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

**Joint Meeting**

**November 5th, 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 **Joint Meeting** with Mathis Economic Development Corporation at **6:30 P.M.** on **Wednesday, November 5, 2025**, at Mathis Economic Development Corporation Office, 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.

**Councilmen Richard Salinas 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 Israel Gonzales, and Councilman Richard Salinas, Councilwoman Sandra Quinones

Virtual Attendance: City Attorney, Lucinda Garcia

Absent: Councilwoman Isabel Monsibaiz Rivera.

City Staff Present: City Manager Cedric W. Davis, Sr.; City Secretary, Mary Gonzales; Finance Director, Caron S. Vela; MEDC Director, Sabas Encinia; MEDC Office Coordinator, Kimberly Cortez.

EDC Staff Present: Ex. Director, Sabas Encinia; Office Coordinator, Kimberly Cortez

EDC Board Members Present: Israel Gonzales, Elvira Chavez, Michelle Herrera, Pat Doherty, Vicente Gonzalez, and Sandra Garcia.

2. Call to order.

**With a quorum of the Council Members present, the Special Joint Meeting was called to order at 6:32 p.m. by Mayor Ciri Villarreal.**

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

3. Close public meeting at 6:34pm.
4. Executive Session under Texas Government Code Section 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with the City Attorney concerning legal issues regarding potential financial or other incentive(s) to business prospects that the City seeks to have locate, stay or expand in or near the territory of the City and Texas Government Code Section 551.087 to discuss and deliberate potential financial or other incentive(s) to SCC Development Company, a business prospect and other business prospects related to the SCC Development Company development negotiations and all matters pertaining thereto.
5. Reconvene public meeting at 7:53pm.

6. Consider possible action regarding potential financial or other incentive(s) to SCC Development Company.

**MOTION:** Mayor Pro Tem David Garcia motioned to approve City & MEDC will construct infrastructure for the SCC Development project whereby cost the city of Mathis and the MEDC will be reimbursed as follows: 1. 20% to the city and 2. 80% to the MEDC no later than certificate of occupancy and authorize allowing for MEDC and the City of Mathis legal team to prepare documents. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

**MOTION:** Mayor Pro Tem David Garcia motioned to rescind the previous motion. The motion was seconded by Councilman Richard Salinas and the motion carried 4-0

*After additional discussion for the proper motion with City Attorney Garcia, there was a consensus for the following motion.*

**MOTION:** Mayor Pro Tem David Garcia motioned to approve that the City & MEDC will construct the infrastructure project for the SCC Development project of which cost the city will pay 20% and MEDC will pay 80% of the cost, and such construction cost will not exceed \$800k. Subject further to SCC is obligated to reimburse to city 20% and MEDC 80%; a maximum of up to \$210k due upon issuance of a certificate of occupancy. The City and MEDC attorneys shall prepare the legal documents, which will be approved by the City and MEDC. The motion was seconded by Councilman Richard Salinas and the motion carried 4-0.

7. Adjourn.

*With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 8:15pm.*

**MOTION:** Mayor Pro Tem David Garcia motioned to adjourn the meeting. The motion was seconded by Councilman Israel Gonzales and the motion carried 4-0.

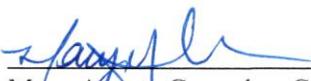
PASSED AND APPROVED ON THIS THE 8<sup>th</sup> DAY OF December, 2025

UPON THE MOTION OF Councilman Richard Salinas

SECONDED BY Councilwoman Sandra Quinones AND ADOPTED

BY A VOTE OF 5 TO 0.

ATTEST:

  
Mary Acosta Gonzales, City Secretary

  
Ciri Villarreal, Mayor