1. CALL MEETING TO ORDER

Mayor Dee Grimm called the meeting to order at 7:24 pm at the St. Hedwig City Hall.

2. ROLL CALL AND ESTABLISH A QUORUM

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

3. READING AND APPROVAL OF MINUTES

The minutes to approve were from the regular City Council meeting of July 11, 2019. Councilwoman Deborah McInerney moved to approve the minutes as written. Councilman Dwayne Padalecki seconded the motion. Mayor Dee Grimm confirmed that it will. All were in favor of passing the minutes; the minutes were approved.

4. READING AND APPROVAL OF FINANCIAL SUMMARY

The financial summary was for June, 2019. Councilman John Hafner moved to approve the financial summary. Councilman Dwayne Padalecki seconded the motion. All were in favor; the June financial summary was approved.

5. REPORT FROM FIRE DEPARTMENT

There was no report from the Fire Department.

6. REPORT FROM CODE COMPLIANCE

Kim Fornof was absent, so Mayor Grimm gave the Code Compliance report. Mayor Grimm gave an update on a citizen's concern at the last meeting about a realty sign being too big. She stated that Ms. Fornof has notified the realtor that their sign was out of compliance and the realtor agreed to fix the problem. Ms. Fornof also informed the realtor of
the inherent issues in selling a piece of property less than the 5 acre minimum stated in the zoning ordinance.

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.

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

The Planning & Zoning Report was presented by Justin Jones. The next Planning and Zoning (P&Z) meeting will be August 6. Their last meeting was a Public Hearing on July 16, about a rezoning request from A-1R (Agricultural/Residential) to R2 (Single Family Residential) of property on Pittman Road. Mr. Jones said the Public Hearing was well attended and appreciated seeing all the public participation. He stated that ultimately the Commission's vote was to deny the request. Mr. Jones also said they are continuing with the review and revisions of the Zoning Ordinance and discussed the possibility of having a workshop on it. Councilman Dwayne Padalecki said he appreciated the Bexar County Sheriff's attendance at the P&Z meetings. He also asked if the City Attorney could develop a flow chart, describing the process involved when submitting a request, to help the citizens understand the process. Councilman Padalecki also pointed out that the Planning & Zoning Commissioners are appointed, not elected, and voiced his appreciation for everything they do as volunteer, non-paying officials.

8. 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.

Wanda Polasek, 13810 Naveway, requested an update on her request at the last meeting for a center stripe to be added on the sharp turn of La Vernia Road where it crosses Dry Hollow Creek. Councilman Caid Franckowiak replied that the process has started to get the stripe added. Ms Polasek also voiced her concerns about a low water crossing on La Vernia Road and asked if the City would consider adding funds to next year's budget to raise the road there.

Wendy Schaefer, 1390 Lupon Rd, announced that she has applied to be on the Planning & Zoning Commission and stated why she would like to be on the Commission.

Jessica Badillo, 3085 Kusmierz Rd #2, requested to have a "Dead End" sign put on Kusmierz Rd. Ms Badillo also stated how the building permit process was challenging and confusing, specifically on the inspections that are required and the residential plan review checklist, on what's required and what's not, and the order in which it is required.

Dennis Drouillard, 111 Soledad, Ste 339, San Antonio, wanted to just incorporate what he already said at the prior Public Hearing (see 8/1/19 City Council Public Hearing Minutes).
9. OLD BUSINESS

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

Councilman Caid Franckowiak presented the Road Report for July.

- Trees on Pittman Rd were trimmed and hauled away.
- Trash on Abbott and La Vernia Roads was picked up and hauled away.
- In the process of finishing the summertime ROW shredding.
- In the process of adding a center stripe to the sharp turn in La Vernia Road where it crosses Dry Hollow Creek.

1. Miller Road Bridge Update

Mayor Dee Grimm said that they are still in the process of cleaning up the project, but the bridge is open.

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

No report. Councilman Dwayne Padalecki said the Engineers are waiting on a land owner to recover from the hospital in order for the attorney to proceed with required documents.

b. City Park

Councilman Dwayne Padalecki said the sprinkler system is undergoing maintenance and repairs.

c. Update on Monthly Crime Stats

Mayor Dee Grimm gave the crime report in Councilwoman Susann Baker’s absence. For the Month of July, 2019, there were a total of 5 crimes (3 within the City and 2 outside the City but close to the city limit) : 2 Violent Crimes and 3 Property Crimes. For all crime reports, please visit our website at sainthedwicity.org

d. Update on Wireless Network Node Installation on City Roads

Councilman John Hafner reported that he finished the design manual and will be submitting it to the attorney for review. Other required documents are in the process of being developed.

e. Historical Marker Update

Mayor Dee Grimm stated that TXDOT gave their approval to locate the historical marker sign along FM 1346 adjacent to Lubianski’s Feed Store. She
said TXDOT has agreed to install the sign for the City. Mayor Grimm suggested installing brick around the sign, but in doing so, TXDOT said it would not be allowed in their right of way and would have to be on private property. Councilman Dwayne Padalecki stated that there would be too much involved in trying to accomplish that and moved to have the historical marker sign installed by TXDOT in the TXDOT right of way, along FM 1346, between Lubianski's Feed Store and Adkins-St Hedwig road. Councilwoman Deborah McInerney seconded the motion. All were in favor.

