



Regular Council Meeting

JUNE 3, 2021

7:00PM City Hall

1. Call to Order and Declaration of Quorum
 - a. Time _____
2. Invocation
3. Pledge of Allegiance to the United States of America
4. Greeting of Visitors
5. Public comment

Citizens are invited to address the City Council with public comments if they have signed the visitor registration form. Comments regarding items for which notice has not been given will be limited to three minutes, prior to discussion of agenda items, and Council responses shall be in accordance with Sec. 551.042 of the Texas Government Code.

Citizens wishing to make comments regarding a specific item on the agenda that do not have a public hearing may before or during the discussion but must raise their hand and not speak until recognized by the Mayor. Agenda item comments are limited to one minute.

Comments that incite a breach of the peace are prohibited.

6. Business – Agenda documents and supporting material from the preceding Work Session Agenda
Input from staff or counsel; only as requested by Mayor / Council or if asked to be recognized for points of order
7. Approval of previous meeting's minutes, or notes
 - a. Minutes for May 18, 2021 meeting
8. Reports:
 - a. City Secretary Report
 - b. City Clerk Report
 - c. Council Representative to Community ISD
 - d. City Code Inspector
 - e. Comprehensive Planning Committee
 - f. Finance Committee
 - g. Ordinances Committee
 - h. EDC
 - i. Mayor's Report

9. Business

Input from staff or counsel; only as requested by Mayor / Council or if asked to be recognized for points of order.

- a. *Discuss: Arnold Bernardino with Ameri-Tex Services. Waste Management proposal*
- b. *Discuss/Take Action: Pothole quote from Streamline.*
- c. *Discuss/Take Action: CISD Monument Sign. Masonry Digital sign placement.*
- d. *Discuss/Take Action: Ratification of CISD Fireworks – Mayor Ponce will address.*
- e. *Discuss/Take Action: Boat/RV Storage N FM 1138 – Shaun King, and Scott Ratzman would like to discuss the Zoning category PD with variances they will need to move forward on the project.*

10. Executive Session

Reserved for Council to convene in accordance with Subchapter D. EXCEPTIONS TO REQUIREMENT THAT MEETINGS BE OPEN of the Texas Government Code CHAPTER 551.

11. Regular Session: Reconvene from Executive Session

12. If required, act on items reviewed in Executive Session

13. Future Agenda Items

Future agenda items shall be designated by the Mayor. In addition, a motion and a second from any two Councilpersons shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Mayor to add an agenda item for a future meeting.

14. Adjournment/ Closing

I, Judy Hill, City Secretary, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on **June 3, 2021**, and posted at City Hall on **May 28, 2021**.

Judy Hill

Judy Hill, City Secretary

NOTE: The City of Nevada, Texas, City Council meets regularly on the first and third Tuesday of each month at 7:00 P.M. The Council adheres to the printed Agenda for official action. Any individual desiring official action on a matter should submit a request for the item to be considered for inclusion on a future Agenda to the office of the City Secretary not later than fourteen (14) days prior to the Council Meeting.

AMERI-TEX SERVICES, INC.

"Your Hometown Garbage Company"



WHAT WE DO

Ameri-Tex Services, Inc. provides solutions for all your residential, commercial, construction and solid waste removal needs. We also supply portable toilets, hand wash stations and sludge service for commercial applications. Our Team

Ameri-Tex Services, Inc. is committed to providing fast and efficient service, we strive to exceed all of your expectations!



WHO WE ARE

Ameri-Tex Services, Inc. is a locally owned and operated residential and commercial waste service provider based out of Whitehouse, Texas. We are blessed to be in our 20th year of business and proudly serve over 55,000 East Texas customers! We specialize in small to medium sized cities, HOA's and POA's. Honesty and integrity are the cornerstones of our business.



HOW WE HELP

Ameri-Tex Services, Inc. does not take a cookie-cutter approach to solid waste service. We custom build our services to meet the needs of your community. We provide billing for your city, a fully automated call center for your residents, and city leaders have direct access to our leadership staff. Lastly, we love getting involved with our community partners! Whether it's participating in a Christmas parade, attending your local FFA events, or joining you in your summer cookout.

Ameri-Tex Services, Inc. will be there!

For more information, please contact Arnold at 903-747-0198 or sales@ameri-tex.com

Streamline Property Maintenance

647 Emily Ln
Van Alstyne, TX 75495 US
streamlinepropertymaintenance@gmail.com

INVOICE

BILL TO
City Secretary Judy Hill
City of Nevada
424 E. FM 6
Nevada, Tx 75173

INVOICE 1053
DATE 05/25/2021
TERMS Net 15
DUE DATE 06/09/2021

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Mobilization and call out fee. One time fee paid for calling Streamline Property Maintenance to active duty for scope of work.	1	750.00	750.00
	Services	Patch all potholes possible with 200 bags of patching material. When roads were ran on 5/19/2021 to take count this quantity should take care of all potholes on city streets. The longer potholes go unpatched and the more rain that falls potholes will grow and more will arise creating the need for more materials.	200	50.00	10,000.00

Scope of work: Road Repair / Pothole Patching:
Patch all potholes on city of Nevada streets as follows:
Eugene-35-40 bags
West-30-35 bags
Kerens-25-28 bags
Collins-20 bags
Eve-10 bags
East-65 bags
S. Cole-2 bags
Center looks good at the moment

BALANCE DUE

\$10,750.00

Streamline Property Maintenance will sweep or blow out potholes with air
compressor before patching to help patching material adhere to existing
pavement and hold better.
We will level patching material and compact, then put a final cap of patching
material if needed.
Streamline Property Maint. equipment will be equipped with LED safety warning
lights, following TMUTCD guidelines and will be wearing reflective ANSI approved
PPE.

Pothole patching is not a permanent repair and is subject to popping back out
with heavy rains or inclement weather

To accept this bid, please print, sign and date then return to
streamlinepropertymaintenance@gmail.com
Work will begin within 10 days of signed acceptance

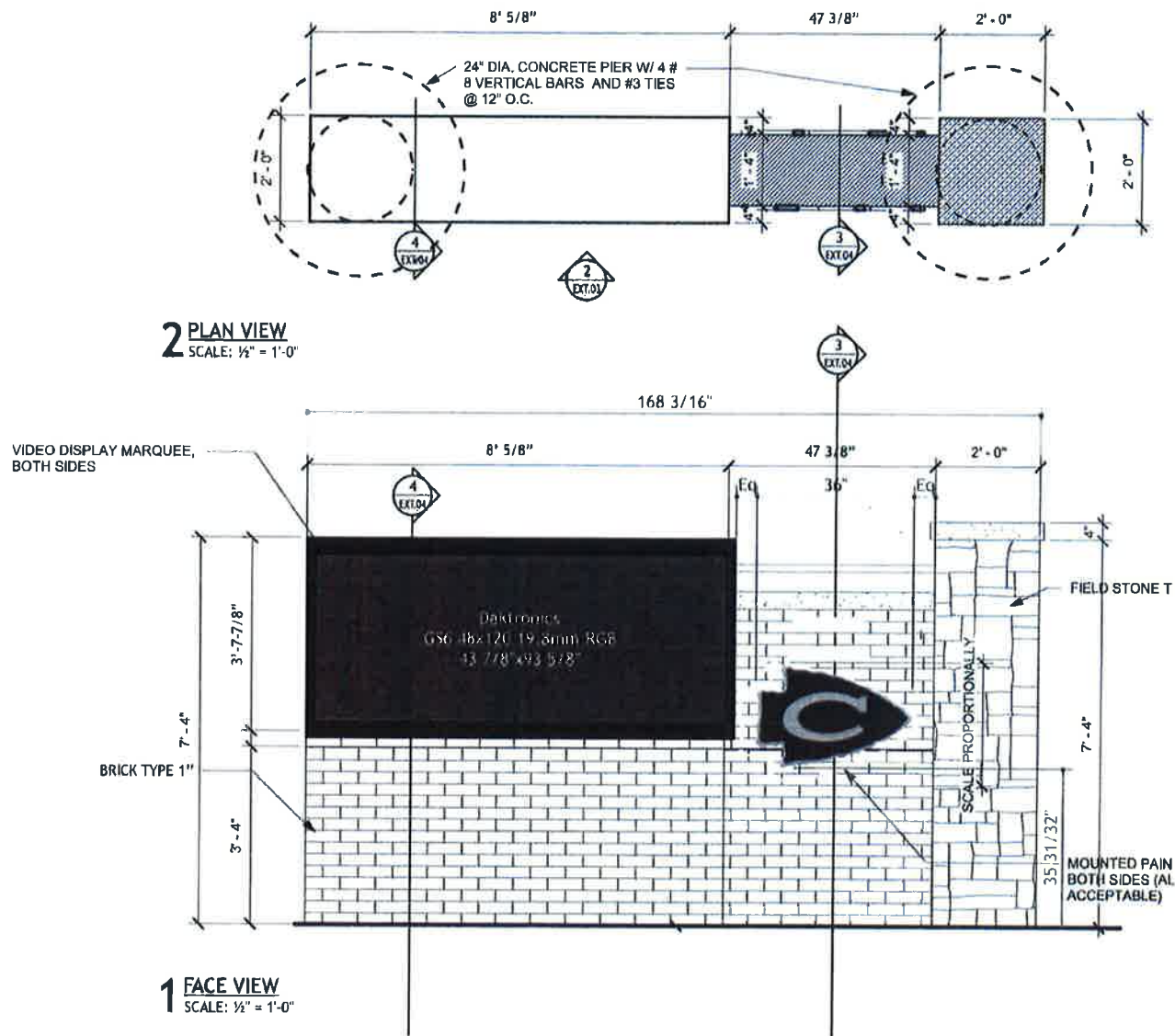


Community ISD
High School
440 North FM 113B
Nevada, TX 75173
Project No.: 5815

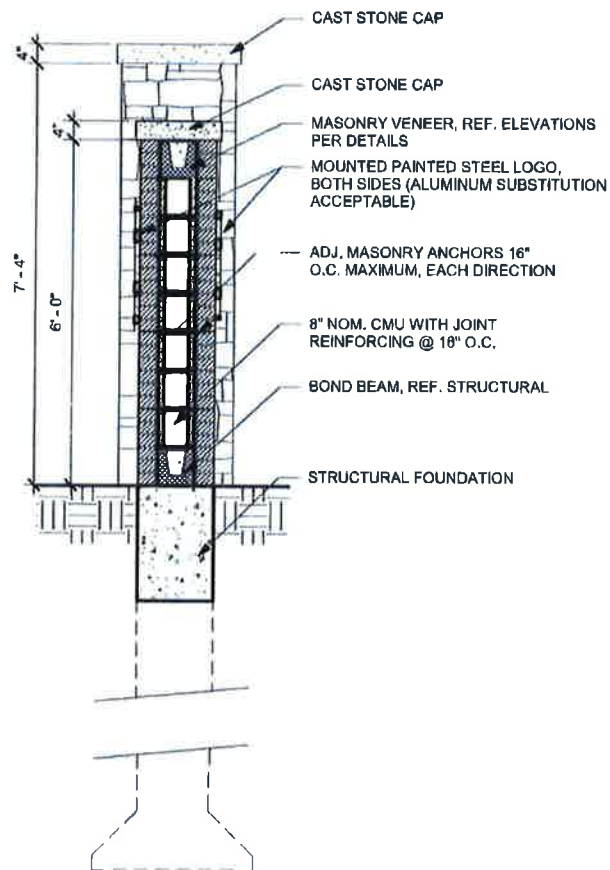
104 SF

- **Water(2) 1 1/4" x 28" x 42"**
- **watersjet cut**
- **aluminum logo**
- **Finish: Painted Blue**
- **TBD**
- **Mount with studs @ 1/4" spacers**
- **43 7/8" x 93 5/8" EDU**
- **Daktronics**
- **G56 Series 19.8mm**
- **RGB**
- **108x216 matrix**
- **10mm RGB**
- **Communications:**
- **Lifetime Cellular**
- **120VAC 15.1 amps**
- **(total for both units)**
- **Piers, foundation & masonry base by others**
- **Electrical service to sign by others**

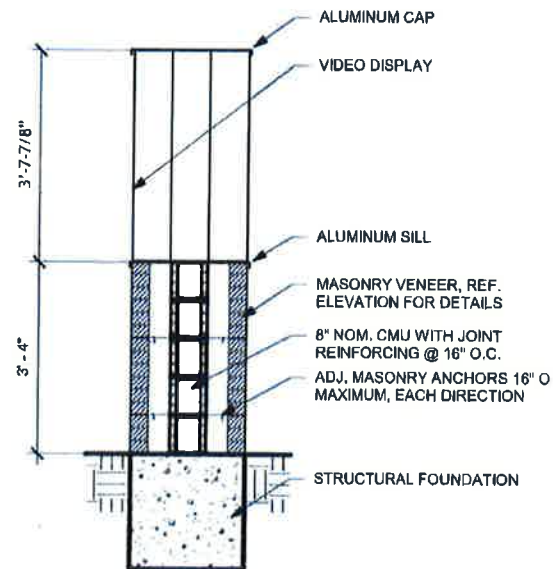
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EXT.03



3 SECTION DETAIL
SCALE: 1/2" = 1'-0"



4 SECTION DETAIL
SCALE: 1/2" = 1'-0"



Casteel Sign

11106 Morrison Lane
Dallas, TX 75229
T 214.352.7446 F 214.352.7448
www.casteelsign.com

Community ISD
High School
440 North FM 1138
Nevada, TX 75173

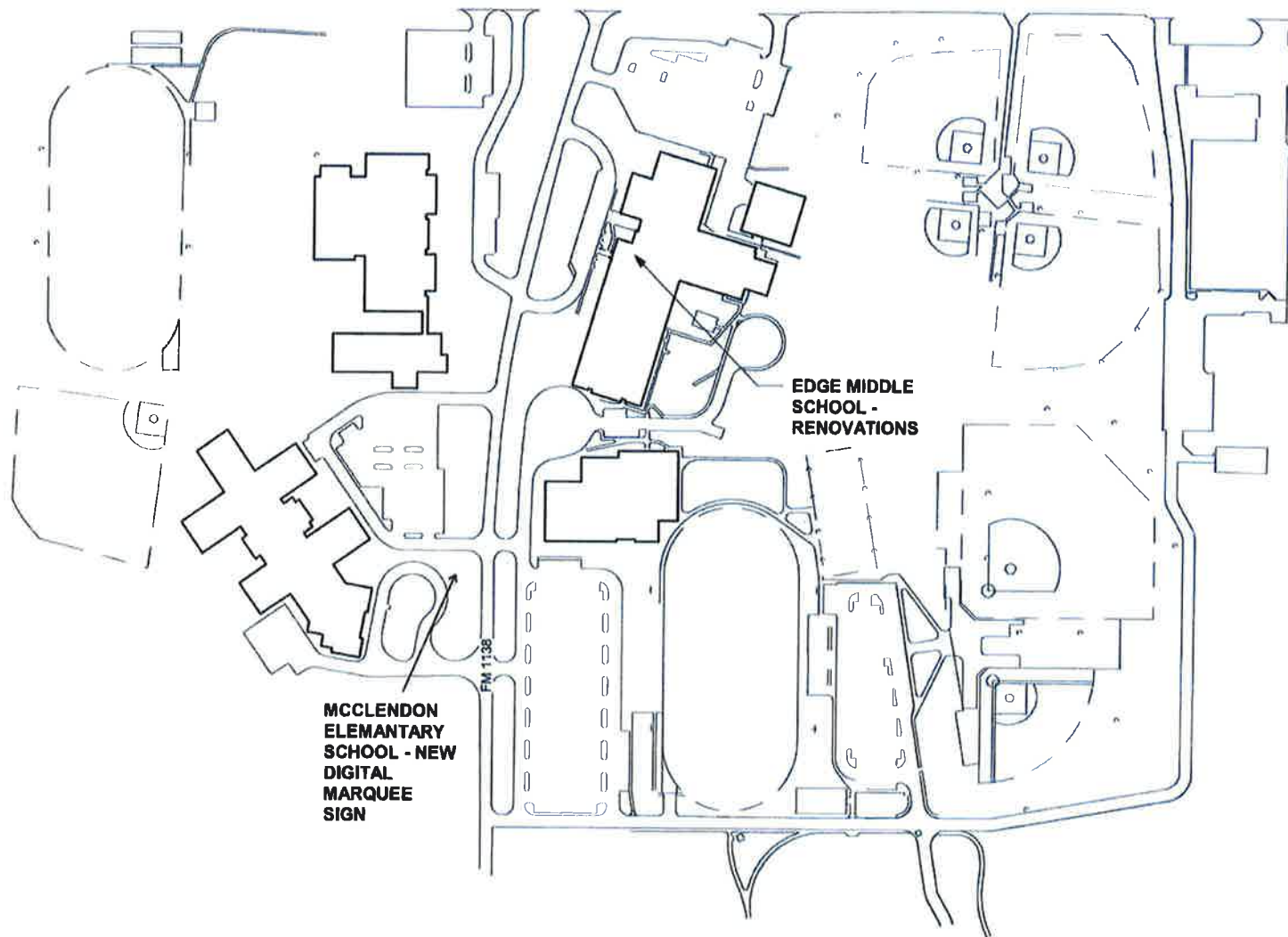
Project No.: 5815

Marquee Sign

104 SF

Drawn By:	JWR
Sign Type	Marquee
Date	05/11/2021
Scale	
ALL DATA, PLANS, AND SPECIFICATIONS ARE INDICATED ON THIS DRAWING AND NOT TO BE REPRODUCED, USED, OR ENCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CASTEEL & ASSOCIATES, INC.	

EXT.04



Casteel Sign

11106 Morrison Lane
Dallas, TX 75229
T 214.352.7446 F 214.352.7448
www.casteelsign.com

Community ISD
High School
440 North FM 1138
Nevada, TX 75173

Project No.: 5815

Marquee Sign

104 SF

Drawn by: JMR

Sign Type Site Plan

Date 09/10/2021

Scale NTS

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EXT.01



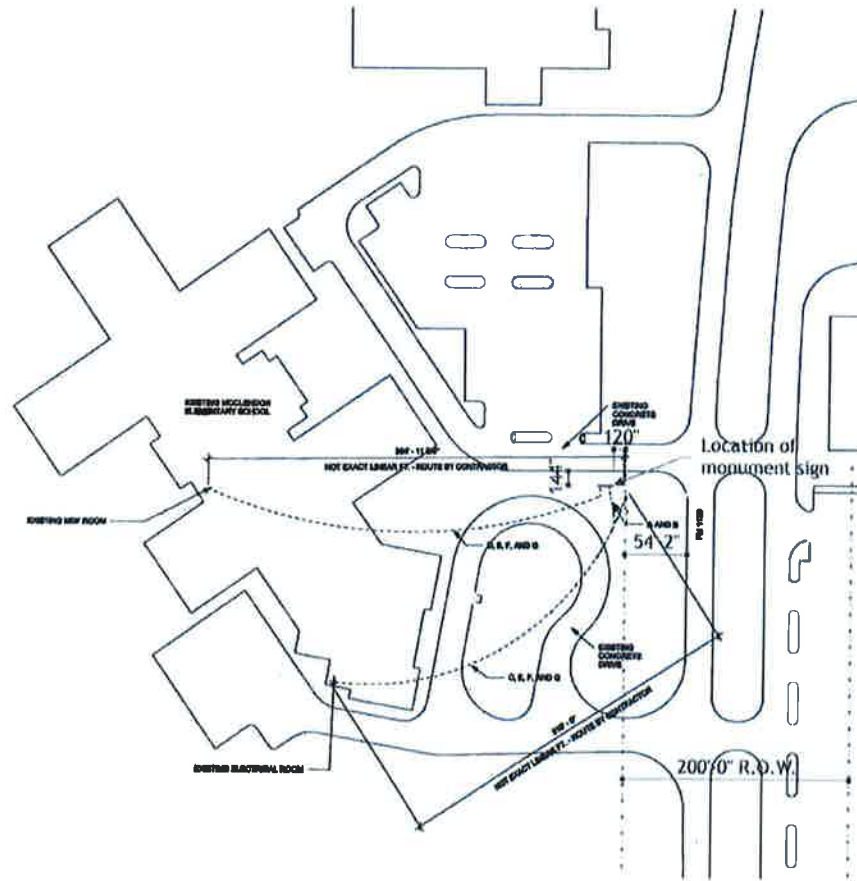
Casteel Sign

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Community ISD
High School
440 North FM 1138
Nevada, TX 75173

Project No.: 5815

Marquee Sign



Drawn by: JMR

Sign Type: Site Plan

Date: 09/16/2021

Scale: 1" = 100'

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1 SITE PLAN
SCALE: 1" = 100'-0"



EXT.02

CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027



Date: May 28, 2021

Illumination Fireworks Partners LP
CISD Fireworks Events Coordinator
1605 Crescent Cir
