

Niederwald City Council
August 5, 2025, 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 Connie Wood called the meeting to order at 7:00 p.m.

Roll was called. The council members in attendance were:

Ernesto Madrigal
Emily Iverson
Caleb Jones

City Administrator Reynell Smith, City Secretary Zach Cronshey, and City Attorney Luke Cochran were also in attendance.

Absent: None

A moment of silence was observed.

Pledges were made to the American and Texas flags.

Presentations: None

Public Comment: Patricia, a resident of Niederwald, addressed the Council to express concern about the status of her street repairs, questioning why other roads like Gini Lane had been prioritized. She requested more transparency regarding the city's budgeting process and spending, particularly regarding funds transferred to the TexPool account. She also suggested increased public involvement in the budgeting process and asked whether there are limitations to public discussions with Council outside official meetings. City Attorney Luke Cochran clarified that public information, including budget details and account balances, is available through open records requests. He also noted that the budget process was just beginning and encouraged public participation in upcoming meetings and hearings.

Agenda Item 1. Discussion and possible action on the minutes from the July 1st, 2025 regular City Council meeting.

Synopsis: Council reviewed the minutes from the previous meeting with no changes needed. A motion was made and approved unanimously (3-0) to accept the minutes as presented.

Motion: Council Member Madrigal moved to accept the minutes from the previous meeting, and this motion was seconded by Council Member Jones.

Vote:

Ernesto Madrigal – Yes
Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

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

Synopsis: Council reviewed the financials. A question was raised by Council Member Madrigal regarding a Community Center building item. No action was taken.

Motion: No action taken.

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

Synopsis: Council reviewed and approved the payment of several outstanding bills, including \$2,275.50 to Bovy and Cochran, \$5,231.19 for road repairs to Caldwell County, and \$3,810.00 to The Moore Group.

Motion: Council Member Jones made a motion to approve payment of the bills, seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 4. Updates from City Administrator.

Synopsis: The City Administrator provided an update on various activities, including emergency management meetings, development coordination, grant applications, hiring efforts through the Texas Workforce Commission and FEMA, safety and office equipment purchases, financial system improvements, and training completions. Specific updates included the setup and banking for the \$750,000 TDA grant, the LED sign grant application, the AED grant (which was unspent due to a deadline), legislative developments affecting city budgets, and discussions on PID and annexation for 300+ acres in Hays County.

Motion: No action taken.

Agenda Item 5. Updates from City Secretary.

Synopsis: The City Secretary provided updates on the zoning maps and deposits related to the Paloma Meadows PID, coordination with MyGov Online for the permitting system launch,

completion of TMCA and TML seminars, and ongoing maintenance of the city website and records.

Motion: No action taken.

Agenda Item 6. Submission of no-new revenue and voter-approval tax rates to the City Council.

Synopsis: Tax rate calculations were submitted to the city and posted online, including the 2024 Adopted Rate of \$0.0776/\$100, the 2025 No-New-Revenue Rate of \$0.0763/\$100, the 2025 Voter-Approval Rate of \$0.0790/\$100, the 2025 Unused Increment Rate of \$0.0040/\$100, the 2025 Voter-Approval Rate Adjusted for the Unused Increment Rate of \$0.0830/\$100, and the 2025 De Minimus Rate Tax Rate of \$0.3381/\$100. No action was taken as this was only informational.

Motion: No action taken.

Agenda Item 7. Discussion and possible action on establishing funding for a desktop computer for the City.

Synopsis: Council discussed the need for a new desktop computer for permitting and clerical use, with a quote of approximately \$1,300 presented, and authorized up to \$1,500 for the purchase.

Motion: Council Member Madrigal made a motion to authorize up to \$1,500 for the purchase of a desktop computer, seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 8. Discussion and possible action regarding the probationary period of City Clerk Diana Alailima and consideration of a merit-based salary increase.

Synopsis: The City Administrator noted Diana's strong performance and recommended a merit increase following the successful completion of her probationary period. Council discussed her contributions to financial processes and agreed to a \$2.00/hour raise, with a reminder to consider this in future budget adjustments.

Motion: Council Member Madrigal made a motion to approve a \$2.00/hour merit raise for the City Clerk, seconded by Council Member Jones.

Vote:

Ernesto Madrigal – Yes
Emily Iverson – Yes
Caleb Jones – Yes

Motion passed.

Amendment: Council Member Madrigal made a motion to amend the raise with consideration for upcoming October budget decisions. Seconded by Council Member Jones.

Vote:

Ernesto Madrigal – Yes
Emily Iverson – Yes
Caleb Jones – Yes

Amended motion passed.

Agenda Item 9. Discussion and possible action on approving the Addendum to the Plan Review, Inspection Service, and Jurisdiction Service Agreement with ATS Engineers, Inspectors & Surveyors, updating consulting fees and inspection rates.

Synopsis: Council reviewed and approved updated inspection and consulting fees from ATS Engineers. Increases were noted to be reasonable and necessary for personnel retention and operational costs.

Motion: Council Member Iverson made a motion to approve the addendum with ATS Engineers, seconded by Council Member Jones.

Vote:

Ernesto Madrigal – Yes
Emily Iverson – Yes
Caleb Jones – Yes

Motion passed.

Agenda Item 10. Discuss and approve award to selected grant management firm for grant pre-application, application, and implementation services for the City of Niederwald FEMA Public Assistance (PA) /Hazard Mitigation Assistance (HMA) grants from the Federal Emergency Management Agency, Texas Division of Emergency Management, Texas Water Development Board and/or other sources. If applicable, the City of Niederwald's designated representative is authorized to negotiate and agree to a final fee on behalf of the City.

Synopsis: Council discussed the importance of pre-selecting a grant management firm to expedite potential FEMA and mitigation-related funding in the event of a disaster. GrantWorks was the only respondent to the RFP and was recommended by the scoring committee.

Motion: Council Member Iverson made a motion to award GrantWorks the contract for pre-application and application services for FEMA-related grants, authorizing city representatives to

negotiate the final fee. The motion was seconded by Council Member Jones.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 11. Discussion and possible action to adopt a Resolution selecting Frost Bank as the City's bank depository services provider following the Request for Proposal process.

Synopsis: Council reviewed and approved continuing with Frost Bank following a Request for Proposal process. Frost was the only respondent and has served as the City's bank historically.

Motion: Council Member Jones made a motion to adopt a resolution selecting Frost Bank as the City's depository, seconded by Council Member Madrigal.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 12. Discussion and possible action on Paloma Meadows PID.

Synopsis: Council discussed the reimbursement of costs related to the proposed Paloma Meadows PID. The developer submitted a \$35,000 deposit for professional services, but expenses exceeded that amount by approximately \$3,500. A letter will be sent requesting the remaining balance. No action was taken.

Motion: No action taken.

Agenda Item 13. Discussion and possible action to enter into an interlocal agreement with Hays County for subdivision regulations.

Synopsis: The City Administrator presented a draft agreement and highlighted concerns regarding communication and annexation opportunities. Further negotiations are needed to refine the language. No action was taken.

Motion: No action taken.

Agenda Item 14. Discussion and possible action to order a general election to be held on November 4, 2025, for the purpose of electing three (3) council members.

Synopsis: Council approved the required order to call the November 2025 general election.

Motion: Council Member Jones made a motion to order the general election for November 4, 2025, seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 15. Discussion and possible action to nominate someone for a board member position for the Texas Health Benefits Pool.

Synopsis: Council nominated City Administrator Reynell Smith for consideration to serve as a board member for the Texas Health Benefits Pool.

Motion: Council Member Madrigal made a motion to nominate Reynell Smith for the board position, seconded by Council Member Jones.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 16. Discussion and possible action on Participation in the 113th TML Annual Conference and Exhibition.

Synopsis: Council discussed possible participation in the upcoming Texas Municipal League (TML) Conference in Fort Worth, scheduled for October 29–31, 2025. Due to the cost and scheduling considerations, Council agreed to table the item for further discussion at a future meeting.

Motion: Council Member Madrigal made a motion to table the item, seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 17. Discussion and possible action to adopt a Resolution authorizing the City Administrator to transfer funds from the Frost Bank account to the Texpool account.

Synopsis: Council discussed the benefits of transferring excess funds into the TexPool investment account to earn interest. The Administrator recommended transferring up to \$200,000.

Motion: Council Member Madrigal made a motion to authorize the transfer of up to \$200,000 from Frost Bank to TexPool, seconded by Council Member Jones.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 18. Discussion and possible action on appointing a City representative to the Hays County Public Health Advisory Board.

Synopsis: Council appointed Mayor Connie Wood to serve as the City's representative on the Hays County Public Health Advisory Board.

Motion: Council Member Madrigal made a motion to appoint Mayor Connie Wood as the City's representative, seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 19. Discussion and possible action on an Ordinance regarding the City of Niederwald Fee Schedule, including development, utility, inspection, and permitting fees.

Synopsis: Council adopted an ordinance to officially approve previously reviewed and accepted fee schedules. This action ensures consistency with prior ordinances and compliance with legal requirements.

Motion: Council Member Madrigal made a motion to approve the ordinance updating the fee schedule, seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

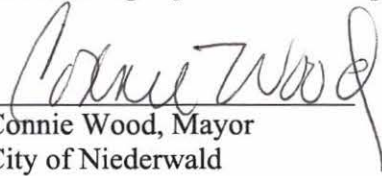
Emily Iverson – Yes
Caleb Jones – Yes

Motion passed.

Announcements:


Next City Council Meeting: Tuesday, August 26, 2025.

The meeting adjourned at 8:08 p.m.



Connie Wood, Mayor
City of Niederwald

Attest:



Zach Cronshey, City Secretary
City of Niederwald

