1. CALL MEETING TO ORDER

Mayor Dee Grimm called the meeting to order at 6:00 pm at the St. Hedwig City Hall.

2. ROLL CALL AND ESTABLISH A QUORUM

Roll call was taken. Members present were Councilman Dwayne Padalecki, Councilwoman Susann Baker, Councilman Caid Franckowiak and Councilwoman Deborah McInerney. Councilman John Hafner was absent. A quorum was established. Janice Staudt presided as City Secretary.

3. SWEAR IN NEWLY ELECTED OFFICIALS

Mayor Dee Grimm swore Dwayne Padalecki into another term of office as Councilman, Place 1.

4. TAX ASSESSMENT PROCESS DISCUSSION WITH BEXAR COUNTY TAX ASSESSORS OFFICE

Mayor Dee Grimm explained that she invited the Bexar County Tax Assessors Office to come to the meeting to provide the Council a better understanding of the tax assessment process. Mayor Grimm welcomed Mr. Albert Uresti and his staff. Mr. Uresti gave about a 15 minute presentation describing their services. Following his presentation, Mayor Grimm questioned Mr. Uresti about the process in determining the assessment values and tax rates for the city. Mr. Uresti explained that, based on property values, they calculate an "effective tax rate", which is a tax rate that would allow the City to generate the same amount of taxes as the previous year. He said if the City chooses a tax rate that exceeds the "rollback tax rate" that Bexar County provides, the citizens have a right to petition the City to call an election to determine the tax rate. Mr. Uresti stated, for a citizen to determine the amount of property tax they will owe, they should multiple the tax rate by their property value and divide by 100, less any exemptions they may be entitled to. Mayor Grimm questioned why the City is no longer a small taxing unit. Bexar County's representative Stephanie Gonzales
explained that in order to be a small taxing unit, the City's tax rate must be below $0.50 and generate less than $500,000 in taxes. She stated that although the City's tax rate is below $0.50, the tax revenues exceed $500,000, thus disqualifying them as a small taxing unit. Councilman Dwayne Padalecki voiced his concern about the City decreasing the tax rate over the last five years, costing the City a substantial amount of revenue. Mr. Uresti responded, stating that if even though the tax rate went down, it doesn't mean the amount of tax paid by the citizen went down, because their property value may have gone up. Ms. Gonzales stated that they provide rates based on calculations from information the city provides them, they do not tell the City what rate they have to use, and it is up to the City to decide what rate to adopt for its budget purposes. Mr. Uresti quoted numbers from previous years, where although the City lowered its tax rate, it actually generated more revenue than the previous year. He stated that they would never recommend the City lower its tax rate and lose revenue. Councilman Padalecki said his other concern is the amount of time Bexar County allocates the City to adopt its tax rate. Mr. Uresti said that their tax rate calculations are conducted in the order the information they request from the cities is received. But they cannot begin their calculations until additional information from the appraisal district is received, and the deadline for the appraisal district to provide that information to the tax office is in late July. He stated that it may not seem like it, but they are getting the tax rate information to the cities in a timely manner. Ms. Gonzales confirmed, stating there are 59 jurisdictions that they calculate for, they process the municipalities first, and can normally generate the calculations within three days, coming in early and working late, thus having the tax rate calculations to the City by July 28. In response to Mayor Grimm's inquiry, Ms. Gonzales confirmed that September 30 is the deadline for the City to let Bexar County know what tax rate they selected. Mayor Grimm said that the deadline of September 30 is very tight and difficult to meet, because of all the public hearings, meetings, publications and possible election that may be required. Mr. Uresti reminded Mayor Grimm that if you don't exceed the rollback rate you don't have to have any election. Councilman Padalecki voiced that it took the city so long to reach a $0.49 tax rate and it remained that way for seven years, but in recent years the rate has been going down, and with the growth of the City, the City needs to generate more revenue in order to keep up with growing expenses, such as road work. City financial advisor Mary Jo Dylla also stated that the time line is difficult to meet due to our local newspaper only publishing once a week. Ms. Gonzales said next year the deadline for the appraisal district to certify will change to early July, allowing more time for the rest of the process. Upon request by Mary Jo Dylla, Mr. Uresti clarified again that the City can raise the tax rate to the rollback rate without having an election, but if it exceeds the rollback rate, the citizens can petition for an election to decide the tax rate. He also stated that next year, if the City proposes a tax rate that exceeds the rollback rate, an election will be an automatic requirement. Mayor Dee Grimm thanked Mr. Uresti and his staff for coming to the meeting.

5. READING AND APPROVAL OF MINUTES

The minutes to approve were from the regular City Council meeting of June 6, 2019. Councilwoman Susann Baker moved to approve the minutes as written. Councilwoman Deborah McInerney seconded the motion. Mayor Dee Grimm confirmed that it will. All were in favor of passing the minutes; the minutes were approved.
6. READING AND APPROVAL OF FINANCIAL SUMMARY

The financial summary was for May, 2019. Councilwoman Deborah McInerney moved to approve the financial summary. Councilman Dwayne Padalecki seconded the motion. All were in favor; the May financial summary was approved.

7. REPORT FROM FIRE DEPARTMENT

There was no report from the Fire Department.

8. REPORT FROM CODE COMPLIANCE

Kim Fornof was absent, so Mayor Grimm gave the Code Compliance report. There was one new home building permit and three accessory building permits issued in June.

Numerous calls were received inquiring about subdividing, city building codes, permits and zoning. For a complete report, see it on our website at sainthedwigcity.org under Code Compliance Reports.

9. REPORT FROM PLANNING AND ZONING - Discuss and Take Action

The Planning & Zoning Report was presented by Justin Jones. There have been no Planning and Zoning (P&Z) meetings since the last City Council meeting. There will be a Public Hearing for a change of zoning request for property located in the 1300 block of Pittman Road from A-1R (Agricultural/Residential) to R-2 (Single Family Residential), followed by a regular P&Z meeting on July 16 along. Mr. Jones said that he received another application for the open seats on the P&Z Commission. Mayor Dee Grimm said she would like the P&Z Commission to review the City’s current Zoning and Subdivision Ordinances for any modifications necessary. Mr. Jones states that has already been a topic with the Commission, specifically to address any conflicts between the two Ordinances.

10. CITIZENS TO BE HEARD

Mayor Dee Grimm reminded everyone that 5 minutes is allocated for each citizen to be heard and that City Council is not allowed to engage in discussion with citizens to be heard, but they are allowed to provide factual answers to questions citizens may have.

Kathy Palmer, P.O. Box 250, St. Hedwig, questioned whether there has been a resolution between the attorneys on the subdivision dispute of the property that Dollar General wanted to purchase. She stated that this property was for sale again and if there was not a resolution, what was going to be the process to prevent that sale without a plat. She also stated that the realty sign may not be in compliance with the sign ordinance.

Wanda Polasek, 13810 Naveway, had concerns about making the sharp turn on La Vernia Road, crossing Dry Hollow Creek, going the posted speed limit. She asked Council to add a center stripe down the center of the road to help draw attention to this potential hazard.
11. OLD BUSINESS

a. Roads – Receive Road Maintenance Report, and Take Action on Related Items

Councilman Caid Franckowiak presented the Road Report for June.

- Moved and cut fallen trees on Felix Rd.
- Picked up dumped junk off La Vernia, Abbott and Kusmierz Rd.
- Replaced a speed limit sign and Lupon Creek sign on Graytown Rd.
- Big Hackberry fell on St. Hedwig-Adkins Rd.

1. Miller Road Bridge Update

Mayor Dee Grimm announced that Miller Road bridge was open. However, she accessed the area and was not satisfied with the condition the construction company left it in (ie. erosion, trash). Mayor Grimm said she contacted TxDOT and they agreed to resolve the issues.

2. Matching Fund Project – Gable Road - Discuss and take action

No report. Lawyer still working on items.

b. City Park

Councilwoman Susann Baker stated that the two new park benches have arrived. One in memory of Latham Walleck and one in memory of Clifton Low.

c. Update on Monthly Crime Stats

Councilwoman Susann Baker gave the crime report. For the Month of June, 2019, there were a total of 3 crimes in the City: 1 Violent Crime, 1 Property Crime and 1 Narcotic Related. For all crime reports, please visit our website at sainthedwigcity.org

d. Update on Wireless Network Node Installation on City Roads

No report this month. Councilman John Hafner absent.

e. Historical Marker Update

Mayor Dee Grimm stated that she, Councilman Padalecki and Councilman Franckowiak will be meeting with TXDOT to get their approval for the location for the historical marker sign.
f. Selection of Candidates for Planning & Zoning Commission Open Seats

Mayor Dee Grimm announced that an application had been received from Mark Maddox to be considered for a position on the Planning and Zoning Commission and asked Council to review his application. She then asked Mr. Maddox to inform Council why he was interested in the position. Mr. Maddox stated that he moved to St. Hedwig about three years ago and with the current growth of St. Hedwig, had concerns with issues such as increased traffic and drainage. Councilwoman Susan Baker moved to appoint Mark Maddox to the Planning and Zoning Commission. Councilwoman Deborah McInerney seconded the motion. All were in favor. Mr. Mark Maddox was appointed to the Planning and Zoning Commission. Mayor Grimm asked Mr. Maddox to stay to be sworn in after the Council meeting and thanked him for volunteering to serve the community.

g. Update on Request for Qualifications for Multiple Engineering Contractors to Provide Various Services to the City to Include Permitting, Inspections and Oversight of Road Work Projects

Mayor Dee Grimm stated that there is no dissatisfaction with the current Engineering firm, but with the growth of the City, she foresees the need for the availability of other Engineering firms. She said that, as a result of the request for qualifications issued by the City, the City has prequalified nine Engineering firms to conduct future business with.

h. Request for Proposals for Road Repair Services

Mayor Grimm stated she next plans on using requesting RFQ's for prequalifying companies for City road repair services.

12. NEW BUSINESS

There was no new business to discuss.

13. ANNOUNCEMENTS

There were no announcements.

14. DETERMINE AGENDA & DATE FOR NEXT MEETING, AUGUST 1, 2019

1. Call Meeting to Order
2. Roll call & Establish a Quorum
3. Reading and Approval of Minutes
4. Reading and Approval of Financial Summary
5. Report from Fire Department
6. Report from Code Compliance
7. Report from Planning & Zoning Commission
8. Citizens to be Heard
9. Old Business
   a. Roads
      1. Miller Road Bridge
      2. Matching Fund Project on Gable Rd
   b. City Park
   c. Update on Monthly Crime Stats
10. New Business
11. Announcements
12. Determine Agenda for next meeting
11. Adjournment

15. ADJOURNMENT

Mayor Dee Grimm adjourned the meeting at 7:15 pm