

**Niederwald City Council**  
**February 6, 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 7:04 p.m.

Role was called. Council members in attendance were:

Dawn Bowen  
Ken Perry  
Connie Wood  
City Administrator Richard Crandal

Absent  
Dianne Shirey

A moment of silence was observed.

**Presentations:** None

**Public Comment:** None

**Agenda Item 1. Oath of Municipal Judge**

**Synopsis:** New Municipal Judge Doug Montgomery was sworn in by City Administrator/City Secretary Richard Crandal.

**Motion:** No Action Taken

**Agenda Item 2. Discussion and possible action on minutes of January 2, 2023 City Council meeting**

**Synopsis:** The minutes of January 2, 2023 council meeting were presented.

**Motion:** Council Member Wood motioned to accept the minutes as presented, Council Member Perry seconded the motion.

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

Motion Passed

**Agenda Item 3. Discussion and possible action on subdivision of property at 1950 Mathias Lane**

**Synopsis:** 1950 Mathias Lane was presented to Council. The property has met all requirements needed to be subdivided, and the subdivision application is administratively complete.

**Motion:** Council Member Wood motioned to approve the subdivision of 1950 Mathias Lane, Council Member Bowen seconded the motion.

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

Motion Passed

#### **Agenda Item 4. Discussion and possible action on subdivision of property at 6331 Niederwald Strasse**

**Synopsis:** 6331 Niederwald Strasse was presented to Council. The subdivision application of property was not administratively complete due to incomplete subdivision application and missing fees.

**Motion:** Council Member Wood motioned to table the subdivision of property at 6331 Niederwald Strasse until all paperwork and fees are submitted to City Hall, Council Member Perry seconded the motion.

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

Motion Tabled

#### **Agenda Item 5. Discussion and possible action on replat of property at 13397 Camino Real**

**Synopsis:** Recently a portion including 2.32 acres of the property at 13397 Camino Real was annexed into the City of Niederwald. The owner wishes to move the recently annexed 2.32 acres into the parcel of 13397 Camino Real that is the Highway 21 Storage and RV Storage. The replat application is administratively complete.

**Motion:** Council Member Bowen motioned to approve the replat of property at 13397 Camino Real, Council Member Perry seconded the motion.

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

Motion Passed

#### **Agenda Item 6. Report on city operations and activities by City Administrator**

**Synopsis:** Richard informed the Council that he had been in communication with Brohn Homes about getting a Development Agreement finalized. Brohn Homes is currently having discussions with Hays County for a Traffic Impact Analysis, and Richard forwarded this email chain to our City Engineer Ric Zamora. TXDOT advised everyone to avoid traveling the roadways due to icy conditions for January 31<sup>st</sup> – February 2<sup>nd</sup>, City Hall was not open during those days. There were discussions with property owners on subdivision of their properties. There have also been a lot of building permits, and extensions that have been filed and fees accepted to ensure the permits were properly extended. Richard advised the Council that he has been working with the City Auditor. Anthony Tegbe expects to have two years worth of audits by the March Council Meeting. Richard and Sara had a Zoom meeting with BGE regarding the commercial/mixed use property that is being developed at Prairie Lakes. Richard advised the council that this development is going to be multifamily and not commercial, as was originally presented. The plan presented is approximately 6 three-story apartment buildings, and the rest of the area was presented as town homes. Richard and Sara did some road repairs on Gini Lane to fix some of the larger potholes. Richard did note that there was a portion of the road that is beyond repair with patch material and will need to be addressed. Richard will be getting together some quotes to repair Gini Lane and present them to council. Council Member Perry inquired about four storage buildings on FM 2001. Richard examined the restrictive deeds and covenants for the subdivision and found there is no prohibition against the storage buildings. Richard, Sara, and Mayor Bisson met with Taylor Holiday to discuss what Texas Emergency Management can do to assist during times of emergency, such as water damage, ice damage, tornado damage, etc. Update on 6301 Niederwald Strasse included a request for Flood Plain Development Permit because some of the property is in a flood plain. Richard had the City Engineer, Ric Zamora, assist with providing this document. The Flood Plain Development Permit has been completed and submitted to the City Attorney, Luke Cochran. Council Member Bowen inquired about a complaint made about two RVs with people living in them. Richard discussed the RVs with the property owner, and there is no

longer anyone living in them. The manager of the RV Park on Schubert Lane is in the process of submitting a development permit with the city.

**Motion:** No Action Taken

**Agenda Item 7. Discussion and possible action on financial reports for fiscal year to date**

**Synopsis:** The financial reports for the fiscal year to date were presented to the Council.

**Motion:** No Action Taken

**Agenda Item 8. Discussion and possible action on paying outstanding bills in excess of City Administrator's authorized limits.**

**Synopsis:** Richard presented outstanding invoices for payment. There were 3 invoices for LNV for the months of November, December, and January. These invoices weren't received until January.

November's invoice for LNV was a total of \$4,222.50, December's invoice for LNV was a total of \$1,332.50, and January's invoice for LNV was a total of \$2,235.00.

**Motion:** Council Member Wood motioned to pay the three outstanding LNV invoices, Council Member Perry seconded the motion.

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

Motion Passed

**Announcements:**

March 6, 2023 - Council Meeting

Meeting was adjourned at 8:01 p.m.

Attest:

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Mayor  
City of Niederwald

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City Secretary  
City of Niederwald