



411 E San Patricio Ave. Mathis TX 78368  
Tel 361-547-3343 Fax 361-547-3838

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

**Joint Meeting**

**September 18, 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 **Thursday, September 18, 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.

**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 Israel Gonzales, and Councilman Richard Salinas.

Absent: Councilwoman Sandra Quinones and Councilwoman Isabel Monsibaiz Rivera.

City Staff Present: City Manager Cedric W. Davis, Sr.; City Secretary, Mary Gonzales; Finance Director, Caron S. Vela and City Attorney, Lucinda Garcia.

EDC Board Members Present: Elvira Chavez, Michelle Herrera, Pat Doherty, Vicente Gonzalez, Sandra Garcia and Bernadette Gibson. EDC Staff Present: EDC Executive Director Sabas Encinia, EDC Office Coordinator Kimberly Cortez.

2. Call to order.

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

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.

*The open meeting closed at 6:36pm.*

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 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.

5. Reconvene public meeting.

*The meeting resumed to open meeting at 7:47pm.*

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

**MOTION:** Councilman Israel Gonzales motioned to authorize the City Manager, Cedric Davis to meet with the authorized representative from SCC Development to negotiate the terms of the Letter of Intent, dated September 12, 2025. The motion was seconded by Mayor Pro Tem David Garcia and the motion carried 3-0.

7. Adjourn.

*With no further items to discuss, Mayor Ciri Villarreal requested a motion to adjourn the council meeting at 7:47pm.*

**MOTION:** Councilman Richard Salinas motioned to adjourn the meeting. The motion was seconded by Councilman Israel Gonzales and the motion carried 3-0.

PASSED AND APPROVED ON THIS THE 14 DAY OF October, 2025

UPON THE MOTION OF Councilman Israel Gonzales

SECONDED BY Councilman Richard Salinas AND ADOPTED

BY A VOTE OF 4 TO 0.

ATTEST:

  
Ciri Villarreal, Mayor

  
Mary Acosta Gonzales, City Secretary