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

**Special Meeting
December 15, 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 **Special Meeting at 6:00 P.M. on Monday, December 15, 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, Councilwoman Sandra Quinones, Councilman Richard Salinas, Councilmen Israel Gonzales, Mayor Pro Tem David Garcia

Absent: Councilwoman Isabel Rivera

City Staff Present: City Manager Cedric W. Davis, Sr.; H.R. Supervisor, Roxanne Ramirez; Finance Director, Caron S. Vela; Administrative Assistant, Allison Martinez

Guests: Joseph Partida with Ardurra

2. Call to order.

With a quorum of the Council Members present, the Regular Meeting was called to order by Mayor Ciri Villarreal at 6:10pm

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

3. Citizens to be heard.

No presentations were made at this time.

OLD BUSINESS

4. Discuss and motion approving SECOND reading of Ordinance No. O-26-10-01 Regulation of Game Rooms and Amusement Redemption Machines.

City Manager, Cedric Davis informed the council of the changes in the Ordinance which are in section 1.3, decreasing the annual fee of \$1000, to \$300; and adding additional language in section 1.4 (c): The annual tag fee of the City of Mathis for each amusement redemption machine is Fifteen Dollars (\$15.00), which fee shall be paid before a tag may be issued. Councilman Richard Salinas asked if there are individuals interested in implementing game machines here in the city, in which Mr. Davis responded by saying there are several who have showed interest and reached out to him with the intentions to submit a game room application in order to put machines in their business. Mr. Davis informed the council that the inspections done on the machines will be done by the Police Department and Code Enforcement. Mr. Davis explained to the Council that the individuals will submit an application and list the number of machines they will implementing in order to receive labels or stickers issued to each machine. Mr. Davis notified the Council that before the stickers are issued, the company or business must have already paid their occupancy taxes in order for the City to send an official out to inspect the setup of the machines. Mr. Davis explained that the machines can not be easily accessible and separated from underage kids. Mr. Davis verified that each machine will be \$375 and if the machines fees are not paid by the business, the machines will be sealed for not complying. Mr. Davis informed the council that after consulting with the city attorney about the fee decrease, the second reading is valid because no language has been changed, only the numbers for the fees.

MOTION: Councilman Richard Salinas motioned to approve the **SECOND** reading of Ordinance No. O-26-10-01 Regulation of Game Rooms and Amusement Redemption Machines. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

NEW BUSINESS

5. Discussion and motion awarding Mundo & Associates, Inc., for Planning and Management Services regarding a Texas General Land Office-CDBG-MIT RCP Grant Program and all matters pertaining thereto.

City Manager, Cedric Davis explains that the grant program analyzes the city and creates a plan with demographics of the infrastructure within the city that can be beneficial information for further development. The maximum grant amount is \$300,000 and will be closing December 31st. Mr. Davis also informed the Council that Mundo was the only corporation that submitted an application.

MOTION: Councilman Israel Gonzales motioned the award Mundo & Associates, Inc., for Planning and Management Services regarding a Texas General Land Office-CDBG-MIT RCP Grant Program and all matters pertaining thereto. The motion was seconded by Councilwoman Sandra Quinones and the motion passed 4-0.

6. Discussion and motion awarding a project contract to TTE, LLC, Marble Falls, Texas, for the City of Mathis GLO MIT-MOD Contract No. 24-065-028-E483 in the amount of \$2,151,680.00 for the Water Well Improvement Project.

Joseph with Ardurra, informed the council that two bids were received for this project and the lowest, best bidder for this project is TTE, LLC, out of Marble Falls with a total base bid amount of \$177,680, additive alternative #1 amount of \$1,896,000 and additive alternative #2 amount of \$1,974,000. Joseph informed the Council that they reviewed the contractors' qualifications and that it is their recommendation that the city award the project to TTE, LLC, in a total amount of 2, 151,680, which would be base bid plus additive alternative number #2. Joseph explains that the difference from additive alternative #1 and #2, was that #1 was a single string well, while #2 was dual string. With dual string, it gives the flexibility when the city wants to replace the filters at the bottom of the well, which cannot be done with single string due to the filters being locked in place. Joseph adds that the budget was \$2.5 million but the two wells will be done at \$2.2 million. Joseph explains that the following day, Ardurra will let the company know they are awarded the project and then once all contract are signed, an estimated start date will be sometime early February. Joseph verifies that the water wells will be located at the city water plant.

MOTION: Mayor Pro Tem David Garcia motioned to award a project contract to TTE, LLC, Marble Falls, Texas, for the City of Mathis GLO MIT-MOD Contract No. 24-065-028-E483 in the amount of \$2,151,680.00 for the Water Well Improvement Project. The motion was seconded by Councilman Richard Salinas and the motion carried 4-0.

7. Discussion and motion to select and awarding of professional services agreement, to ARDURRA Group, Inc., a Professional Engineering and Management Service Provider, for the engineering design and project management of the City of Mathis Hwy-359 and IH-37 Water and Sewer Extension Project.

City Manager, Cedric Davis, explains to the council that after posting an RFP for this project, the only bidder that submitted was Ardurra. Mr. Davis explained to the council that a review committee sat to grade the request for proposal, and upon review, Ardurra scored high making them a reliable corporation for this project.

MOTION: Councilman Richard Salinas motioned to award a professional services agreement, to ARDURRA Group, Inc., a Professional Engineering and Management Service Provider, for the engineering design and project management of the City of Mathis Hwy-359 and IH-37 Water and Sewer Extension Project. The motion was seconded by Councilwoman Sandra Quinones and the motion carried 4-0.

8. Discussion and action regarding a Chapter 380 Economic Development Program and Performance Agreement made and entered into by and between the City of Mathis, the Mathis Economic Development Corporation and SCC Development Company, LLC.

City Manager, Cedric Davis explains that after updating the agreement, it was sent to be reviewed by each entity and upon review by the City of Mathis, EDC, and the SCC Developer, there were no issues or changes that needed to be made. Mr. Davis stated that all entities are satisfied with the agreement and now he is requesting approval of this agreement.

9. **MOTION:** Councilman Israel Gonzales motioned to approve the Chapter 380 Economic Development Program and Performance Agreement made and entered into by and between the City of Mathis, the Mathis Economic Development Corporation and SCC Development Company, LLC. The motion was seconded by Councilman Richard Salinas and the motion carried 4-0.

EXECUTIVE SESSION

A closed executive session may be conducted under authorization of Texas Government Code Annotated Chapter 551. Such closed meetings may be held only for the purpose of a discussion. Any action, as a result of a discussion, must be taken in open session. The following executive session is authorized as follows:

10. Close public meeting at 6:36pm.
11. Executive Session under Section 551.087 to discuss and deliberate regarding potential financial or other incentive(s) to Whataburger that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.
12. Reconvene public meeting at 7:03pm.
13. Consider possible action regarding potential financial or other incentive(s) to Whataburger that the City seeks to have locate, stay or expand in or near the territory of the governmental body.

MOTION: Councilman Israel Gonzales motioned to authorize the City Manager, Cedric Davis, to discuss and deliberate the financials of other incentives for Whataburger. The motion was seconded by Mayor Pro Tem David Garcia and the motion carried 4-0.

14. City Council requests for future Agenda Items.

Mayor Pro Tem David Garcia and Mayor Ciri Villarreal acknowledged and thanked the Christmas Parade staff for all their efforts. Mayor Ciri Villarreal requested an update on the NCode Software. Councilman Richard Salinas requested departmental reports for the next council meeting. Councilman Israel Gonzales requested new Christmas ornaments for downtown next year.

15. Adjourn.

With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 7:07pm.

MOTION: Councilwoman Sandra Quinones motioned to adjourn the meeting. The motion was seconded by Mayor Pro Tem David Garcia and the motion carried 4-0.

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:


Mary Acosta Gonzales, City Secretary


Ciri Villarreal, Mayor