

Niederwald City Council
March 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 7:02 p.m.

Roll was called. The council members in attendance were:

Jedidiah Webb
Stephanie Reyes
Emily Iverson
Ernesto Madrigal
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

Public Comment: John Spezia addressed the Council regarding concerns related to floodplain and floodway regulations affecting property located along FM 2001. Mr. Spezia stated that he submitted documentation outlining concerns about potential alterations to the floodplain without the appropriate permits or engineering studies.

Agenda Item 1. Discussion and possible action on approving the 2025 financial audits conducted by Donald Allman and authorizing payment.

Synopsis: The City's auditor, Donald Allman, CPA, presented the results of the City's 2025 financial audit. Mr. Allman reviewed financial highlights including total assets, liabilities, revenues, expenditures, and net position. The report reflected an increase in the City's net position and indicated that the City remains in a strong financial position.

Motion: Council Member Stephanie Reyes made a motion to approve the 2025 financial audit conducted by Donald Allman and authorize payment. The motion was seconded by Council Member Ernesto Madrigal.

Vote:

Jedidiah Webb – Yes

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

Motion passed.

Agenda Item 2. Discussion and possible action on the minutes from the February 17, 2026 City Council meeting.

Synopsis: Council reviewed the minutes from the February 17, 2026 City Council meeting. No corrections were noted.

Motion: Council Member Ernesto Madrigal made a motion to approve the minutes from the February 17, 2026 City Council meeting. The motion was seconded by Council Member Emily Iverson.

Vote:

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

Motion passed.

Agenda Item 3. Discussion and possible action on financial matters and transactions related to the FY 2025–2026 budget.

Synopsis: The City Secretary presented updated financial reports and provided an overview of recent deposits, including building permit revenues and property tax collections. Council discussed development activity within Prairie Lakes and reviewed the overall financial position of the City.

Motion: Council Member Ernesto Madrigal made a motion to approve the financial matters and transactions related to the FY 2025–2026 budget. The motion was seconded by Council Member Emily Iverson.

Vote:

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

Motion passed.

Agenda Item 4. 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, appraisal district fees, publication costs, utilities, and other administrative expenses. Council discussed the City's contract with ATS Engineering and the reimbursement process for inspection-related costs.

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 Ernesto Madrigal.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 5. 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) zoning.

Synopsis: Council discussed the requested zoning change and concerns raised regarding the property's proximity to residential areas and the broad range of uses permitted under General Business zoning. Council noted that nearby residents had expressed concerns regarding potential impacts to the neighborhood.

Motion: Council Member Jedidiah Webb made a motion to deny the zoning ordinance request to rezone the property located at 100 El Dorado Drive from Light Retail to General Business. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 6. Discussion and possible action regarding structural re-leveling repairs to City Hall, including consideration of contractor proposals and associated costs.

Synopsis: Council discussed an estimate received from a contractor for structural re-leveling of City Hall. Council noted that the estimate was lower than prior quotes and discussed the need to address issues affecting door operation and building alignment.

Motion: Council Member Emily Iverson made a motion to accept the contractor's proposal to re-level City Hall. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 7. Discussion and possible action regarding potential amendments to the City's Property Maintenance/Nuisance Ordinance, including consideration of adoption of the International Property Maintenance Code (IPMC), and direction regarding enforcement procedures and use of third-party inspection services.

Synopsis: Council discussed potential adoption of the International Property Maintenance Code (IPMC) and options for implementing enforcement procedures, including the possible use of third-party inspection services.

Motion: Council Member Ernesto Madrigal made a motion to adopt the International Property Maintenance Code and move forward with the recommended enforcement procedures. The motion was seconded by Council Member Emily Iverson.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – No

Motion passed.

Agenda Item 8. Discussion and possible action to appoint Diana Alailima as City Clerk at \$24.00 per hour, to recognize prior years of service for leave accrual purposes, and to waive the six (6) month introductory period pursuant to Section 2.50 of the City of Niederwald Employee Handbook.

Synopsis: Council discussed the proposed appointment of Diana Alailima as City Clerk, including compensation, prior service credit for leave accrual, and consideration of waiving the introductory employment period. Council also discussed whether the position would operate as full-time or part-time depending on availability.

Motion: Council Member Emily Iverson made a motion to appoint Diana Alailima as City Clerk at \$24.00 per hour, as a part-time position of less than 30 hours per week, to recognize prior years of service for leave accrual purposes, and to waive the six-month introductory period pursuant to Section 2.50 of the City of Niederwald Employee Handbook. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 9. Discussion and possible action regarding CenterPoint Energy 2026 Annual GRIP Adjustment filing for the Houston, Texas Coast, South Texas, and Beaumont/East Texas Geographic Rate Areas.

Synopsis: Council discussed the annual GRIP adjustment filing submitted by CenterPoint Energy. The City Attorney explained that the City has the option to suspend the proposed rate adjustment for up to 45 days before it automatically takes effect.

Motion: Council Member Emily Iverson made a motion to suspend the rate adjustment for the maximum period allowed by law. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Announcements:

The meeting adjourned at 8:17 p.m.

Attest:

Emily Iverson, Mayor Pro Tem
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald