

City of Nevada

*Due to COVID-19, the Council will be holding a meeting virtually
Tuesday, August 4, 2020 7:00P.M.*

Virtual Conference Connection Information

JOIN WEBEX MEETING

<https://cityofnevadatx.my.webex.com/cityofnevadatx.my/j.php?MTID=m13a07c3dfb4a833ccaf2e29e863d3c2a>

Meeting number (access code): 126 664 4609

Meeting password: E8ysTt5ESa2

JOIN BY PHONE

+1-415-655-0001 US Toll

Meeting number (access code): 126 664 4609

Meeting password: 38978853 from phones and video systems

MINUTES

A. Call to Order: Time: 7:10P.M.

Mayor Kinnard, Gwen Garlington, Travis Waddell, Karl Fisher, Shane Brinton. Kenneth Pfannstiel not in attendance.

B. Citizens to Speak Before the Council

*This time is reserved for citizens to discuss items not listed on the Agenda. Citizens who have requested time to speak before the Council or who have signed the Sign-In sheet prior to the Council Meeting, may have three (3) minutes to address the Council. However, by law no action or discussion may be undertaken on these items, unless they are placed on the agenda of a future meeting. **Mr. Aguilar – Place on next August 18, 2020 Agenda.***

- **Williams Estates HOA requesting permission for speed bumps**
- **Intersection at FM 6 & Eugene**

C. New Business

- a. **Discuss: Mayor Kinnard will address citizens about Nevada Lakes Deed restrictions.**
*The city council did authorize the FFA project based on the city ordinance that does allow such projects.
Authorizing the project does not waive other ordinances regulating fencing, setback, side yard, height, lot coverage, accessory building rules, etc.
The owners of the property would need to comply with those ordinances, and others, such as the nuisance ordinance in regards to smell or other issues that sometimes occur with animals on the property.*
- b. **Discuss/Take Action: Chris Donnan with Hayter Engineering – Street System Packet by year and price quoted.** *Chris Donnan suggested that the City get with the Water district, TXDOT, and all providers within the city pertaining to improvements, that would involve construction of that road within the next 5 years, before replacement. City should also keep in mind that said improvements may involve the east side of town, for which may be different than the west side of town, etc.*
- c. **Discuss/Take Action: Abston Hills, Preliminary plat approval.** *Chris Donnan with Hayter Engineering, has suggested the approval of the preliminary plat for Abston Hills, which is in a small portion of Nevada ETJ. The council did have one concern pertaining to traffic activity on FM 6. The developer has provided a road study. The TXDOT road will be reevaluated once a portion (% or #) of homes in the development is built, and how it impacts FM 6 traffic. **Gwen Garlington makes a motion to approve the Preliminary plat for Abston Hill, Shane Brinton 2nds, all in favor, Aye, motion carries.***
- d. **Discuss/Take Action: Kerens and Eve St. Re-Plat.** *There is a small track of land that is right next to it. It is either an alley, or end of road not developed. **Move to August 18, 2020 meeting.***
- e. **Discuss/Take Action: Shaun King, Scott Ratzman, John David Cross would like to rezone property to Neighborhood services, Variance, and Annexation.**
*"Safe Storage hopes to bring a needed service to the community to allow residents in the area a good affordable option for Boat and RV type storage. This type of storage is consistently in high demand. Owners need to keep their property safe and secure and out of the sun and bad weather. Recently due to Covid19, the demand is even higher since families are utilizing boating and RVing as ways to enjoy outdoors while social distancing. Given the continued growth of the city of Nevada and surrounding communities.
We acquired 10.4 acres for the purpose of self-storage development. Safe Storage, LLC, will be located on FM 1138 at Sims Rd, Nevada TX. Phase 1 would include construction of four buildings with approximately 115-120 enclosed units. The facility will have wrought iron fence and motorized gate for access and a front office to meet customers. The front portion of the property will be planned for future Community Retail Use. Safe Storage hopes to become part of a growing economy, while supporting local charities and activities within the community."
*The Council is in favor of the proposed business plan of RV/Boat/Storage Facility, with retail center in front. Encouraged investors to move forward with the zoning and annexation procedures.**

f. **Discuss/Take Action: Joe Cleveland, Nevada Provisions Updated business plan, and improvements (Gym).**

Mayor Kinnard asked if the facility is still being used by the quilting ladies on Wednesday, and the youth group every 3rd Saturday. The groups will no longer be able to meet due to construction because it is not safe. The zoning of the facility needs to be established so they are able to serve food. The Fire Marshall will need to assess the condition of the facility to see what has been altered/built/removed etc., and what is required to bring the building up to code. A conditional permit will need to be obtained for certain safety issues during renovations of the facility, and for the living quarters in the fellowship hall. Fire Marshall will need to make sure that smoke detectors and carbon monoxide detector are installed and in working condition. Mayor Kinnard stated "all construction is to cease until the Deputy Fire Marshall can assess the buildings, and construction reviews have been approved."

g. **Discuss/Take Action: Budget Packet.** *Mayor Kinnard requested packets to be sent to all council members, to start looking over last year's budget, current numbers, and start planning 2020/2021 budget. The proposed budget planning for 2020/2021 will begin during the next council meeting that is scheduled for August 18, 2020.*

h. **Executive Session**

Govt. Code Sec.

§551.072---Deliberation on purchase of real property for municipal purposes within the city limits at or near FM 1138 and Collin Street.

§551.071 – Private consultation with the attorney for the City of Nevada

Executive session in: 8:35P.M.

Executive session out: 9:35P.M.

Any action to be taken as a result of Executive Session? NO

D. Reports

1. Roads - City Council Representative (Travis Waddell) streets update - **No**
2. City Code Inspector (Travis Caperton) - **No**
3. Mayor's Report (Mayor Kinnard) - Suggestions for next meeting: **Warren bids if available.**
4. City Secretary Report - Roads (Judy Hill) - **On Agenda**

E. Consent Agenda

All items under 'E' Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately.

Council meeting July 7, 2020 minutes

Travis Waddell makes a motion to accept the meeting minutes for July 7, 2020, Gwen Garlington 2nds, all in favor, Aye, motion carries.

Adjournment: 9:42P.M.

Mayor Trace Kinnard

City Secretary Judy Hill