f. **Selection of Candidates for Planning & Zoning Commission Open Seats**

Mayor Dee Grimm announced that two applications have been received for a position on the Planning and Zoning Commission. One from Wendy Schaefer and one from Wanda Polasek. Mayor Grimm said that there was only one seat open on the Commission, but the Zoning Ordinance allows for two alternates. She asked the Council to review the applications. Councilman John Hafner moved to appoint Wanda Polasek to the Planning and Zoning Commission. Councilman Dwayne Padalecki seconded the motion. All were in favor. Wanda Polasek was appointed. Dwayne Padalecki moved to appoint Wendy Schaefer as an alternate for the Planning and Zoning Commission. Councilwoman Deborah McInerney seconded the motion. All were in favor. Wendy Schaefer was appointed as an alternate. Mayor Grimm asked Ms. Polasek and Ms. Schaefer to stay to be sworn in after the Council meeting and thanked them for volunteering to serve the community.

g. **Request for Proposals for Road Repair Services**

Mayor Dee Grimm explained that the City has prequalified a pool of Engineering firms for City Engineering services. She said she has since learned however, that prequalifying companies for City road repair services would not be beneficial to the City and therefore has retracted the request to do so. Mayor Grimm said the City will continue to follow its existing process in acquiring such services.

### 10. NEW BUSINESS

a. **The Planning & Zoning Commission's recommendation to deny a request for a change in zoning classification requested by Mr. Dennis J Drouillard of two adjacent 20.21 acre parcels (Property Identification Numbers: 1012653 and 1068779) located on FM 1518 across from Aycock Rd in Saint Hedwig, Texas. Request is to rezone both properties for a total of 40.42 acres from A-1R (Agricultural/Residential) to R-2 (Single Family Residential). Legal Description: A 40.42-acre tract of land out of the Jose Maria Bustillos Survey, No. 29, Abstract 49, C.B. 5111, City of St. Hedwig, Bexar County, Texas; Real Property Records of Bexar County, Texas in Vol. 11023, Page 525 and Vol. 11897, Page 2363**
Mayor Dee Grimm introduced City Attorney Habib Erkan. He stated to Council that the approved Future Land Use map designates the area of the rezoning request as A-1R Agricultural/Residential and that should be the focus. Mr. Erkan explained areas where legal troubles occur in zoning, such as in spot zoning, down zoning for pecuniary interest, contract zoning, or arbitrary zoning, none of which he said applied to this request. Mr. Erkan stated that the rezoning request process had been followed correctly, and it is ultimately up to Council to approve or deny the request, or continue the process if a decision cannot be reached. Mayor Grimm then open it up for discussion with Council. Councilman John Hafner stated his reasons for being in favor of the request. Councilwoman Deborah McInerney expressed her reasons for being against the request. Mayor Grimm had concerns of setting a precedence. Mr. Erkan stated that Council can either approve or deny the request and be on firm legal ground. Councilman Caid Franckowiak moved to deny the rezoning request. Councilwoman Deborah McInerney seconded the motion. Councilman Dwayne Padalecki requested a roll call vote. Councilman Padalecki, Councilman Franckowiak and Councilwoman McInerney voted in favor of the motion to deny the rezoning request. Councilman John Hafner voted against the motion to deny the request. The rezoning request was denied.

b. Budget Amendments

Mayor Dee Grimm explained the 2018-2019 budget amendments to Council. Councilman Dwayne Padalecki moved to approve the budget amendments. Councilman Caid Franckowiak seconded the motion. All were in favor. The 2018-2019 budget amendments were approved.

c. Proposed Budget

Mayor Dee Grimm explained that the 2019-2020 proposed budget is not for discussion, but is given to Council only for their review at this time. She said any proposed changes can be discussed at Council's next session.

d. Tax Rate for 2019-2020

Mayor Dee Grimm explained the tax rate process, how accepting the effective tax rate provided by Bexar County would generate the same amount of tax revenue as last year and how accepting anything above the rollback tax rate provided by Bexar County could require an election to determine the rate. She also stated that any proposed tax rate greater than the effective rate will require two public hearings. Councilman Dwayne Padalecki reminded everyone that the city has dropped the tax rate for the last five years, and it costs the City $100,000.00 to pave one mile of road. He stated that the City needs to prepare for future expenditures and recommends an increase in the tax rate to Council. Councilwoman Deborah McInerney agreed with Councilman Padalecki's concerns. Councilman Dwayne Padalecki moved to pass Resolution 1906, accepting a proposed 2019-2020 tax rate of $0.430000 per $100 valuation,
Councilman Caid Franckowiak seconded the motion. All were in favor. Resolution 1906 was passed.

e. **Temporary Speed Reduction on Loop 1604**

Mayor Dee Grimm explained to Council that TXDOT is asking for a temporary speed reduction on the portion of Loop 1604 that falls within the City Limits of Saint Hedwig (in the vicinity of FM 1346) to improve safety during construction on the expansion of Loop 1604 from Martinez Creek to Abbott Road. She said this can be accomplished through a Texas Commission Order or through City Ordinance 1907. Councilman Dwayne Padalecki moved to allow the speed reduction through Texas Commission Order. Councilwoman Deborah McInerney seconded the motion. All were in favor. Texas Commission Order will establish the temporary speed reduction.

12. **ANNOUNCEMENTS**

Chicken fried steak dinner at the American Legion on August 23. Congress passed the American Legion Act, allowing anyone who served from December 7, 1941 to date, eligibility to join the American Legion.

13. **DETERMINE AGENDA & DATE FOR NEXT MEETING**

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
13. Adjournment

15. **ADJOURNMENT**

Mayor Dee Grimm adjourned the meeting at 8:35 pm