

**Niederwald City Council**  
**September 3, 2024, 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 7:02 p.m.

Roll was called. Council members in attendance were:

Jaime Aragon  
Ken Perry  
Connie Wood

Dawn Bowen was absent.

City Administrator, Reynell Smith and City Clerk, Zach Cronshey were also in attendance.

A moment of silence was observed.

**Presentations:** None

**Public Comment:** None

**Agenda Item 1.** Discussion and possible action on Minutes of August 6, 2024 Meeting.

**Synopsis:** The Council and Mayor reviewed the minutes from the meeting held on August 6, 2024.

**Motion:** Council Member Wood made a motion to accept the minutes and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes  
Ken Perry - Yes  
Connie Wood - Yes

Motion passed.

**Agenda Item 2.** Discussion and possible action on Financials for July, 2024.

**Synopsis:** The City Administrator provided the Council with the most current financials and informed them of which statements were up to date.

**Motion:** No action was taken.

**Agenda Item 3.** Discussion and possible action to appoint an individual to the vacant City Council position.

**Synopsis:** The Mayor and City Administrator have recommended Cheryl Williams to the City Council as a resolute resident.

**Motion:** Council Member Wood made a motion to appoint Cheryl Williams to fill the vacancy and this motion was seconded by Council Member Aragon.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Motion passed.

**Agenda Item 4.** Discussion and possible action to approve a Development Agreement between the City, Eidom Enterprises II, LLC, and Laura Bertelsen Kilber for an approximately 97.10 acre tract of land.

**Synopsis:** The City Council and The City Administrator discussed several questions on the Development Agreement.

**Motion:** Council Member Perry made a motion to accept the Development Agreement with 8 foot metal post as discussed and this motion was seconded by Council Member Wood.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Agenda Item 5.** Discussion and possible action regarding a resolution setting a public hearing on a proposed annexation of the 86.84 acre tract of land in Hays County requesting annexation.

**Synopsis:** The City Attorney and The City Administrator advised the Council about the process of annexation and the public hearing for this tract of land.

**Motion:** Council Member Wood made a motion to approve the resolution to hold a public hearing and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes  
Ken Perry - Yes  
Connie Wood - Yes  
Cheryl Williams - Yes

Motion passed.

**Closed City Council Meeting to open a Public Hearing at 7:26 p.m.**

**Closed Public Hearing to continue Council Meeting at 7:32 p.m.**

**Agenda Item 6.** Public Hearing: The City Council will hold a public hearing to review and consider a variance request pertaining to City Zoning Ordinance No. 20180507B, Section 8-101, for the properties located at 201 and 203 Windridge Drive to allow a lot size under 1 acre.

**Synopsis:** The property owner from 201 and 203 Windridge Drive discussed with Council the request for a variance for these properties.

**Motion:** Council Member Williams made a motion to grant a variance for property at 203 Windridge Drive to allow a lot size under 1 acre and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes  
Ken Perry - Yes  
Connie Wood - Yes  
Cheryl Williams - Yes

Motion passed.

**Agenda Item 7.** Discussion and possible action on cancelling the November 5, 2024 Municipal Election.

**Synopsis:** The City Administrator expressed to Council that no one has applied.

**Motion:** Council member Perry moved that the City cancel the election and this motion was seconded by Council Member Wood.

**Vote:**

Jaime Aragon - Yes  
Ken Perry - Yes  
Connie Wood - Yes  
Cheryl Williams - Yes

Motion passed.

**Agenda Item 8.** Discussion and possible action to approve a proposed tax rate for 2024-2025 Tax Year.

**Synopsis:** The Mayor, City Attorney, and the City Council discussed the process of setting a proposed tax rate.

**Motion:** Council Member Wood made a motion to approve a proposed tax rate of .0776 and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Agenda Item 9.** Discussion and possible action on approving the final plat for The Low Wood Subdivision, located at 3423 Schuelke Road, Caldwell County.

**Synopsis:** The City Administrator discussed with Council that the City Engineer has addressed all comments for this project.

**Motion:** Council Member Wood made a motion to approve the final plat for The Low Wood Subdivision located at 3423 Schuelke Road and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Abstained

Motion passed.

**Agenda Item 10.** Discussion and possible action on accepting the engagement letter from Brenda Keeton for QuickBooks bookkeeping services.

**Synopsis:** The City Administrator advised the City Council of the services the city will receive from this bookkeeping service.

**Motion:** Council Member Wood made a motion to accept the engagement letter and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Agenda Item 11.** Discussion and possible action on acquiring an Adobe Acrobat subscription to ensure ADA compliance for the City Website.

**Synopsis:** The City Clerk advised the City Council on requirements for being ADA compliant.

**Motion:** Council Member Williams made a motion to acquire the Adobe Acrobat subscription and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Agenda Item 12.** Discussion and possible action Regarding the submission of an Official Ballot for the Election of the Region 10 Director to the TML Board of Directors.

**Synopsis:** Council Member Wood discussed the candidates for Region 10 Director to the TML Board of Directors.

**Motion:** Council Member Williams made a motion to submit an official ballot for Jimmy Jenkins for Region 10 Director and this motion was seconded by Council Member Wood.

**Vote:**

Jaime Aragon - Abstained

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Agenda Item 13.** Discussion and possible action regarding the submission of an Official Ballot for the Election of Places 11-14 of the Board of Trustees for the Texas Municipal League.

**Synopsis:** The City Administrator presented to council the candidates for Places 11-14 of the Board of Trustees for the Texas Municipal League.

**Motion:** Council Member Perry made a motion to table this agenda item and this motion was seconded by Council Member Williams.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Agenda Item 14.** Discussion and possible action on approving the 2020 and 2021 financial audits conducted by Donald Allman and authorizing payment.

**Synopsis:** Donald Allman presented to the Council the financial audits for the City of Niederwald for the years 2020 and 2021.

**Motion:** Council Member Perry made a motion to approve the audits and payment, and this motion was seconded by Council Member Wood.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Agenda Item 15.** Discussion and possible action on paying outstanding bills in excess of City Secretary's authorized limits.

**Synopsis:** The City Secretary discussed with the City Council and Mayor the invoices that need to be paid.

**Motion:** Council Member Aragon made a motion to pay outstanding bills and this motion was seconded by Council Member Perry.

**Vote:**

Jaime Aragon - Yes

Ken Perry - Yes

Connie Wood - Yes

Cheryl Williams - Yes

Motion passed.

**Announcements:**

Next meeting: October 7, 2024, at 7:00 p.m.

Special Call Meeting: Tuesday, September 24, 2024 at 7:00 p.m.

Special Call Meeting: Thursday, September 26, 2024 at 7:00 p.m.

The Meeting adjourned at 8:16 p.m.

Attest:

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Mayor  
City of Niederwald

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City Secretary  
City of Niederwald