

Niederwald City Council
February 3, 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.

Council Member Emily Iverson called the meeting to order at 7:07 p.m.

Roll was called. The council members in attendance were:

Jedidiah Webb
Stephanie Reyes
Emily Iverson
Alex Corpus

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

Absent: Ernesto Madrigal

A moment of silence was observed.

Pledges to the American and Texas flags.

Presentations: None

PUBLIC HEARING AND ACTION ITEM

Public Hearing on Proposed Annexation of Approximately 10.02 Acres Located on Schubert Lane

The public hearing was opened at 7:08 p.m. for the purpose of receiving public comment and testimony regarding a proposed annexation to enlarge and extend the boundary limits of the City of Niederwald, Texas, to include approximately 10.02 acres of land out of the Otis G. Ellis Survey, Abstract No. A-167, located on Schubert Lane in Hays County, Texas, said tract being contiguous and adjacent to the existing city limits.

Representatives for the property owner provided an overview of the proposed annexation, including subdivision concepts, lot sizing, floodplain considerations, and FEMA floodplain mapping. Council asked clarifying questions regarding floodplain location, buildable areas, and proposed development layout. No additional public comments were received.

The public hearing was closed at 7:11 p.m., and the council reconvened in open session.

Discussion and possible action on an ordinance annexing approximately 10.02 acres of land located on Schubert Lane.

Synopsis: Council discussed adoption of the annexation ordinance and clarified that subdivision review and plan approval would occur at a later stage following annexation into the City limits.

Motion: Council Member Jedidiah Webb made a motion to approve the ordinance annexing the property. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 1. Discussion and possible action on the minutes from the January 6, 2026 and January 27, 2026 City Council meeting.

Synopsis: Council confirmed that the minutes reflected the correct dates and accurately documented prior Council actions.

Motion: Council Member Stephanie Reyes made a motion to approve the minutes from the January 6, 2026 and January 27, 2026 City Council meetings. The motion was seconded by Council Member Emily Iverson.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 2. Discussion and possible action on financial matters and transactions related to the FY 2025–2026 budget.

Synopsis: The City Secretary reviewed financial reports, recent deposits, and budget line-item corrections, including health insurance and accounting categorizations. Council discussed revenue trends, building permit activity, grant funding timing, and budget preparation responsibilities. Council expressed general confidence in the City’s financial position.

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 inspection services, utilities, publication costs, appraisal district charges, software subscriptions, and engineering invoices. Council discussed reimbursement through developer deposits and ongoing service agreements.

Motion: Council Member Stephanie Reyes made a motion to approve payment of outstanding bills in excess of the City Secretary's authorized spending limits. The motion was seconded by Council Member Alex Corpus.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 4. Discussion and possible action on a resolution establishing the regular City Council meeting schedule to be held twice a month on the first and third Tuesday of each month.

Synopsis: Council discussed meeting scheduling and agreed that holding meetings on the 1st and 3rd Tuesday of each month would improve consistency and efficiency.

Motion: Council Member Emily Iverson made a motion to adopt the resolution establishing regular City Council meetings on the 1st and 3rd Tuesday of each month. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 5. Discussion and possible action on a Resolution of Support for Hays County's application to the Capital Area Metropolitan Planning Organization (CAMPO) for construction funding for the FM 2001 East project, from Graef Road to existing FM 2001 southeast of SH 21.

Synopsis: Council discussed the proposed roadway improvements, traffic impacts, and the purpose of providing municipal support to strengthen the County's grant application. No matching funds were required from the City.

Motion: Council Member Emily Iverson made a motion to adopt the resolution of support. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 6. Discussion and possible action on a Resolution of Support for Hays County's application to the Capital Area Metropolitan Planning Organization (CAMPO) for engineering and design funding for the FM 2001 Gap project in Precinct 1, from existing FM 2001 to Graef Road.

Synopsis: Council discussed the proposed bypass alignment, anticipated traffic relief, and long-term planning considerations. The resolution was intended to support the County's grant competitiveness.

Motion: Council Member Emily Iverson made a motion to adopt the resolution of support. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 7. Discussion and possible action authorizing the Mayor Pro Tem to sign grant-related documents for the Resilient Communities Program on behalf of the City of Niederwald.

Synopsis: Council discussed revisions to the grant application to update the authorized representative due to administrative changes. The grant did not require matching funds.

Motion: Council Member Stephanie Reyes made a motion to authorize the Mayor Pro Tem to sign grant-related documents for the Resilient Communities Program. The motion was seconded by Council Member Emily Iverson.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Emily Iverson – Yes
Alex Corpus – Yes

Motion passed.

Announcements: The next regular City Council meeting will be held on Tuesday, February 17, 2026, pursuant to the newly adopted meeting schedule.

The Meeting adjourned at 8:04 p.m.

Attest:

Ernesto Madrigal, Mayor Pro Tem
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald