

Niederwald City Council
August 26, 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 7:05 p.m.

Roll was called. The council members in attendance were:

Ernesto Madrigal
Emily Iverson
Caleb Jones

Also present: City Administrator Reynell Smith, City Secretary Zach Cronshey.
City Attorney Luke Cochran was absent.

A moment of silence was observed.

Pledges were made to the American and Texas flags.

Presentations: None

Public Comment: None

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

Synopsis: Appreciation from the Mayor was expressed for the quality of the minutes prepared by the City Secretary. 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 Jones moved to accept the minutes as presented. Council Member Iverson seconded.

Vote:

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

Motion passed.

Public Hearing – FY 2025–2026 Budget Hearing

Opened at 7:08 p.m.

Synopsis: The City Administrator presented a detailed overview of the proposed municipal budget, including revenue sources, comparisons to nearby cities, short- and long-term goals, and payroll figures.

- Niederwald's property tax contributes only 5% of revenues compared to 35% average in Texas cities.
- Sales tax remains low due to city boundaries and retail placement.
- Permit fees comprise a significant portion of revenue due to increased development.
- Road maintenance has exceeded historic averages, with \$189,000 spent in the last two years.
- A road assessment study was proposed to create a 10-year capital improvement plan.
- Payroll allocations remain below state and national averages.
- Adoption of updated accounting software was recommended to comply with fund accounting standards and improve transparency.

Public and Council discussed road priorities, funding mechanisms, census discrepancies, and future growth management. The hearing closed at 7:49 p.m.

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

Synopsis: Council reviewed and approved payment of invoices, including \$20,828 to Norton Rose Fulbright (paid fully from PID funds), \$3,500 to Samco (paid from PID funds), and \$3,135 to The Moore Group.

Motion: Council Member Madrigal moved to approve payment of the bills, seconded by Council Member Jones.

Vote:

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

Motion passed.

Agenda Item 4. Discussion and possible action on an assessment of city roads.

Synopsis: Council considered initiating a professional road assessment study to inventory conditions, estimate repair costs, and establish a long-term master plan.

Motion: Council Member Madrigal moved to authorize proceedings with a road assessment study. Council Member Jones seconded.

Vote:

Ernesto Madrigal – Yes
Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 5. Discussion and possible action regarding an order declaring the unopposed candidates in the November 4, 2025 city election elected to office and cancelling the election.

Synopsis: Three applications were received for the three available council seats: Caleb Jones, Stephanie Reyes, and Alex Corpus Jr. With no contested races, Council acted to declare the candidates elected and cancel the election to avoid unnecessary expense.

Motion: Council Member Iverson moved to declare the unopposed candidates elected and cancel the November 4, 2025 election. Council Member Madrigal seconded.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 6. Discussion and possible action on a revised City Flood Damage Prevention Ordinance.

Synopsis: Council discussed state-issued updates requiring cities to amend their flood damage prevention ordinances. City Engineer Ed Moore was recommended to draft the revisions.

Motion: Council Member Iverson moved to authorize the City Engineer to prepare revisions to the flood damage prevention ordinance. Council Member Madrigal seconded.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

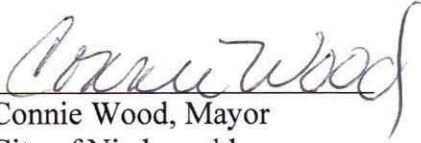
Caleb Jones – Yes

Motion passed.

Announcements


- Next City Council Meeting: Tuesday, September 2, 2025.
- City Secretary advised that agendas should be posted on Wednesdays rather than Fridays to ensure compliance with the three-day posting rule when holidays fall on Mondays or Fridays.
- Council Member Iverson announced a community Facebook page titled “Everything Niederwald.”

The meeting adjourned at 7:58 p.m.



Connie Wood, Mayor
City of Niederwald

Attest:



Zach Cronshey, City Secretary
City of Niederwald