Ste. 200
Carrollton, Texas 75006

RE: Illumination Fireworks Partners LP – 05/28/2021 Fireworks Event Permit

Host: Community ISD
600 North FM 1138
Nevada, Texas 75173

The attached permit application for the Community High School fireworks event to be held on May 28, 2021, is approved.



Mayor

Ben Ponce



City Secretary
Judy Hill



Phone: (972) 853-0027
Email: cityclerk@cityofnevadatx.org

424 E FM 6
Nevada, Tx 75173


Miscellaneous Permit Application

Permit Number: 21-20210528	Event Date: 5/28/21
Event Hosts: Community ISD	
Location of Event: 600 North FM 1138, Nevada, TX 75173	
Description: Sign <input type="checkbox"/>	Fireworks <input checked="" type="checkbox"/> Other <input type="checkbox"/> Description of other
Event Description (Time, place, fire suppression measures, crowd location and control):	
A 5 minute (1.4G) fireworks display taking place behind Braves Stadium for Community ISD graduation. Pyrotechnician and assistant will have extinguishers. Crowd will be 250ft. or more away.	
Taking place on Friday, 5/28 at 9:30 pm	

Event Vendor: Illumination Fireworks Partners LP
Vendor Contact: Kaitlin Fogel - Production Coordinator
Vendor Address: 1605 Crescent Circle Suite 200 Carrollton Texas 75006
Phone Number: 972-245-7976 Mobile Number: 469-208-8542 Email: kaitlin@illuminationfireworks.com
Please provide a copy of proof of insurance coverage and limits, a map of location of event, description of crowd, and launch areas.

