

**Niederwald City Council**  
**November 10, 2025, Special Called Council Meeting Minutes**

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

Mayor Connie Wood called the meeting to order at 7:00 p.m.

Roll was called. The council members in attendance were:

Stephanie Reyes  
Ernesto Madrigal  
Emily Iverson  
Alex Corpus

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 of 12397 Camino Real, addressed the Council to express concerns regarding City development fees and engineering requirements. He stated that his site development permit had been on hold for nearly two months due to being informed he must use the City's contracted engineer, The Moore Group, at an additional cost of approximately \$14,000, despite already having complete, sealed plans prepared by a licensed Texas engineer.

Mr. Strauss requested that Council consider allowing developers to use their own licensed engineers and ensure City fees are transparent, itemized, and reflect actual costs without markup. He stated that his request was submitted in writing on November 2, 2025, and thanked the City for scheduling the item promptly.

**ACTION ITEMS**

**Agenda Item 1. Discussion and possible action on the appointment of a Council Member as Mayor Pro Tem.**

**Synopsis:** Council discussed reappointing Council Member Ernesto Madrigal, who has served as Mayor Pro Tem for the past year.

**Motion:** Council Member Iverson made a motion to reappoint Council Member Madrigal, and this motion was seconded by Council Member Madrigal.

**Vote:**

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

**Motion passed.**

**Agenda Item 2. Discussion and possible action on the minutes from the October 7th, 2025 regular City Council meeting.**

**Synopsis:** Council reviewed the minutes with no changes.

**Motion:** Council Member Madrigal made a motion to approve the minutes from October 7, 2025 and this motion was seconded by Council Member Iverson.

**Vote:**

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

**Motion passed.**

**Agenda Item 3. Discussion and possible action on Financials for September 2025.**

**Synopsis:** Council reviewed the September 2025 financial statements. No questions or changes were made.

**Motion: No action taken.**

**Agenda Item 4. Discussion and possible action on paying outstanding bills in excess of City Secretary's authorized limits.**

**Synopsis:** Council reviewed and approved outstanding invoices, including payments to The Moore Group and Bovey & Cochran.

**Motion:** Council Member Iverson made a motion to authorize the City Secretary to pay all outstanding bills exceeding authorized limits and this motion was seconded by Council Member Madrigal.

**Vote:**

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

**Motion passed.**

**Agenda Item 5. Discussion and possible action on ADA compliance at City Hall.**

**Synopsis:** Council Member Iverson presented an update on ADA accessibility improvements at City Hall, including a proposal from the City Engineer to install a compliant parking space for approximately \$20,000, or fully pave the lot for about \$80,000.

Council discussed potential funding options and agreed to research possible ADA grant opportunities through GrantWorks or other sources before proceeding.

**Motion:** Council Member Iverson made a motion to table the item pending further research into funding and grant opportunities and this motion was seconded by Council Member Madrigal.

**Vote:**

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

**Motion passed.**

**Agenda Item 6. Discussion and possible action regarding City's development fees.**

**Synopsis:** Council discussed postponing consideration of development fee adjustments until the City Engineer could be present to provide additional information on how fees were established and compared to neighboring cities.

**Motion:** Council Member Madrigal made a motion to table the item until the next regular City Council meeting on November 25, 2025, when the City Engineer will attend and this motion was seconded by Council Member Reyes.

**Vote:**

Stephanie Reyes – Yes  
Ernesto Madrigal – Yes

Emily Iverson – Yes  
Alex Corpus – Yes

**Motion passed.**

**Agenda Item 7. Discussion and possible action on replacing the City’s financial accounting software (QuickBooks) with Tyler Technologies.**

**Synopsis:** Council discussed replacing the City’s accounting system due to upcoming grant requirements and fund accounting needs. City Administrator recommended postponing implementation until after the upcoming audit and completion of pending grant setup.

**Motion:** Council Member Madrigal made a motion to table this item until after the audit and grant funding setup and this motion was seconded by Council Member Iverson.

**Vote:**

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

**Motion passed.**

**Agenda Item 8. Discussion and possible action on adoption of the Natural Gas Franchise Agreement with Universal Natural Gas, LLC.**

**Synopsis:** The City Administrator presented a proposed franchise agreement for future residential service within a new development. The agreement provides for a 5% franchise fee to be remitted to the City on gross receipts from gas sales once service is active.

Council discussed details of annexation, safety, and revenue terms and requested additional time to review the contract and confirm that all redline changes by the City Attorney were incorporated.

**Motion:** Council Member Iverson made a motion to table the Natural Gas Franchise Agreement until the November 25, 2025 meeting and this motion was seconded by Council Member Madrigal.

**Vote:**

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

**Motion passed.**

**Agenda Item 9. Discussion and possible action on accepting an Audit Engagement Letter from Donald Allman for the annual audit for the City of Niederwald for the year ended September 30, 2025.**

**Synopsis:** Council reviewed and accepted the engagement letter from Donald Allman to perform the City's annual audit.

**Motion:** Council Member Iverson made a motion to accept the audit engagement letter from Donald Allman for the FY 2024 - 2025 audit and this motion was seconded by Council Member Madrigal.

**Vote:**

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

**Motion passed.**

**Agenda Item 10. Discussion and possible action to approve the 2025 tax roll.**

**Synopsis:** Council reviewed and approved the 2025 Tax Roll as certified by the Caldwell County Appraisal District, confirming the adopted tax rate and corresponding property valuations.

**Motion:** Council Member Madrigal made a motion to approve the 2025 Tax Roll and adopt the resolution as presented and this motion was seconded by Council Member Iverson.

**Vote:**

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

**Executive Session**

Council entered Executive Session at 7:48 p.m. pursuant to Texas Government Code §551.071, for consultation with the City Attorney regarding legal matters.

Council reconvened into open session at 8:20 p.m. No action was taken.

**Announcements:**

Next City Council Meeting: Tuesday, November 25, 2025.

The meeting adjourned at 8:21 p.m.

Attest:

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Connie Wood, Mayor  
City of Niederwald

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Zach Cronshey, City Secretary  
City of Niederwald