

*Tom Daly, Mayor
Noah Washington Jr., Mayor Pro Tem
Becky Harris, Place 3*

*Kevin Hadas, Place 4
Jim Parma, Place 5
Ken Polasek, Place 6*



**MINUTES OF THE CITY COUNCIL
REGULAR MONTHLY MEETING & PUBLIC HEARINGS
Selma City Hall • 9375 Corporate Drive • Selma, Texas 78154
January 11, 2024 • 6:30 P.M. – 7:12 P.M.**

a. Call to Order

Mayor Tom Daly called the Meeting to Order at 6:30 P.M. in the Selma City Hall.

b. Roll Call – Members of Council in attendance:

Mayor Pro Tem Noah Washington Jr.	Councilman Jim Parma
Councilman Kevin Hadas	Councilman Ken Polasek
Councilwoman Becky Harris	

Member(s) of Council absent: None.

City Staff in attendance:

Wyatt Agee, Assistant to the City Administrator
Johnny Casias, City Administrator/City Secretary
Clifford Ellison, Police Sergeant
Ryan Henry, Special Counsel
Robert Klaerner, Information Technologist
Kyle McAfee, Fire Chief
Marc Schnall, City Attorney
Monique Vernon, Director of Development Services & Infrastructure
Darrell Volz, Chief of Police

c. Invocation and Pledge of Allegiance

Councilwoman Becky Harris gave the Invocation and led the Pledge of Allegiance.

d. Report by Mayor Daly on Items of Community Interest.

The Mayor did not give a report.

Citizens to be Heard

Maggie Titterington provided the most recent update regarding all things related to The Chamber and provided a certificate of appreciation to Councilwoman Becky Harris for her partnership and support of the activities of The Chamber.

1. Discussion/Possible Action on the Minutes of the Selma Regular Monthly City Council Meeting and Public Hearing of December 14, 2023.

Councilman Kevin Hadas made a motion to approve the Minutes of the Selma Regular Monthly City Council Meeting and Public Hearing of December 14, 2023. Mayor Pro Tem Noah Washington seconded the motion. The motion was adopted by a 5-0 vote.

2. Discussion/Possible Action on Resolution Number 011124, a Resolution by the City of Selma, Texas authorizing and approving membership in the cities served by Centerpoint Gas (cities) for the purpose of protecting the interest of the City and its citizens with respect to Centerpoint matters; further suspending the January 27, 2024 effective date of the statement of intent of Centerpoint Energy Resources Corp., D/B/A Centerpoint Energy Entex and Centerpoint Energy Texas Gas to change rates in the Texas Division; to permit the City time to study the request and to establish reasonable rates; finding that the City's reasonable rate case expenses shall be reimbursed by the company; authorizing participation with the cities served by Centerpoint Gas; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

Councilwoman Becky Harris made a motion to pass Resolution Number 011124, as presented. Councilman Jim Parma seconded the motion. The motion was adopted by a 5-0 vote.

3. Public Hearing/Discussion/Possible Action on a recommendation from the Planning and Zoning Commission on an application for a Zoning Change for +/- 10.00 acres of real property located at 9301 Corporate Drive, Selma, Texas 78154, with legal description of Lot 2 Blk 1 Olympia Business Park #1 4.0000 AC (Guadalupe CAD Prop. ID No. 36019) and Lot 3 Blk 1 Olympia Business Park #1 6.0000 AC (Guadalupe CAD Prop. ID No. 36022) (the "Subject Property") from "C-2 Commercial District" to "L-I Light Industrial".

Mayor Daly opened the Public Hearing for this agenda item at 6:37 P.M. After no one signed up to offer any testimony, Mayor Daly then closed the Public Hearing at 6:38 P.M. Representing the applicant, Jennifer O'Steen, then asked and Mayor Daly allowed Ms. O'Steen to brief the Council on the request for this zoning change. Councilman Kevin Hadas made a motion to accept the recommendation from the Planning and Zoning Commission and to deny the request for said zoning change. Councilman Ken Polasek seconded the motion. The motion was adopted by a 5-0 vote.

4. Public Hearing/Discussion/Possible Action on a recommendation from the Planning and Zoning Commission on an application for a Specific Use Permit applicable to the property located on Corporate Drive having the address of 9301 Corporate Drive with the legal description of Lot 2 Blk 1 Olympia Business Park #1 4.0000 AC (Guadalupe CAD Prop. ID No. 36019) and Lot 3 Blk 1 Olympia Business Park #1 6.0000 AC (Guadalupe CAD Prop. ID No. 36022) (the "Subject Property") for certain uses described in Category F, "Automobile and Boat Service Uses," of the City's Land Use Matrix (i.e.

auto and boat sales; commercial auto, boat and trailer, and/or RV parking lot; automotive repair; new auto parts sales).

Mayor Daly opened the Public Hearing for this agenda item at 6:49 P.M. Representing the applicant, Jennifer O'Steen, provided an overview of the request for a specific use permit but conceded that issuance of a permit in this regard is not appropriate since the zoning change was denied by Council on the previous agenda item. Mayor Daly then closed the Public Hearing at 6:51 P.M. Councilman Jim Parma made a motion to accept the recommendation from the Planning and Zoning Commission and to deny the request for said specific use permit. Councilwoman Becky Harris seconded the motion. The motion was adopted by a 5-0 vote.

5. Deliberation about potential purchase or value of Real Property. Possible Executive Session pursuant to Section 551.071, Texas Government Code, Consultation with Attorney, and Section 551.072, Texas Government Code, Deliberation Regarding Real Property.

At 6:53 P.M., Mayor Tom Daly announced that the City Council would go into Executive Session. Mayor Tom Daly and City Council reconvened from Executive Session at 7:12 P.M. No action was taken during Executive Session.

Mayor Tom Daly adjourned the meeting at 7:12 P.M.

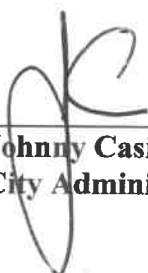




Tom Daly
Mayor

I certify this is a true and correct copy of the Minutes of the City Council of Selma, Texas meeting held on January 11, 2024.

Attest:



Johnny Casias
City Administrator/City Secretary