBG-MIT RCP Grant Program and designating City Manager, Cedric Davis, as the local official eligible to represent the City in all matters pertaining to this grant.

City Manager, Cedric Davis explains that this grant has a maximum award of \$300,000 and as of December 31st, the grant will no longer be available. Mr. Davis informed the council that there is no match needed and that the grant gives a comprehensive plan and says the Texas land office allotted \$100 million dollars to the Resilient communities program, this program provides grants up to the maximum of \$300,00 for eligible entities to develop, adopt, and implement modern resilient building codes, flood and damage prevention ordinances ensure that structures built within the community can withstand future hazards. Mr. Davis explains that this grant funds a company to come to the city and analyze several factors within the city such as updating ordinances to the national code standards and locating water lines. Mary, City Secretary informs the council that the codified ordinances were last updated in 2010 or 2011.

MOTION: Councilwoman Sandra Quinones motioned to approve Resolution No. R-26-12-03 supporting the City of Mathis application to the Texas General Land Office, hereinafter referred to as GLO for the purpose of participating in the GLO-CDBG-MIT RCP Grant Program and designating City Manager, Cedric Davis, as the local official eligible to represent the City in all matters pertaining to this grant. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

10. Discuss and consider motion approving an Interlocal Cooperation Agreement entered into by and between the City of Corpus Christi and Cities of Alice, Beeville and Mathis regarding sharing of resources to improve Water and Wastewater Services.

City Manager, Cedric Davis explained that this agreement is to establish mutual aid with other local cities in regards to water situations. Mr. Davis explained that the coalition agreed to collaborate on different things, for example, if one city is in need of engineering work, they can reach out to a sister city for help. Mr. Davis discussed using Corpus Christi's laboratory for the City of Mathis' lab work at no charge. Mr. Davis discusses another benefit that will allow the coalition to apply for funds as a co-op instead of just a small City entity. He explains that any grants applied for as a co-op will be discussed within the coalition and then brought to each city's council for discussion.

MOTION: Councilman Richard Salinas motioned to approve Interlocal Cooperation Agreement entered into by and between the City of Corpus Christi and Cities of Alice, Beeville and Mathis regarding sharing of resources to improve Water and Wastewater Services. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

11. Consider Resolution No. R-26-12-02 casting votes for the San Patricio County Appraisal District Board of Directors.

City Secretary, Mary Gonzales informed the council that the Texas Property Tax Code requires board members of the County appraisal district be elected every two years. The individuals currently serving on the board are John Curlee, Steve Diehl, Michelle Koesema, Dr. Anne Matula, Mark Roach, Terry Stansberry, Marcela Thormaehlen, and Bill T. Wilson II. The City of Mathis is authorized to cast a total of 35 votes for one or more of the 8 candidates nominated.

MOTION: Councilwoman Isabel Rivera motioned to approve Resolution No. R-26-12-02 casting votes for the San Patricio County Appraisal District Board of Directors with 17 votes going to Dr. Anne Matula and 18 votes going to Marcela Thormaehlen. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

12. Presentation by Frank E. Holdiness, regarding Field of Honor Veterans Tribute.

Inspired by a veteran's field of Honor in Victoria, Tx, Frank Holdiness presented a program to Honor Veterans by dedicating a lot of land to put Flags out for each veteran through donations. The field will host a display of flags placed dressed for 4-6 weeks in which residents of the community will purchase a flag to represent them or a family member. The payment will fund the flag, posting fixture, and lighting of the display. Frank explained that the city will not need to invest finances into the program, only provide an area or plot of land to host the display. Frank explained that as community members purchase the flags, they will fill out information to create a tag with the name of the person being represented to be placed with the flag. After some discussion and support of the idea, Council collaboratively is looking forward to this project.

NO ACTION TAKEN.

13. Presentation by Frank E. Holdiness, regarding Mathis Legacy Recognition Program.

Frank Holdiness presented a program that will highlight Mathis residents, past or present, in their achievements whether that be a craft, job, skill, etc. The recognized individual will be decided through nominations from the community members of Mathis. Frank suggested a Wall of Honor to place the recognized citizen on and a possible ceremony for that person. Frank discussed that this program can shed positive light on the people who come from Mathis to inspire youth and fellow citizens of Mathis. Councilman Israel Gonzales suggested incorporating a proclamation for the individual that is recognized through this program.

NO ACTION TAKEN.

14. Presentation by Frank E. Holdiness, regarding Residential Development Utility Discussion.

Frank Holdiness informed the Council of his client and owner of the 120-acre lots desire to subdivide the property to half acre residential lots. Frank explained that the City water is already located on the property and a lift station is only 2 blocks away, making this area a strong candidate for a responsible residential development. Frank explains his client is seeking to understand what options the city can offer in regards to utility expansion and would like to hear the city's thoughts and discussion on creating this residential growth. Frank discussed that supporting this effort would bring new housing inventory, expand in tax base, and encourage broader community growth. Councilman Richard Salinas commented that the development to bring water to the entire 120 acre lots will be costly. Frank explained that the Owner is just looking for the thoughts of the Council on subdividing the area in order to start working on a plan to bring utilities to the lot. City Manager, Cedric Davis, stated that 1500 ft of infrastructure will need to be constructed in order for sewer to reach the lot. Frank explained that the front 20 acres that was purchased after the 100-acre lot has been surveyed and subdivided, and he informed the council that there is water right across the street and a lift station nearby. Frank explained that focusing on the front 20 acres is the most cost-effective approach when developing this idea of a residential area. Mayor Pro Tem David Garcia suggested possibility of using funds from the certificate of obligation that will be saved to invest into this residential housing development. After some discussion, Frank stated that his intention was to bring the idea to council for consideration.

NO ACTION TAKEN.

15. Consider approval of posting Notice of Filing Period for the May 2, 2026, General Election.

City Secretary, Mary Gonzales informed the council that the formality for the upcoming May election requires the posting of the notice that states the filing dates to be on the ballot which starts January 14th and ends on February 13th. The places up for election in May are place 1, Councilwoman Sandra Quinones; Place 2, Councilman Richard Salinas; and Place 4, Councilman Israel Gonzales.

MOTION: Councilman Richard Salinas motioned to approve of posting Notice of Filing Period for the May 2, 2026, General Election. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 5-0.

16. Discuss and consider the city's holiday schedule for the 2026 calendar year and all matters pertaining thereto.

City Secretary, Mary Gonzales explained to the council that after review of the new calendar year holiday schedule, the city is asking to include January 2nd, 2026 or April 6th, 2026 as a Holiday to replace December 26, 2026, being that it is a Saturday.

MOTION: Councilman Richard Salinas motioned to add January 2nd as a Holiday for the 2026 Holiday Schedule. The motion was seconded by Councilwoman Isabel Rivera and the motion carried 5-0.

17. City Council requests for future Agenda Items.

Councilman Israel Gonzales requested a reassessment of the street signs in order to update and replace any signs needed.

Councilman Richard Salinas thanked all city staff for their services to the community.

Councilwoman Isabel Rivera also thanked the city staff and Frank Holdiness for the efforts in bettering the community.

Mayor Pro Tem David Garcia also thanked city staff and requested a schedule of more possible Town Hall meetings and also requested replacing and updating some of the city street lights.

18. Adjourn.

With no further items to discuss, Mayor Pro Tem David Garcia requested a motion to adjourn the council meeting at 8:21pm.

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 12 DAY OF January, 2026^{am}

UPON THE MOTION OF Councilwoman Sandra Quinones

SECONDED BY Councilman Richard Salinas AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:


Ciri Villarreal, Mayor


Mary Acosta Gonzales, City Secretary