

Niederwald City Council
February 17, 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 Ernesto Madrigal called the meeting to order at 7:01 p.m.

Roll was called. The council members in attendance were:

Jedidiah Webb
Stephanie Reyes
Ernesto Madrigal
Emily Iverson
Alex Corpus

City Secretary Zach Cronshey was also in attendance.

A moment of silence was observed.

Pledges to the American and Texas flags.

Presentations: None

PUBLIC HEARING

The Public Hearing shall be conducted for the purpose of receiving public comments and testimony regarding a proposed zoning change to amend the City of Niederwald's Official Zoning Map to rezone property located at 100 El Dorado Drive, Niederwald, Texas, legally described as Las Estancias Subdivision, Block D, Lot 22, from Light Retail (LR) to General Business (GB) zoning.

At 7:02 p.m., the Council closed the regular meeting and opened the public hearing.

The City Secretary confirmed that all required public notices were published and mailed in accordance with state law.

Council discussed potential impacts of rezoning, including permitted uses under General Business zoning, proximity to residential properties, traffic concerns, and operational considerations. No members of the public spoke during the hearing.

At 7:03 p.m., the public hearing was closed, and the Council reconvened in open session.

Agenda Item 1. Discussion and possible action on an ordinance amending the City of Niederwald's Official Zoning Map to rezone property located at 100 El Dorado Drive, Niederwald, Texas, legally described as Las Estancias Subdivision, Block D, Lot 22, from Light Retail (LR) to General Business (GB).

Synopsis: Council discussed requesting additional information from the applicant and considering the option of a Conditional Use Permit rather than a full zoning change.

Motion: Council Member Ernesto Madrigal made a motion to table the item and direct staff to contact the applicant to request additional information regarding the proposed use of the property. The motion was seconded by Council Member Emily Iverson.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Ernesto Madrigal – Yes

Emily Iverson – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 2. Discussion and possible action on the minutes from the February 3, 2026 City Council meeting.

Synopsis: Council reviewed the minutes of the February 3, 2026 City Council meeting. No corrections were noted.

Motion: Council Member Stephanie Reyes made a motion to approve the minutes of the February 3, 2026 City Council meeting. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Ernesto Madrigal – Abstain

Emily Iverson – Yes

Alex Corpus – Yes

Motion passed.

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

Synopsis: The City Secretary presented additional invoices, including inspection services and legal services.

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

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Ernesto Madrigal – Yes

Emily Iverson – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 4. Discussion and possible action on the appointment of a Council Member as Mayor Pro Tem.

Synopsis: Council Member Emily Iverson expressed her interest in becoming Mayor Pro Tem.

Motion: Council Member Ernesto Madrigal made a motion to appoint Council Member Emily Iverson as Mayor Pro Tem. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Ernesto Madrigal – Yes

Emily Iverson – Abstain

Alex Corpus – Yes

Motion passed.

Agenda Item 5. Discussion and possible action to authorize the City of Niederwald to apply for membership in the Texas SmartBuy Cooperative Purchasing Program and to adopt a resolution approving participation and authorizing designated officials to execute all required application and enrollment documents.

Synopsis: Council discussed administrative requirements including designation of primary and secondary contacts.

Motion: Council Member Emily Iverson made a motion to authorize the City of Niederwald to apply for membership in the Texas SmartBuy Cooperative Purchasing Program, adopt the resolution approving participation, designate the City Secretary as primary contact and the City

Clerk as secondary contact, and authorize execution of all required application and enrollment documents. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Ernesto Madrigal – Yes

Emily Iverson – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 6. Discussion and possible action to approve a change to the City of Niederwald’s designated Fund Contact(s) for the Texas Municipal League Intergovernmental Risk Pool and to authorize the Mayor Pro Tem to execute the required Fund Contact Change form.

Synopsis: Council discussed updating the City’s designated point of contact for the Texas Municipal League Intergovernmental Risk Pool due to administrative changes.

Motion: Council Member Emily Iverson made a motion to approve the change to the City’s designated point of contact and authorize execution of required forms. The motion was seconded by Council Member Ernesto Madrigal.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Ernesto Madrigal – Yes

Emily Iverson – Yes

Alex Corpus – Yes

Motion passed.

Council Member Alex Corpus exited the meeting at 7:40 p.m. A quorum remained present.

Agenda Item 7. Discussion and possible action on authorizing a small park project at City Hall, to include an engineer, playset, playground-grade mulch, and a solar shade structure.

Synopsis: Council discussed cost estimates, safety standards, procurement options, engineering review, and phased park development.

Motion: Council Member Emily Iverson made a motion to authorize the City Engineer to review the proposed playground project and bring recommendations back to Council at the next meeting. The motion was seconded by Council Member Ernesto Madrigal.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes

Motion passed.

Agenda Item 8. Discussion and possible action on funding the City Hall parking lot project.

Synopsis: Council discussed engineered requirements, bid specifications, ADA accessibility adjustments, and driveway width considerations.

Motion: Council Member Stephanie Reyes made a motion to authorize the City Secretary to obtain the necessary engineered specifications and information required to solicit bids for the City Hall parking lot project. The motion was seconded by Council Member Emily Iverson.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes

Motion passed.

Agenda Item 10. Discussion and possible action on a Resolution regarding annexation of the City-owned park property into the City limits.

Synopsis: Council discussed required public hearing procedures and publication timelines.

Motion: Council Member Emily Iverson made a motion to approve the resolution setting public hearings for March 17, 2026 and April 7, 2026 to consider annexation of the City-owned park property into the City limits. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Ernesto Madrigal – Yes
Emily Iverson – Yes

Motion passed.

Agenda Item 9. Discussion and possible action on reassignment of the LCRA grant application for handicap/ADA accessibility improvements to City Hall, including door accessibility improvements and/or re-leveling of the building.

Synopsis: Council discussed modifying the LCRA grant application to prioritize ADA-compliant improvements at City Hall, including accessibility upgrades to entry doors.

Motion: Council Member Emily Iverson made a motion to approve the reassignment of the LCRA grant application for handicap/ADA accessibility improvements to City Hall and this motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Ernesto Madrigal – Yes

Emily Iverson – Yes

Motion passed.

Announcements:

The Meeting adjourned at 8:15 p.m.

Attest:

Emily Iverson, Mayor Pro Tem
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald