

Niederwald City Council
October 7, 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

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 Comments:

Mark Strauss, property owner and local business operator of Truck Traders, addressed the Council regarding ongoing permitting issues. He noted that his site development permit for Ostrich Properties was submitted with a complete, sealed civil engineering plan prepared by a licensed Texas engineer. Mr. Strauss expressed concern about being required to use a specific engineering firm (The Moore Group) at an additional cost of \$14,000, which he felt created a conflict of interest. He stated that he should be allowed to use any qualified, licensed engineer under state law.

Mr. Strauss also discussed his sign permit submitted separately by JY Signs, which had been placed on hold pending resolution of the site permit. He emphasized that the two permits are for separate projects and should be processed independently. He requested that the City review its permitting process to ensure it remains fair, transparent, and consistent with Texas law, noting that the delays were discouraging development. He stated his intent to work in good faith with the City to resolve these matters.

ACTION ITEMS

Agenda Item 1. Discussion and possible action on the minutes from the September 23, 2025 regular City Council meeting.

Synopsis: Council reviewed the minutes with no changes suggested.

Motion: Council Member Iverson made a motion to approve the minutes. The motion was seconded by Council Member Madrigal.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

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

Synopsis: Council briefly reviewed the financial reports. No discussion or 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 payment of outstanding bills exceeding the City Secretary's authorized limit.

Motion: Council Member Jones made a motion to approve payment of the outstanding bills. The motion was 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: City Administrator Reynell Smith reported that she attended FEMA training in Bastrop County for two days and school training for one day. Attended two National Night Out meetings, made donation calls to Longhorn RV/Boyce Iron Works. Attended Council Meeting on September 23rd. Attended Hays County Commissioners Court and the Hays/Caldwell County Economic Development Partnership with the Mayor. Met with Mark Jones regarding the Caldwell County Road Plan. Met with Emergency Management Coordinator Mike Jones, noting that staff and councilmembers must complete FEMA courses to remain eligible for federal disaster funding. Managed over 580 emails from the .gov site, time sheets, and payroll approvals from the Workforce Commission. Attended the CAPCOG annual meeting in Austin with the Mayor. Reported that the new maintenance employee resigned, and recruitment continues for a

replacement. Met with Hays CISD and developers regarding the Camino West Subdivision. Updated the City's insurance coverage through TMLIRP. Had a contractor inspect the City Hall air conditioner. Handled customer complaints about a memorial on FM 2001. Processed vacation, sick leave, and comp time record requests. Worked with developers on Lot 3 of the Audrey Subdivision and two new proposed developments to ensure subdivision compliance. Met with the Population Survey Analyst Group regarding the Hays County School Road Plan. Met with Stephen Slavic and Mark Renfroe regarding a settlement issue. Met with Matthew St. Germain regarding the Ridge Development at Rhode Road and FM 2001 and its Traffic Impact Analysis. Met with the new owner at 311 Martin Church Road about septic and development issues. Reported the Community Sign grant passed its first review round. Reported the \$750,000 grant for Schubert Lane and \$300,000 General Land Office grant remain pending funding. Followed up with GrantWorks on the RCP application, still in backlog. Provided updates on ADA-compliant plans from the City Engineer. Conducted site visits at Cross Lane and reviewed driveway plans for the shop with the Mayor. Updated on the storage rental, which needs to be in an individual's name. Addressed a church permit issue involving Dondi and Milardo Rocha and helped mediate a conflict between two pastors. Managed power outage responses. Reported ongoing code enforcement with ATS, noting only one licensed officer is available until January. Worked with Finance Clerk Diana on fiscal-year reconciliations, cash account balancing, and budget adjustments. Confirmed the City's SAM renewal is complete, keeping Niederwald eligible for federal grant funding.

Agenda Item 5. Updates from City Secretary.

Synopsis: City Secretary Zach Cronshey reported completion of budget and tax filings, continued progress on digital records organization, and troubleshooting issues with the MyGov Online permitting system.

Agenda Item 6. Discussion and possible action on the release of approximately 94.298 acres of land associated with the Paloma Meadows Public Improvement District, owned by MJD Endeavors, LLC, from the City of Niederwald's extraterritorial jurisdiction (ETJ).

Synopsis: Council Member Madrigal requested to table the item pending additional legal information. City Attorney advised that taking no action means this item does not need to appear on the next agenda.

Motion: No action taken.

Agenda Item 7. Discussion and possible action on the City Administrator's recommendation to hire fulltime assistant position for City.

The City Council entered Executive Session at 7:25 p.m. to discuss Agenda Item 7 regarding the City Administrator's recommendation to hire a full-time assistant position for the City. The Council reconvened into regular session at 7:34 p.m. No formal action was taken during Executive Session.

Synopsis: Council discussed the City Administrator's recommendation to hire a full-time assistant. After discussion, Council agreed to postpone hiring until completion of the City's Master Plan.

Motion: Council Member Jones made a motion not to hire a full-time assistant position until the Master Plan is complete. The motion was seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Agenda Item 8. Discussion and possible action on approval of the Williamson Estates Final Plat.

Synopsis: Council reviewed the City Engineer's approval of a minor plat dividing one property into two lots. Council voted to approve the Williamson Estates Final Plat.

Motion: Council Member Jones made a motion to approve the Williamson Estates Final Plat. The motion was seconded by Council Member Iverson.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

EXECUTIVE SESSION:

Mayor Wood announced at 7:38 p.m. that Council would convene into Executive Session pursuant to Section 551.074, Texas Government Code, to discuss personnel matters regarding the City Secretary, Zach Cronshey

1. The City Council shall meet in Executive Session as permitted by Section 551.074, Texas Government Code – Personnel Matters, for the purpose of discussion and deliberation regarding the employment, evaluation, reassignment, duties, discipline, or dismissal of City Secretary Zach Cronshey.

The Council reconvened at 8:49 p.m. and announced it will go into executive session pursuant to Section 551.074, Texas Government Code – Personnel Matters, for the purpose of discussion and deliberation regarding the employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator Reynell Smith.

2. The City Council shall meet in Executive Session as permitted by Section 551.074, Texas Government Code – Personnel Matters, for the purpose of discussion and deliberation regarding the employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator Reynell Smith.

The Council reconvened into regular session at 9:12 p.m.

3. The City Council shall meet in Executive Session as permitted by Section 551.071, Texas Government Code – Consultation with Attorney, for the purpose of discussion and deliberation regarding legal matters.

RECONVENE INTO REGULAR SESSION:

1. Discussion and possible action regarding the employment, evaluation, reassignment, duties, discipline, or dismissal of City Secretary Zach Cronshey.

Synopsis: Council discussed communication and HR training needs.

Motion: Council Member Jones made a motion for action regarding City Secretary Zach Cronshey to ensure understanding of the organizational chart and that all emails are sent in accordance with that chart, that when sending an email to the City Administrator, the Mayor is also copied following through on all leave, time-off, and attendance communications to maintain clear and concise communication. Council Member Jones also recommended that the City look into HR training to ensure professionalism is adhered to in all standards, and this motion was seconded by Council member Iverson.

Vote:

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

Motion passed.

2. Discussion and possible action regarding the employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator Reynell Smith.

Synopsis: Council discussed the importance of documentation and consistent communication.

Motion: Council Member Jones made a motion regarding City Administrator Reynell Smith to ensure that all communications concerning sick leave, time off, or other employment matters are properly copied to all involved parties, including the Mayor and City Secretary, for clear and concise communication. Council Member Jones also recommended, on behalf of the City Council, that the Mayor coordinate HR training to ensure all staff adhere to business and professional standards, and this motion was seconded by Council Member Madrigal.

Vote:

Ernesto Madrigal – Yes

Emily Iverson – Yes

Caleb Jones – Yes

Motion passed.

Announcements:

Next City Council Meeting: Tuesday, October 28, 2025.

The meeting adjourned at 9:17 p.m.

Attest:

Connie Wood, Mayor
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald