

Mayor
Dee Grimm

Council Members
Dwayne Padalecki
Susann Baker
Caid Franckowiak
Deborah McInerney
John Hafner

City Secretary
Janice Staudt

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APPROVED MINUTES
of the Regular City Council Teleconference Meeting

February 4, 2021

1. CALL MEETING TO ORDER

Mayor Dee Grimm called the teleconference meeting to order at 7:30 pm.

2. ROLL CALL AND ESTABLISH A QUORUM

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

Mayor Dee Grimm called for a change in order of the agenda to allow Bexar County Commissioner Tommy Calvert to speak first. Mayor Grimm then introduced Commission Calvert, who in turn, introduced some Bexar County staff; Public Works Director Renee Green, Development Services Director Bob Brach, Commissioner Calvert's Chief of Staff Amy Putney, and Senior Advisor and Director of Communications Aaron Chasen.

9. NEW BUSINESS

- B. Discussion of Drainage Issue on Abbott Road and FM 1518 from Housing Subdivisions**
- C. Commissioner Calvert – Discussion on Building & Subdivision Growth in Saint Hedwig Area**

County Commissioner Tommy Calvert addressed the drainage issue on Abbott road and FM 1518 as a result of the nearby new housing developments. He presented slides on the Abbott road low water crossing, and a development map, and said Bexar County studied the amount of water flow from this area, which resulted in the requirement of a water detention pond to slow the flow down. In addition, he said the developer will be installing three culverts, secured by a warranty bond, under Abbott road, at the developer's expense. Commissioner Calvert added that Bexar County will acquire and maintain a 1.46-acre drainage easement on the south side of Abbott road.

Bexar County Development Services Director Bob Brach explained that Bexar County evaluated not only the volume of water but also the speed of the water flow, and although it is still considered to be a "proceed with caution" non-dangerous low water crossing, they worked with the developer to improve it, by getting the culverts installed and acquiring a drainage easement.

Councilwoman Deborah McInerney voiced her concerns that this area was not a drainage issue before, but became a drainage issue because of the development. She said this has been a concern and has been discussed for two years and it still has not been corrected. Commissioner Calvert reassured her that it is being addressed now with the installation of the culverts.

Councilman John Hafner voiced his concern that Saint Hedwig is now becoming the dumping ground for all the water runoff from these new developments. Commissioner Calvert said if the developers follow the law in their property acquisition, he does not have additional powers to control this growth, and his district has the most developable land in Bexar County with desirable school districts, and in the next 50 years Bexar County's growth will be in eastern Bexar County.

Bexar County Public Works Director Renee Green emphasized that the existing flow across Abbott road at the problem location was 284 cubic feet per second (cfs), and through the subdivision platting, they ensured the developer would maintain that existing level of flow or reduce it. She said the developer put in a detention basin to contain the additional runoff and they reduced the flow across Abbott road to 260 cfs. By doing this she said, the developer met their requirement, but Bexar County wanted to put the culverts in so the water would travel under the road for the traveling public safety. Ms. Green said the developer thus agreed to put in the culverts and Bexar County agreed to acquire and maintain the required drainage easement. Saint Hedwig Code Compliance Officer Kim Fornof asked if the land owner is aware of Bexar County's plan to acquire their property for the drainage easement. Ms. Green responded that Bexar County has not contacted the land owner yet, but will soon, to discuss compensation for that acquisition. Ms. Fornof asked if Bexar County could, in the future, inform Saint Hedwig of such easements in the city prior to the design. Ms. Green confirmed they would.

Councilman Dwayne Padalecki asked Ms. Green if their evaluation of the water flow across Abbott road took into consideration the other subdivisions being developed in that area too. Ms. Green responded that those other subdivisions must meet the same criteria, that whatever amount of water was entering and leaving their property before the development, must be maintained or lowered after the development, which may also result in the need of a retention pond. Mr. Brach added that when they evaluate the drainage for an area, they do so as if the whole water shed area is developed, denser than just the area that is being proposed at that time. He also explained that the red boxes on the development map they presented, indicate the limits of the subdivision plats in the Saint Hedwig Extraterritorial Jurisdiction (ETJ), and there is a total of 42.

Councilwoman Deborah McInerney relayed a concern from a citizen concerning the additional water runoff due to more asphalt opposed to farmland. Ms. Green responded that they look at the impervious cover verses the green spaces and that's why the detention pond exists, so that the water flow and volume does not increase. She said they can't control land use, but can be sure that these developments don't have a negative impact on any of the people downstream. Councilwoman McInerney added that the additional runoff concern also applies to the local creeks, which already make some roads impassable when flooded. Commissioner Calvert said they are also in charge of flood control and that's why they try to assure that the water shed is the same after development as it was before development. Ms. Green added that Bexar County works closely with the San Antonio River Authority (SARA), who does water shed planning for all water sheds, not just the San Antonio River water shed. She said the City of San Antonio, SARA, Bexar County and a representative from the suburban cities meet every other month to discuss water issues, so they are very in tuned to what the issues are and areas that are prone to flooding. Commissioner Calvert informed that the elected representative for Precinct 4 on the SARA board is Jim Campbell. He concluded, saying he recognizes that there will be growing pains with development, is open to discuss these issues, and to hear feedback to help resolve the issues.

Concerning additional growth, Mayor Dee Grimm asked to get a better cooperative process for some of the County services, the first being animal control. She said at one time, Saint Hedwig had an agreement with Bexar County, that for a cost, Bexar County would come out and take care of some of the animal control issues, but she's now being told it is a city issue and Bexar County will not help. Councilman Dwayne Padalecki confirmed the city had such an agreement with Bexar County regarding animal control. Commissioner Calvert said it wasn't authorized by him to discontinue this agreement and will research it and try to initiate it again.

Mayor Grimm said the other issue with Bexar County related to the additional growth is police protection and would like to see some additional police presence. Commissioner Calvert said they need to set up action based on probable causes. He added that they have a lot of territory to cover and they are under staffed, but will try to assist. Mayor Grimm noted that at one time the City received crime stat reports but are no longer receiving them. Councilwoman Susann Baker said the person who used to provide the reports to the City retired, but she would like to receive them again. Commissioner Calvert didn't think that would be a problem. He also reminded everyone of the first Sheriff's Substation in the history of the county, located at Loop 1604 and Rocket Lane in Converse, whose facility has a huge community room available for the City's use, and will try to arrange a relationship between the Council and the Sheriff Substation. Mayor Grimm responded that she is happy to build that relationship, and thanked Commissioner Calvert and his staff for attending the meeting.

3. READING AND APPROVAL OF MINUTES

The minutes to approve were from the January 7, 2021 City Council Teleconference Meeting. Councilwoman Susann Baker moved to approve the minutes as written. Councilman

John Hafner seconded the motion. All were in favor. The January 7, 2021 City Council Teleconference Meeting minutes were approved.

4. READING AND APPROVAL OF FINANCIAL SUMMARY

The financial summary to approve was for December, 2020. Councilman John Hafner moved to approve the December, 2020 financial summary. Councilwoman Susann Baker seconded the motion. All were in favor. The December, 2020 financial summary was approved.

5. REPORT FROM CODE COMPLIANCE

Code Compliance Officer Kim Fornof presented the January report.

Ms. Fornof reported she has been successful in getting people in compliance.

Mayor Dee Grimm referenced Item #3 on Ms. Fornof's report, and said a developer was wanting to purchase property within the city limits on the south side of Abbott road to construct a tract home type subdivision. She said after she explained to them that, because it is within the Saint Hedwig city limits, a zoning variance would have to be acquired and the minimum size lot would have to be 2.5 acres, they lost interest.

Ms. Fornof then asked Commissioner Calvert how to handle the situation in Item #7 on the report, where a citizen in Saint Hedwig's extraterritorial jurisdiction (ETJ) complained that a contractor released a torrent of water from an elevated tank, which washed away all the gravel on his road, Mesquite Woods. Commissioner Calver said that would fall under their Storm Water Division, which has peace officers who ensure compliance with the environmental codes, and they could look into the matter.

Councilwoman Deborah McInerney inquired about a new gateway built near Abbott and Stapper road. Ms. Fornof referred her to Item #9 on the report, and noted it was a privately owned entrance to a minimum 5-acre parcel, that they were following Bexar County culvert guidelines, and they were notified of Saint Hedwig's building permit process.

Councilman Dwayne Padalecki confirmed with Ms. Fornof that the citizen complaining in Item #7 on the report resides in the ETJ and not within the Saint Hedwig city limits.

For a complete report, see it on our website at sainthedwigcity.com under "Building & Development", "Code Compliance".

6. REPORT FROM PLANNING AND ZONING

Planning and Zoning (P&Z) Commission Chairman, Mr. Charles Mais presented the report. He reported P&Z received two variance requests from The Rock United Methodist Church (UMC), the first to exceed the City Ordinance's maximum sign height requirement, from 8 feet to 14 feet, and the second requesting continuous 24 hour, 7 days a week (24-7) illumination of the sign, opposed to 6:00 a.m. to 8:00 p.m. per Ordinance. He also reported that Code Compliance has issued some stop work orders within the city for noncompliance.

Mr. Mais said there were four "Citizens to be Heard" at their last meeting, who voiced concerns about possible compliance violations at 4435 Stapper road, which included multiple trailers on the property with a lot of people coming and going, the property having a junkyard appearance, and the witness of a man urinating in the street. Mr. Mais also said P&Z had several dates that they would be available to meet with the City Council for the workshop to review the Zoning Ordinance revisions/changes. He then informed Mayor Grimm and City Council that Commissioner Justin Jones has not been attending the P&Z meetings and recommended replacing him with P&Z Alternate, Wendy Schaefer, who has been in attendance regularly. Mayor Grimm responded that the decision to remove Commissioner Jones from P&Z and select a replacement, if required, will either be placed on the next City Council meeting agenda or a Special Held Meeting will be scheduled to do so.

7. 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 Nave Way, inquired if there were any updates on Green Bexar Farm, on FM 1346 just inside the city limits. She said it appears they are operating a commercial business in a non-commercial area, and was wondering if the City has received a variance request from them, for she didn't want a precedence established of getting forgiveness instead of permission. She also said she knows the City does not have enough staff to support her request, but would like the City to take the initiative to contact anyone who may not be in compliance with the zoning, before the owner invests too much into their endeavor. Mayor Dee Grimm responded with the fact that the City's Code Compliance Officer does respond and take action when notified of possible zoning or other noncompliance. Councilwoman Deborah McInerney asked if something could be put on the city's website about this issue to better inform the citizens. Mayor Grimm reminded Councilwoman McInerney that Council could not discuss Ms. Polasek's request at this time, but could put the topic on the next meeting agenda.

Karen Geramo, 4435 Stapper Rd #16, stated she had concerns about the flooding issue at Abbott road and FM 1518 and whether the culverts were enough to solve it. She also clarified that the property mentioned during the P&Z meeting's "Citizens to be Heard", was 4435 Stapper road #1, a 5.5-acre lot in Saint Hedwig Estates, on the corner of Stapper road and the dirt road. Ms. Geramo said when the property sold, a huge mobile home replaced a small trailer that was originally there, and the new mobile home does not meet the required setbacks. She added that there are multiple junk trailers on the property that people are living in, which appear to not have any connections to septic, and a junk abandoned mobile home also exists on the property. Ms. Geramo then voiced her opposition to allowing The Rock UMC illuminate their sign 24-7, reminding everyone of the City's Ordinance regarding light pollution, for LED lights are bright. Finally, Ms. Geramo said she found the virtual (teleconference) meetings favorable and asked if the City could continue having them that way. Mayor Dee Grimm responded that once the COVID-19 restrictions are lifted, the City will go back to having in-person public meetings.

William and Dina Schievelbein, 4435 Stapper Rd #2, wanted their concerns to be heard about the property located on the corner of Stapper and Abbott road. Dina Schievelbein said there is trash, a pile of old tires, numerous junk vehicles and trailers on the property, a lot of people traveling in and out of the property, and a neighbor witnessed a man from there urinating on the street. She also said people are living in the junk trailers, which have no water or electricity. William Schievelbein added he's concerned about the safety hazard of the numerous extension cords being used, especially if being used to power heaters in the trailers.

8. OLD BUSINESS

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

1. Road Report

Councilman Caid Franckowiak said besides the current road rehabilitation project, which will be discussed later on the agenda, there is nothing to report.

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

City Engineer Jess Swaim reported that the plans are complete and the bidding documents have been prepared, and once he and Councilman Dwayne Padalecki meet with the neighboring property owners, it will be ready to go out for bids. Mayor Dee Grimm notified everyone that TxDOT granted a 6-month extension on this project.

3. Silesia Drive – Update on Silesia Drive Deficiency Issues

Mayor Dee Grimm said the City Attorney has received some paperwork on this item, but has not had time to review it.

4. Status of 2020 Roadway Rehabilitation Project

City Engineer Jess Swaim reported that the Contractor used the wrong rock on Miller road, but will be reapplying the correct rock at the Contractor's expense. He said the Contractor requested to work on Saturday, which he approved, but will be sure an inspector is present. Mr. Swaim anticipates it to be complete by the beginning of next week. Councilman Dwayne Padalecki thanked the Council for approving the extra cost to slightly widen Lupon road, he thanked the citizens for their patience throughout the job, and thanked Mr. Swaim for performing a good work.

B. City Park

Councilman Dwayne Padalecki reported he's still working with the City Engineer on the walkway distance signs. He added that there isn't enough money in this year's budget to installed restrooms in the park, but will be adding more concrete pads for park benches and possibly more trees.

C. Reschedule Workshop for the City Council and the Planning & Zoning Commission to Review Revisions to the Zoning Ordinance

Mayor Dee Grimm said the Planning and Zoning Commission has submitted their available dates in March and asked Council to let the City Secretary know when they are available for the workshop.

D. Update on Green Valley SUD proposed project to service wastewater system to the Clearwater Creek residential District

There were no updates.

E. Update on Internet Services for the City

Councilman John Hafner said there are no updates, but should have something by the next meeting.

F. COVID-19 Coronavirus Update

Mayor Dee Grimm said she didn't really have any additional information, but there seems to be a downward trend in hospitalization and infections, and the vaccine is starting to be distributed. She emphasized that everyone still needs to keep their guard up and that social distancing and no large gatherings over ten are still in effect.

G. Update on May 1, 2021 Election

Mayor Dee Grimm announced that the next St. Hedwig General Election will be May 1, 2021, to elect City Council Place 1, 3 and 5, the filing period for a candidate to file an application for a place on the ballot is January 13, 2021 through February 12, 2021 (5:00 p.m.), and you can find the information on the city website.

H. Consideration of Future Staffing Needs for the City

Mayor Dee Grimm reminded everyone of the need for additional city staffing due to the city's growth, was discussed at the last meeting, and she has since researched the Town Marshall position through the State Marshalls Association and mayors of similar size towns, to determine what the duties and salary for such a position would be.

Councilwoman Susann Baker recommended that a line item in next year's budget should be added to cover the cost of any future staffing, and the priority should be a Town Marshall, to help with public safety and code compliance.

9. NEW BUSINESS

A. Emergency Management Coordinator Notification

Mayor Dee Grimm said it is a requirement that all cities are responsible for the safety and well-being of its citizens in time of emergencies and disasters. She said that cities have the option to develop and manage their own emergency management program, which consists of writing an emergency management plan and having an emergency manager/coordinator, or enter an agreement with Bexar County, where the city uses Bexar County's plan and coordinator. Mayor Grimm said Saint Hedwig has had this agreement with Bexar County for many years, but every year the City must reaffirm the agreement, and since it is within the jurisdiction of the Mayor to make that decision, she has done so. She noted that all the other 27 cities within Bexar County also participate in the agreement to use Bexar County's emergency management plan and coordinator.

10. ANNOUNCEMENTS

Wanda Polasek asked everyone to show their support for all the children who work hard to show their animals at and participate in the upcoming rodeo.

Councilman John Hafner announced that the American Legion and Auxiliary are available for anyone in need of assistance.

11. DETERMINE DATE FOR NEXT MEETING

The next City Council meeting will be held March 4, 2021.

12. ADJOURNMENT

Mayor Dee Grimm adjourned the teleconference meeting at 9:11 pm