

Niederwald City Council
April 7, 2026, Council Meeting Minutes

The following represents the actions taken by the Niederwald City Council in the order they occurred during the City Council meeting.

Council Member Emily Iverson called the meeting to order at 7:05 p.m.

Roll was called. The council members in attendance were:

Jedidiah Webb
Emily Iverson
Ernesto Madrigal
Alex Corpus

City Secretary Zach Cronshey and City Attorney Luke Cochran were also in attendance.

Absent: Councilmember Stephanie Reyes

A moment of silence was observed.

Pledges to the American and Texas flags.

Presentations: None

Public Comment: Residents from the Kia Vista subdivision (Stephanie Trail and Petras Way) addressed the Council with concerns about excessive speeding, ineffective spacing of existing speed bumps, unsafe driving conditions especially for children, and increased construction traffic, and requested additional speed control measures and enforcement.

PUBLIC HEARING

The City Council will conduct a public hearing for the purpose of receiving public comment and testimony regarding a proposed annexation to enlarge and extend the boundary limits of the City of Niederwald, Texas, to include approximately 10.681 acres of land (comprised of 1.99 acres and 8.691 acres) out of the Otis G. Eels Survey, Abstract No. A-167, Hays County, Texas, generally located along Hays County Road No. 211, said tracts being contiguous and adjacent to the existing city limits of the City of Niederwald, Texas; followed by discussion and possible action to adopt an ordinance regarding the annexation of the approximately 10.681 acres of land and associated matters.

Council Member Emily Iverson opened the public hearing at 7:15 p.m. regarding a proposed annexation of approximately 10.681 acres of land located along Hays County Road 211, out of the Otis G. Eels Survey, Abstract No. A-167, Hays County, Texas.

Synopsis: Council discussed annexation of City-owned park property that is currently outside city limits. The annexation is required in order to improve and utilize the park.

Public Comment: One resident requested clarification on the location of the property. Staff provided explanation of the park location.

The public hearing was closed at **7:18 p.m.**

Motion: Council Member Iverson made a motion to adopt the ordinance annexing the 10.681-acre tract. The motion was seconded by Council Member Madrigal.

Vote:

Jedidiah Webb – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Agenda Item 1. Discussion and possible action on the minutes from the March 17, 2026 City Council meeting.

Synopsis: Council reviewed the minutes. Clarification questions were asked regarding prior agenda items related to grant requirements.

Motion: Council Member Iverson made a motion to approve the minutes from the March 17, 2026 City Council meeting. The motion was seconded by Council Member Corpus.

Vote:

Jedidiah Webb – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 2. Discussion and possible action on paying outstanding bills in excess of City Secretary's authorized limits.

Synopsis: The City Secretary presented invoices, including approximately \$19,000 related to inspection services. Most costs are reimbursable through developer payments.

Motion: Council Member Madrigal made a motion to approve payment of outstanding bills. The motion was seconded by Council Member Webb.

Vote:

Jedidiah Webb – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 3. Discussion and possible action regarding an Interlocal Agreement (ILA) between the City of Niederwald and Hays County for the regulation and inspection of food establishments within the city limits.

Synopsis: No updated agreement has been received from Hays County. Council discussed concerns regarding potential fees and scope.

Motion: No action taken.

Agenda Item 4. Discussion and possible action regarding approval of an Interlocal Agreement (ILA) between the City of Niederwald and Hays County for the administration and enforcement of subdivision regulations within the City's Extraterritorial Jurisdiction (ETJ) pursuant to Chapter 242 of the Texas Local Government Code.

Synopsis: Council discussed the long-standing issue of ETJ jurisdiction and potential agreement under Chapter 242. Awaiting updated information from the County.

Motion: No action taken.

Agenda Item 5. Discussion and possible action regarding approval of an updated Interlocal Agreement (ILA) between the City of Niederwald and Hays County for roadway maintenance and repair services.

Synopsis: Council discussed updating the existing 2008 agreement. Hays County has indicated willingness to proceed but has not yet provided updated documents.

Motion: No action taken.

Agenda Item 6. Discussion on an ordinance amending the City of Niederwald Zoning Ordinance and Official Zoning Map to establish a citywide Mixed-Use zoning district and revise permitted and conditional uses, including adoption of conditional use permit procedures and standards.

Synopsis:

Motion: No action taken.

Agenda Item 7. Discussion and possible action on the recruitment and selection process for the City Clerk position, including direction to staff, potential participation of individual City Council members in the interview process, and presentation of candidate(s) for final determination by City Council.

Synopsis: Council discussed authorizing the City Secretary to recruit, interview, and present candidates for the City Clerk position.

Motion: Council Member Iverson made a motion to authorize the City Secretary to recruit, interview, and present candidates for final Council approval. The motion was seconded by Council Member Corpus.

Vote:

Jedidiah Webb – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 8. Discussion and possible action on the parking lot project.

Synopsis: Council discussed the City Hall parking lot project including pending engineering plans, estimated costs of \$80,000 or more, material options such as concrete versus asphalt, and the need for finalized design details prior to bidding, and took no action.

Motion: No action taken.

Agenda Item 9. Discussion and possible action on the park at City Hall project.

Synopsis: Council reviewed City Hall park playground options, discussed costs, long-term value, and procurement methods, and discussed continuing to explore options with no action taken.

Motion: Council Member Iverson made a motion to set a maximum budget of \$200,000 for the City Park project. The motion was seconded by Council Member Webb.

Vote:

Jedidiah Webb – Yes

Emily Iverson – Yes
Ernesto Madrigal – Yes
Alex Corpus – Yes

Motion passed.

Announcements:

The next City Council meeting will be held on April 21, 2026 at 7:00 p.m.

The meeting adjourned at 9:07 p.m.

Attest:

Emily Iverson, Mayor Pro Tem
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald