

Niederwald City Council
April 21, 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 7:04 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 was also in attendance.

A moment of silence was observed.

Pledges to the American and Texas flags.

Presentations: None

Public Comment: None

Agenda Item 1. Discussion and possible action on the minutes from the April 7, 2026 City Council meeting.

Synopsis: Council reviewed the minutes from the April 7, 2026 City Council meeting. A correction was noted regarding the vote recorded under Agenda Item 9.

Motion: Council Member Ernesto Madrigal made a motion to approve the minutes from the April 7, 2026 City Council meeting with corrections. 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 2. Discussion and possible action on financial matters and transactions related to the FY 2025–2026 budget.

Synopsis: The City Secretary presented updated financial information and budget status. Council discussed reallocating funds within the current budget to account for upcoming City Hall improvement projects, including the parking lot and playground. Discussion included potential reductions in several budget categories such as payroll, health insurance, travel, office supplies, and building inspection costs to accommodate project funding

Motion: No action taken.

Agenda Item 3. Discussion and possible action regarding a Municipal Services Agreement between the City of Niederwald and Raul Sanchez and Cynthia Sanchez for the approximately 2.487-acre tract of land located at 14712 Camino Real in Caldwell County requesting annexation.

Synopsis: Council discussed the proposed annexation of property partially located within the city limits and ETJ. The applicants intend to develop warehouse-type business structures. The Municipal Services Agreement outlines the services the City will provide upon annexation.

Motion: Council Member Emily Iverson made a motion to approve the Municipal Services Agreement between the City of Niederwald and Raul Sanchez and Cynthia Sanchez. The motion was seconded by Council Member Alex Corpus.

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 regarding a resolution setting a public hearing on a proposed annexation of approximately 2.487 acres of land located at 14712 Camino Real in Caldwell County, owned by Raul Sanchez and Cynthia Sanchez, requesting annexation.

Synopsis: Council discussed setting a public hearing for the proposed annexation. The earliest feasible date identified was May 19, 2026.

Motion: Council Member Emily Iverson made a motion to approve the resolution setting a public hearing for May 19, 2026. 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 5. Discussion and possible action regarding approval of a Second Amendment to the Camino Real Tri-Party Development Agreement between the City of Niederwald, Hays County, and The Ridge WC, LP.

Synopsis: Council discussed a draft amendment related to lot frontage and development standards within the Camino Real development. The item was placed on the agenda for discussion purposes only to allow Council to review and provide input. No formal action was requested at this time.

Motion: No action taken.

Agenda Item 6. Discussion and possible action on approving and authorizing the execution of the Public Funds Depository Agreement, Security Agreement, and Bank of New York Mellon Third-Party Custodian Agreement with Frost Bank.

Synopsis: The City Secretary presented a proposed agreement to establish a public funds account with Frost Bank. Council discussed the need for additional review and consultation prior to approval.

Motion: Council Member Ernesto Madrigal made a motion to table the item for further review. 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 7. Discussion and possible action on a Municipal Services Agreement between the City of Niederwald and Ahad Momin for approximately 1.092 acres of land located at 14060 Camino Real in Caldwell County, Texas, requesting annexation.

Synopsis: Council discussed the proposed annexation of the Niederwald Lodge property. The property owner intends to annex into the City to simplify future development.

Motion: Council Member Ernesto Madrigal made a motion to approve the Municipal Services Agreement between the City of Niederwald and Ahad Momin. 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 8. Discussion and possible action on a resolution setting a public hearing on the proposed annexation of approximately 1.092 acres of land located at 14060 Camino Real in Caldwell County, Texas, owned by Ahad Momin.

Synopsis: Council discussed setting a public hearing for the proposed annexation. The earliest feasible date identified was May 19, 2026.

Motion: Council Member Emily Iverson made a motion to approve the resolution setting a public hearing for May 19, 2026. 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 9. Discussion and possible action on paying outstanding bills in excess of City Secretary's authorized limits.

Synopsis: The City Secretary presented invoices including engineering services, inspections, and development-related costs. Council reviewed the expenditures and noted that many costs are reimbursable by developers.

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

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Announcements:

Updates regarding the City Hall playground and parking lot projects were announced.

Council Member Iverson announced a potential community event to celebrate the City's 40th anniversary in 2027.

The next City Council meeting will be held on May 5, 2026 at 7:00 p.m.

The meeting adjourned at 8:20 p.m.

Attest:

Emily Iverson, Mayor Pro Tem
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald