

Niederwald City Council
January 6, 2026, Council Meeting Minutes

The following represents the actions taken by the Niederwald City Council in the order they occurred during the City Council meeting.

Mayor Pro Tem called the meeting to order at 7:00 p.m.

Roll was called. The council members in attendance were:

Cheryl Williams
Stephanie Reyes
Ernesto Madrigal
Emily Iverson
Alex Corpus

City Secretary Zach Cronshey and City Attorney Luke Cochran were also in attendance.

A moment of silence was observed.

Pledges to the American and Texas Flags.

Presentations: None

Agenda Item 1. Discussion and possible action on the minutes from the December 3, 2025 special called City Council meeting.

Synopsis: Council reviewed the minutes from the December 3, 2025 special called City Council meeting. Minor discussion occurred regarding including the final dollar amount for agenda item 4.

Motion: Council Member Emily Iverson made a motion to approve the minutes as noted. The motion was seconded by Council Member Cheryl Williams.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 2. Discussion and possible action on Financials for October and November 2025.

Synopsis: Council reviewed the October and November 2025 financial statements. Discussion included questions regarding a loss on assets, health insurance expense balances, Paloma Meadows revenues, and other line-item clarifications. Council requested follow-up and clarification on certain balances prior to approval.

Motion: No action taken.

Agenda Item 3. Discussion and possible action on paying outstanding bills in excess of City Secretary's authorized limits.

Synopsis: The City Secretary presented outstanding bills, including animal control services, appraisal district fees, TCEQ-related charges, utilities, engineering reviews, and professional services. Council discussed specific line items and service agreements.

Motion: Council Member Stephanie Reyes made a motion to approve payments of outstanding bills in excess of the City Secretary's authorized spending limit. The motion was seconded by Council Member Emily Iverson.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 4. Discussion and possible action regarding site development permit application for property owned by Ostrich Properties located at 12397 Camino Real.

Synopsis: Council heard public comments from the property owner and contractor regarding statutory permit deadlines, permit fees, and refund requests. Council entered executive session for consultation with legal counsel at 7:24 p.m. and returned to open session at 7:54 p.m. without taking action.

Motion: No action taken.

Agenda Item 5. Discussion and possible action regarding updates to the existing City Clerk position, including approval of a revised job description and authorization to post the position.

Synopsis: Council discussed revisions to the City Clerk job description, including additional duties related to Public Information Act requests and statutory deadline tracking. Council discussed part-time versus full-time status, compensation, and benefits.

Motion: Council Member Stephanie Reyes made a motion to approve the revised City Clerk job description as amended and authorize posting the position as a full-time position at \$20.00 per hour. The motion was seconded by Council Member Emily Iverson.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 6. Discussion and possible action on approval of a First Amendment to the Tri-Party Agreement for Camino Real to modify the timing and method of payment of Hays County subdivision review fees.

Synopsis: Council reviewed the proposed amendment allowing Hays County subdivision review fees to be paid directly to the county rather than through the City.

Motion: Council Member Emily Iverson made a motion to approve the First Amendment to the Tri-Party Agreement for Camino Real. The motion was seconded by Mayor Pro Tem Ernesto Madrigal.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 7. Discussion and possible action regarding a Municipal Services Agreement between the City of Niederwald and Cadence Infra, LLC for the 10.02-acre tract of land in Hays County requesting annexation.

Synopsis: Council discussed the proposed Municipal Services Agreement as the first step in the annexation process.

Motion: Council Member Emily Iverson made a motion to approve the Municipal Services Agreement between the City of Niederwald and Cadence Infra, LLC. The motion was seconded by Council Member Alex Corpus

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 8. Discussion and possible action regarding a resolution setting a public hearing on a proposed annexation of the 10.02-acre tract of land owned by Cadence Infra, LLC in Hays County requesting annexation.

Synopsis: Council discussed scheduling a public hearing in compliance with statutory notice requirements.