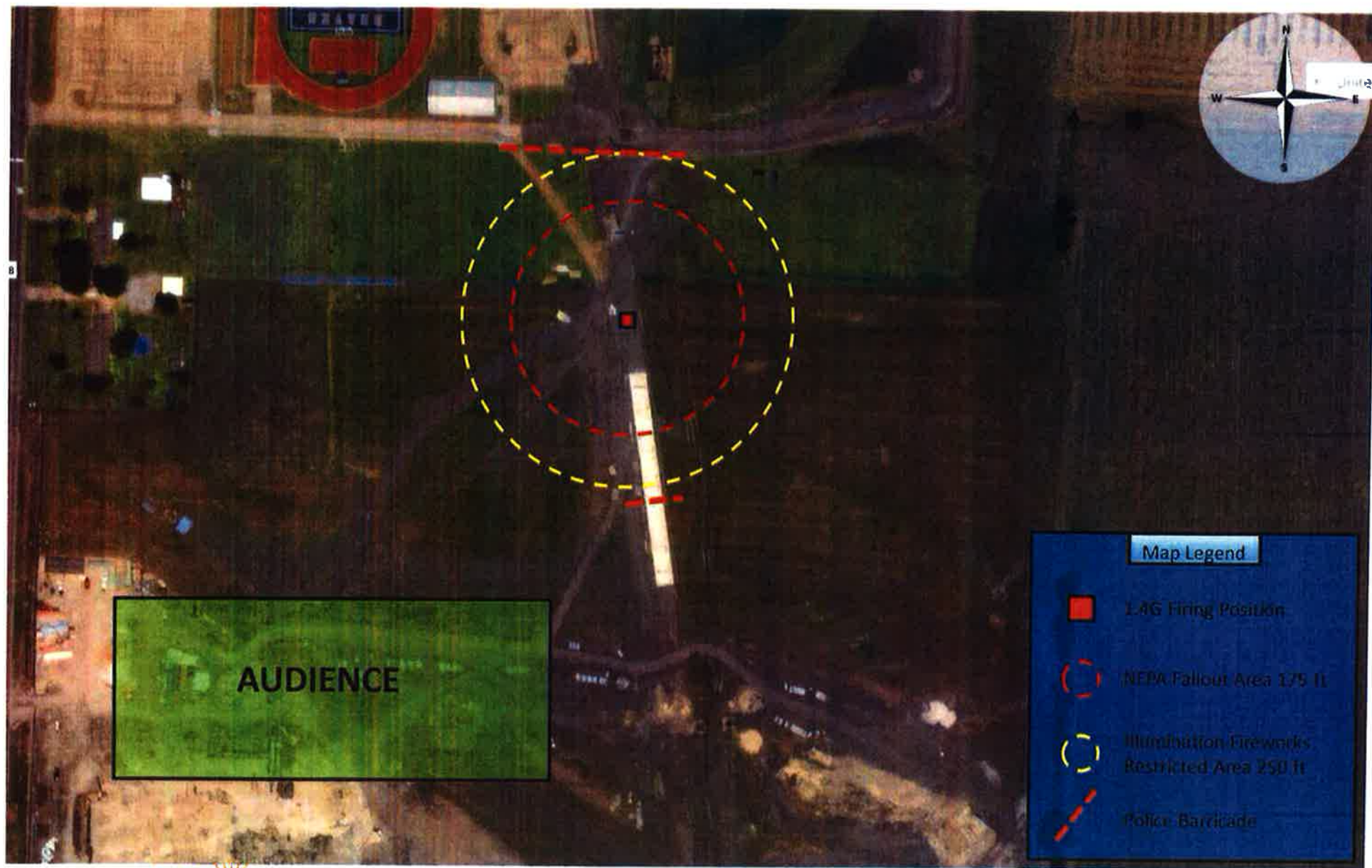
The permit becomes null and void on June 1, 2021. Final inspection to be provided by Deputy Fire Marshal Eddie Stough.
deputyfiremarshal@cityofnevadatx.org / 260-615-3439

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of event will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law. The COI must be in effect at the time of event. The vendor agrees to indemnify and hold harmless the City of Nevada, for any and all damages resulting from this event, if any.

Signature of Applicant:  Date: 5/28/21
Printed Name: Kaitlin Fogel
Title of Applicant: Production Coordinator
Phone Number: 469-208-8542

OFFICE USE ONLY:	
Approved by: Misty Hooker	Date approved: 05/28/21
	Permit Fees: \$25.00
	Issued Date: 05/28/2021
	Issued By: Misty Hooker

05.28.21 Community ISD Graduation Site Plan v3



PYROTECHNICS • FLAMES • LASERS • FIREWORKS • CONFETTI • FOG

1605 Crescent Circle, Suite 200, Carrollton, Texas 75006 Phone: 972-245-7976 | Fax: 972-245-7977 | IlluminationFireworks.com

05.28.21 Community ISD Graduation Site Plan v2 (OVERVIEW)



May 21,2021

**HONARABLE MAYOR AND CITY COUNCIL, NEVADA TEXAS
424 E. FM 6
NEVADA, TEXAS 75171**

Shaun and I would like to thank everyone at the City of Nevada and all the council members for their time at this week's meeting to discuss the Safe Storage boat and RV project on FM1138. We appreciate the opportunity to answer questions and discuss in detail what we are proposing. We are excited to work with the city and look forward to building a long-term relationship in the community.

During this week's meeting we verbally agreed to a framework of how the facility would be designed and the materials that would be used in the construction, this is critical to move to the next steps. The civil engineering and mechanical engineering for the construction phase cannot be completed without an agreement on the variances. I have attempted to capture all the zoning and variances request discussed below so you can formally respond to our requests.

- Zoning will be "Light Industrial" with "Special Use Permit" for Boat and RV Storage
- FM1138 Road Frontage will be maintained for "Community Retail"
- Storage Facility Parking and Internal Drives will be Crushed Asphalt/Gravel Engineered to support Fire Equipment, Buses and Large RVs
- Storage Buildings Structure Will Serve as Property barriers, gaps in any will be filled with Wrought Iron and Stone barriers.
- Fencing in Front (FM1138) Wrought Iron with Stone on Corners, Landscaping on FM 1138 Frontage
- No Septic System Required for Boat and RV Storage Facility

- Engineered to County Fire Code
- Designed to TXDOT requirements for Water Containment/Runoff

The civil and mechanical engineering for the site is based on a full build out of the 10.4-acre site, both storage and retail. We will build the facility in phases which will either be two or three over a 36-month timeframe. We will build front to back as to not disrupt our customer's during the expansion process.

In regards to the business and potential revenue all I can share is our plan is to build structures to support up to 350 customers with an average monthly rental rate of \$150 each over the next 3-5 years.

We look forward to your response so we can move this project forward quickly.

SINCERELY,

SCOTT RATZMAN
SHAUN KING

SAFE STORAGE LLC
11347 FRONTIER DR
FRISCO, TEXAS 75033
214-862-8266



SAFE STORAGE LLC.
Boat & RV Self Storage



Project Details and Rational

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. The demand for Boats and RVs has reached record levels since families are utilizing boating and RVing as ways to enjoy outdoors while social distancing . We selected the city of Nevada and surrounding communities as our location due to the rapid growth on the eastern side of the Metroplex, coupled with it proximity to Lake Lavon as well as other lakes and recreational activities near the area. The growth of new residential communities with HOA's will increase the demand for high quality storage opportunities in the area.

- ✓ In October 2018 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.
- ✓ The Concept Plan is for Approximately 350 storage locations if the Retail Frontage is required and 410 location if not required
- ✓ The Facility will have Wrought Iron Motorized Security gate for access and an internal office to meet customers.
- ✓ The Facility will have 24/7 Security Monitoring and Lighting
- ✓ Gray Water Dump Tank
- ✓ Air Compressor
- ✓ Trash Dumpster Onsite
- ✓ The Facility will be Maintained by a Professional Landscaping Company
- ✓ Ownership Actively Engage in Development and Growth of Business
- ✓ Safe Storage hopes to become part of a growing economy, while supporting local charities and activities within the community.

Thank You for the Opportunity !

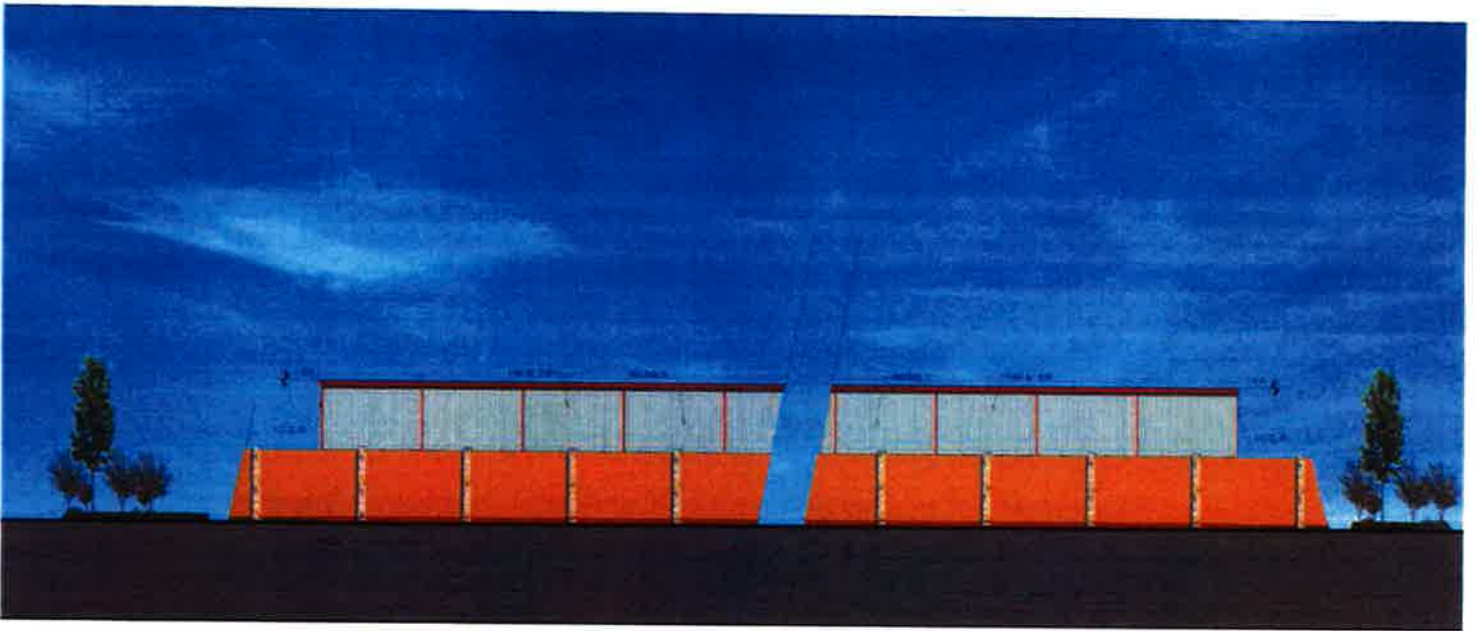
Points to Discussion

- ✓ Zoning should be "Light Industrial" with a special use permit for "Outside Storage" for the storage facility
 - ✓ Simple addition to current zoning that already exists
- ✓ The Cost for an Engineering Firm to do a "Planned Development" kills the project.
- ✓ The Storage and Drive Areas to be Gravel/Crushed Asphalt
 - ✓ Reduces the size of a required retention pond
 - ✓ Revenue Enhancement and Cost reduction
 - ✓ Engineered to Support Fire Trucks, Buses and 50' RV's
- ✓ Cedar Picket Screening Wall is "OK"
- ✓ Office will be Minimal Space Inside Facility due to Retail Frontage
 - ✓ Security Systems, Gate Automation, No Bathroom
- ✓ All Metal Buildings, Cream with Red Trim
- ✓ The Retail Zoning in the Front Reduces the Site by 67 Rentable Units, Safe Storage has no plans to develop.
 - ✓ Negative Impact to Business Feasibility Model
- ✓ FM 1183 TXDOT Entry Designed Code Requirements
 - ✓ Concrete Drive into Facility
- ✓ Landscaped and Professionally Maintained by a local Landscaping Service.
- ✓ Demand may Drive the need for some "Fully Enclosed Units" in the Future

Questions?



Nevada Design with Cedar Screening Fence



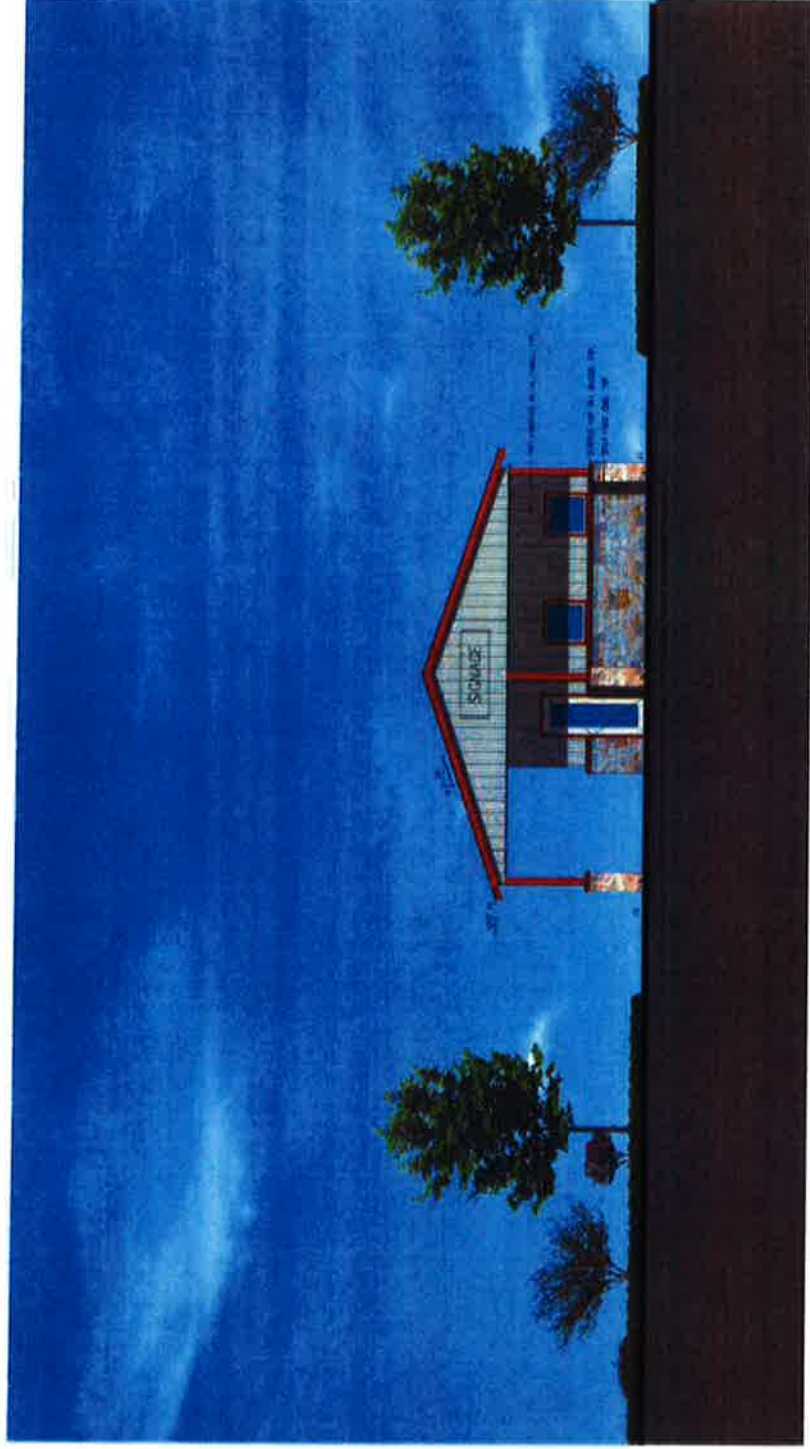
Elevation View



Gravel with Crushed Asphalt



Office Design



Summary of Variances Requested

- ✓ Zoning should be "Light Industrial" with a special use permit for "Outside Storage" to Include Boat and RV's
- ✓ The Storage and Drive Areas to be Gravel/Crushed Asphalt
- ✓ Office will be Minimal Space Inside Facility if Retail Frontage is Required
- ✓ Can Commercial/Retail Zoning in Front can be Substituted for Mini Storage?
- ✓ CGB Development Engineering Standards for Site Work and Building Specifications through a license professional Engineer
- ✓ Detailed List of CGB of Successful Projects on page 9

Dear Mayor:

Shawn and I would like to thank everyone at the City of Nevada and all the counsel member for their time tonight. We also would like to extend a special thanks Judy who has helped us over the last year on this this project understanding the City requirements and meeting schedules.

Sincerely,

Shawn King

Scott Ratzman

Safe Storage LLC



CGB Development Storage Facilities

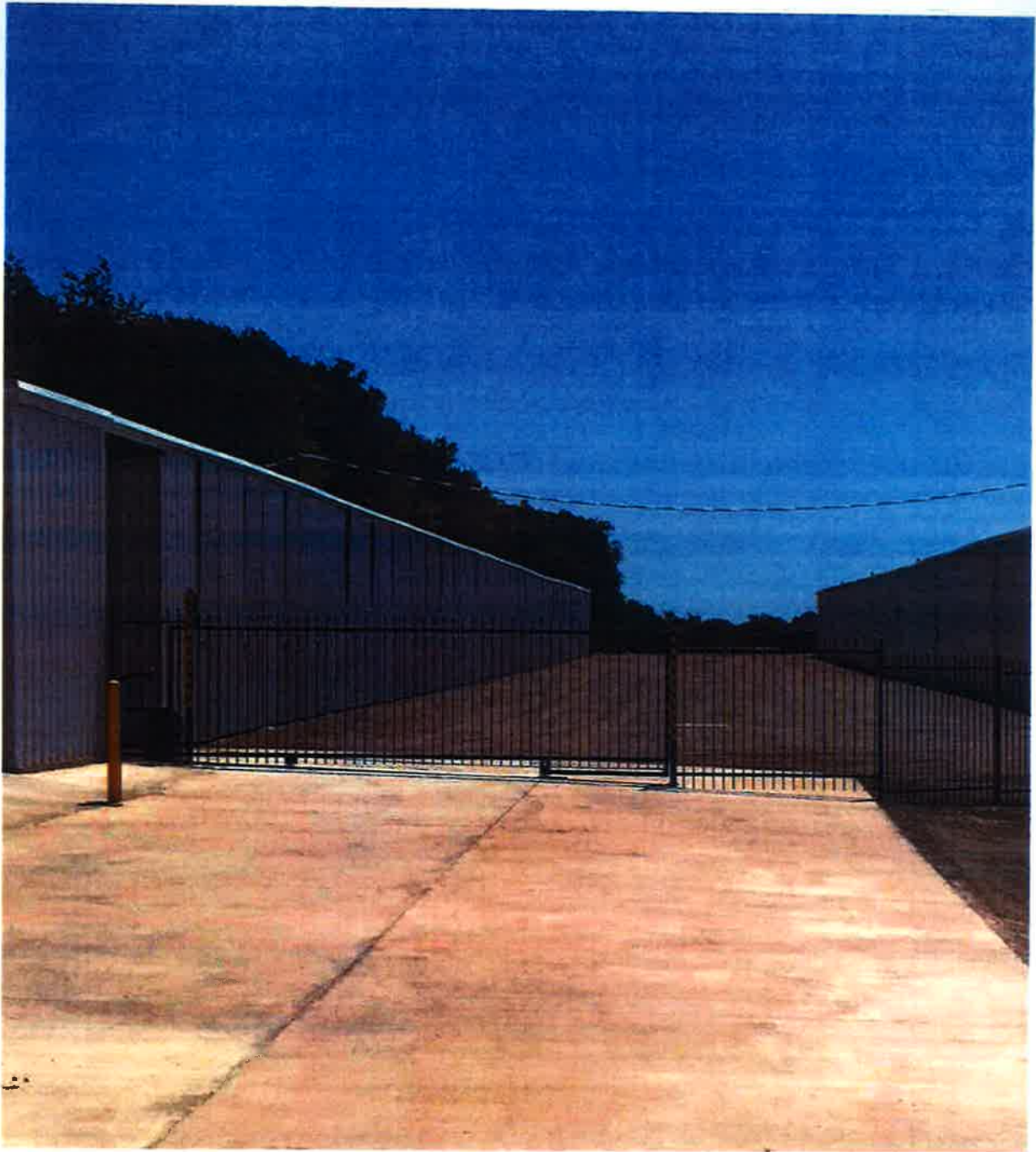
A-Affordable Storage Brand

- ✓ 2017 Mansfield, Texas
- ✓ 2017 Crowley, Texas
- ✓ 2018 Aledo, Texas
- ✓ 2018 Granbury, Texas
- ✓ 2019 Forney, Texas
- ✓ 2019 Justin, Texas
- ✓ 2019 Midlothian, Texas
- ✓ 2020 Waxahachie, Texas
- ✓ 2020 Rockwall, Texas
- ✓ 2020 Aubrey, Texas
- ✓ 2020 Crowley, Texas
- ✓ 2021 Joshua, Texas
- ✓ 2021 Anna, Texas
- ✓ 2021 Springtown/Azle, Texas
- ✓ 2021 Weatherford, Texas
- ✓ 2021 Farmersville, Texas
- ✓ 2021 Nevada, Texas

<https://a-affordablestorage.net>



Security Gate



Inside Fully Enclosed Design



Fully Enclosed Design

