

Niederwald City Council
August 7, 2023 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 Charles Bisson called the meeting to order at 6:59 p.m.

Role was called. Council members in attendance were:

Ken Perry
Diane Shirey
Dawn Bowen

City Administrator Sara Montgomery

Absent: Connie Wood

A moment of silence was observed.

Presentations: None

Public Comment: Wyatt Misenheimer with O&M Management wants to speak at item # 8.

Agenda Item 1. Discussion and possible action on minutes of: July 7, 2023 City Council meeting.

Synopsis: The minutes of July 7, 2023 council meeting were presented.

Motion: Council Member Bowen motioned to accept the minutes with corrections, Council Member Perry seconded the motion.

Vote: Perry - Yes
Wood – Absent
Shirey – Yes
Bowen – Yes

Motion Passed

Agenda Item 2. Discussion and possible action to appoint a new Council Member.

Synopsis: Sara advised the Council that Mayor Bisson took over as Mayor with a Council term that expires at the end of 2023. Jaime Aragon submitted an application to fill the vacancy as City Council Member.

Motion: Council Member Perry motioned to accept Jaime Aragon's application as Council Member and Council Member Bowen seconded the motion. After the roll call, Jaime Aragon was sworn in and given his Oath of Office. He then took his seat with the Council.

Vote: Perry - Yes
Wood – Absent
Shirey – Yes
Bowen – Yes

Motion Passed

Agenda Item 3. Discussion and possible action on proposing property tax rate.

Synopsis: Sara presented the council with the tax rates for the coming year. The No-New-Revenue tax rate of .0741 per \$100 valuation.

Motion: Council Member Perry motioned to table until later in the meeting and Council Member Shirey seconded. The Vote was unanimous and council moved to next agenda item. The item was revisited and after some discussion, Council Member Perry motioned to propose a tax rate of .0741 per \$100 valuation and Council Member Bowen seconded the motion.

Vote: Perry - Yes
Wood – Absent
Shirey – Yes
Bowen – Yes
Aragon - Yes

Motion Passed

Agenda Item 5. Left blank on the Agenda

Agenda Item 6. Discussion and possible action to approve Prairie Lake Development Agreement Amendment.

Synopsis: Mitch Haas with DHI Communities explained to Council the Development Agreement needed to be changed in order to allow duplexes instead of apartments in an 18-acre tract at the front of the subdivision. Current wording is multifamily which did not include duplexes. Sara stated that the City Attorney had already reviewed the documents and had no problem with it.

Motion: Council Member Bowen motioned to accept the revised Development Agreement and Council Member Perry seconded the motion.

Vote: Perry - Yes
Wood – Absent
Shirey – Yes
Bowen – Yes
Aragon - Yes

Motion Passed

Mayor Bisson adjourned the City Council Meeting at 7:24 p.m. to go into a Public Hearing on a Subdivision at Holz Road.

Mayor Bisson reconvened the City Council Meeting at 7:27 p.m.

Agenda Item 4. Discussion and possible action regarding a Subdivision on Holz Rd.

Synopsis: A subdivision application for a lot that is 1.775 acres was presented to the Council located at 1088 Holz Road. The subdivision is compliant with the City's Subdivision Ordinance.

Motion: Council Member Bowen motioned to accept the subdivision and Council Member Perry seconded the motion.

Vote: Perry - Yes
Wood – Absent
Shirey – Yes
Bowen – Yes
Aragon - Yes

Motion passed

Agenda Item 7. Discussion and possible action regarding Municipal Court.

Synopsis: Reynell Smith who was hired to be the court clerk gave information regarding the cost and research she has done regarding setting up the court. She explained that she had talked with various surrounding cities and government agencies about municipal courts and expenses of the court. Options were given other than the court setup. She will keep researching and trying to find information to present to the Council.

Motion: Council Member Bowen made a motion to table the item and Council Member Shirey seconded the motion.

Vote: Perry - Yes
Wood - Absent
Shirey - Yes
Bowen - Yes
Aragon - Yes

Motion Tabled

Agenda Item 8. Discussion and possible action to contract BVRT for maintenance services.

Synopsis: Wyatt Misenheimer, O & M Management gave a brief introduction and suggested we address questions with Bill Fry who could not make the meeting tonight.

Motion: No action taken.

Agenda Item 9. Discussion and possible action to approve Records Management letter.

Synopsis: Sara informed Council that Richard Crandall is still listed as Records Management Officer. In order to be compliant with Texas Statutes, the Council need to appoint a new Records Management Officer to the Texas State Library.

Motion: Council Member Bowen motioned to appoint Sara Montgomery as the Records Management Officer and Council Member Perry seconded the Motion.

Vote: Perry - Yes
Wood - Absent
Shirey - Yes
Bowen - Yes
Aragon - Yes

Motion Passed

Agenda Item 10. Discussion and possible action to repair tractor shredder.

Synopsis: The shredder has a problem with lack of oil in one of the pods and needs to be repaired.

Motion: Council Member Perry made a motion that we repair the tractor and Council Member Shirey seconded the motion.

Vote: Perry - Yes
Wood - Absent
Shirey - Yes
Bowen - Yes
Aragon - Yes

Motion passed

Agenda Item 11. Discussion and possible action on the repair of Gini Lane.

Synopsis: Gini Lane was having a base structural failure and pricing to fix the road exceeded \$50,000 the City had to receive an engineer plan to open for competitive bids. The City's Engineer estimated the total cost to be \$600,000. Sara did offer the original estimates to patch and resurface the roads that were below \$50,000.

Motion: Council Member Perry motioned that we repair Gini Lane and go with the bid from ShaneCo for \$34,270, Council Member Shirey seconded the motion.

Vote: Perry - Yes
Wood - Absent
Shirey - Yes
Bowen - Yes
Aragon - Yes

Motion Passed

Agenda Item 12. Discussion and possible action on lights at bus routes in the City Limits.

Synopsis: City Administrator gave information that she had gotten from the Bus Transportation for both Caldwell and Hays Counties. Per the bus transportation plan provided, there are a total of six group pick up and drop off locations.

Motion: Council Member Bowen made a motion that we install lights at the selected bus routes and Council Member Perry seconded the motion.

Vote: Perry - Yes
Wood - Absent
Shirey - Yes
Bowen - Yes
Aragon - Yes

Motion Passed

Agenda Item 13. Discussion and possible action to revise the City of Niederwald Fee Schedule.

Synopsis: Sara presented the City of Niederwald revised fee schedule to the Council to include office time.

Motion: Council Member Shirey made a motion to accept the new fee schedule, Council Member Bowen seconded the motion.

Vote: Perry - Yes
Wood - Absent
Shirey - Yes
Bowen - Yes
Aragon - Yes

Motion Passed

Agenda Item 14. Discussion and possible action for National Night Out.

Synopsis: There was discussion of past events and future ideas.

Motion: Council Member Bowen motioned to not participate in National Night Out this year, and Council Member Perry seconded the motion.

Vote: Perry - Yes
Wood - Absent
Shirey - Yes
Bowen - Yes
Aragon - Yes

Motion passed

Agenda Item 15. Report on City Operations and activities by City Administrator.

Synopsis: Sara advised the Council of City Operations for the month. City Staff have been working with Covered Wagon Storage Kings to get a new storage building in place. Prairie Lakes Building permits have been coming in average groups of 10 per week. Sara has been working with BVRT to get the park cleaned up, but now will have to wait on the tractor repair. City Staff has also been working on the amendment to the Development Agreement for Prairie Lakes, Fiscal Year Audit 2017-2018, Gini Lane Road Repair, 12950 Camino Real annexation, Dollar General located near Trinity Church, La Quinta Subdivision, and Bus Routes for lights.

Motion: No Action Take

Agenda Item 16. Discussion and possible action on financial reports for fiscal year to date.

Synopsis: The City Administrator had presented financial reports in each Council Members packet.

Motion: No Action Taken

Agenda Item 17. Discussion and possible action on paying bills in excess of City Administrator's authorized limits.

Synopsis: Tegbe \$5000.00 – For Fiscal Year Audit 2017-2018
LNV - \$1655.39 – For work performed for Camino Real Development, Prairie Lakes Plan reviews, Gini Lane Research, CLOMR for Storage Kings, FEMA Mapping revisions, and 11301 Camino Real ETJ Swap.
The Moore Group - \$50.00 for two (2) driveway culvert sizes.
Bovey & Cochran - \$412.50 – For Interlocal agreement between Hays County Sherriff and City of Niederwald, 6301 Niederwald Strasse Replat correction language, and Prairie Lakes Development Agreement review.

Motion: Council Member Bowen motioned to pay invoices presented, Council Member Perry seconded the motion.

Vote: Perry - Yes
Wood – Absent
Shirey – Yes
Bowen – Yes

Motion passed

Announcements:

September 11, 2023 - Council Meeting

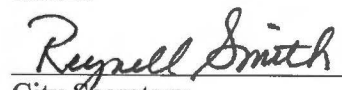
The meeting was adjourned at 8:56 p.m.



Mayor
City of Niederwald



Attest:



City Secretary
City of Niederwald