Motion: Council Member Cheryl Williams made a motion to set a public hearing on the proposed annexation for the February 3, 2026 City Council meeting. The motion was seconded by Council Member Emily Iverson.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 9. Discussion and possible action regarding a request from GRBK Edgewood LLC for an accounting and potential refund of unexpended funds under the Covered Wagon Professional Services Reimbursement Agreement.

Synopsis: Council heard a request for an accounting and discussed prior expenditures and remaining balances. Council directed staff to provide the requested documentation.

Motion: Mayor Pro Tem Ernesto Madrigal made a motion to provide the requested accounting records. The motion was seconded by Council Member Emily Iverson.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes

Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 10. Discussion and possible action on adoption of the 2025 Hays County Multi-Jurisdictional Hazard Mitigation Plan and approval of an adoption resolution to maintain eligibility for FEMA and State hazard mitigation funding.

Synopsis: Council discussed adoption of the plan to maintain eligibility for FEMA and state mitigation funding.

Motion: Council Member Emily Iverson made a motion to approve the adoption resolution. The motion was seconded by Mayor Pro Tem Ernesto Madrigal.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 11. Discussion and possible action to update the City's authorized representatives and account access for the Texas Local Government Investment Pool (TexPool).

Synopsis: Council discussed authorized signatories for TexPool accounts.

Motion: Mayor Pro Tem Ernesto Madrigal made a motion to designate Council Members Emily Iverson and Stephanie Reyes as authorized representatives. The motion was seconded by Council Member Alex Corpus.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 12. Discussion and possible action to update the City's designated Emergency Management Liaison and authorized contacts for emergency management purposes.

Synopsis: Council discussed updating emergency management contacts for coordination purposes.

Motion: Council Member Cheryl Williams made a motion to update the designated Emergency Management liaison and authorized contacts to Ernesto Madrigal. The motion was seconded by Council Member Emily Iverson.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 13. Discussion and possible action to authorize updates to and submission of the City's Texas Division of Emergency Management (TDEM) 147 Emergency Contact Form, including designation of emergency management contacts and authorization for the presiding officer to execute the form pursuant to Texas Government Code § 418.101.

Synopsis: Council discussed maintaining updated emergency management documentation and points of contact.

Motion: Council Member Emily Iverson made a motion to appoint Mike Jones as Emergency Management Coordinator and appoint Council Member Stephanie Reyes as liaison, and to authorize submission of the TDEM-147 form. The motion was seconded by Mayor Pro Tem Ernesto Madrigal.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 14. Discussion and possible action to authorize the City to evaluate and obtain cost estimates for site modifications necessary to accommodate a municipal dumpster and service vehicle access, including entrance clearance, pavement protection, and related site constraints.

Synopsis: Council discussed access limitations, entrance clearance, and potential site modification options. Council directed staff to obtain cost estimates for multiple alternatives.

Motion: Council Member Emily Iverson made a motion to authorize the City to evaluate and obtain cost estimates for site modifications. The motion was seconded by Mayor Pro Tem Ernesto

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 15. Discussion and possible action to designate interim points of contact and signature authority for grant administration and emergency management matters during the City's administrative transition.

Synopsis: Council discussed interim designation of administrative contacts for grant coordination and emergency management programs.

Motion: Council Member Emily Iverson made a motion to designate Mayor Pro Tem Ernesto Madrigal as the City's primary administrative point of contact and authorized elected official for grant and emergency management matters. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 16. Discussion and possible action on request for compensation for additional hours worked by City Clerk.

Synopsis: Council discussed review of additional hours worked and estimated compensation.

Motion: Council Member Cheryl Williams made a motion to approve additional compensation up to \$2,000.00 for hours worked by the City Clerk, pending secondary council review. The motion was seconded by Mayor Pro Tem Ernesto Madrigal.

Vote:

Cheryl Williams – Yes
Stephanie Reyes – Yes

Ernesto Madrigal – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Announcements:

Next City Council Meeting: Tuesday, February 3, 2026.

The Meeting adjourned at 8:54 p.m.

Attest:

Ernesto Madrigal, Mayor Pro Tem
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald