



WORK SESSION & COUNCIL MEETING AGENDA

Tuesday, September 21, 2021
7:00PM at City Hall

- a. Call to Order and Declaration of Quorum

Time: _____

2. Invocation

3. Pledge of Allegiance to the United States of America

4. Greeting of Visitors

5. Items of Community Interest

6. Public comment

Citizens are invited to address the City Council with public comments. 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. Comments regarding an item on the agenda may be given before or during discussion of that item. Comments that incite a breach of the peace are prohibited.

7. Approval of previous meeting's minutes, or notes - September 7, 2021, Minutes

September 9, 2021, Minutes

8. Reports:

- a. City Secretary Report - Missing Street sign project
- b. City Clerk Report
- c. Council Representative to Community ISD
- d. Mayor's Report/Status: American Rescue Plan Act – Coronavirus Local Fiscal Recovery Fund application
- e. Police Stats

9. Work Session - No vote

Review and discuss agenda items.

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

- a. Review: Albert & Jane Dick request a replat of their property at, 18342 CR 913, in the ETJ of Nevada, TX. Lavon Farms, Lot 15. It is currently 10 acres, and would like to replat into one 2-acre lot, and one 8-acre lot.
- b. Review: Interim Code Enforcement/Septic services - Safe Built Services for Code Enforcement, Building Plan Review/Permit Inspection. Lee Swain with Safe Built will be in attendance.

10. Business Session

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.

- a. Discuss/Take Action: Albert & Jane Dick request a replat of their property at, 18342 CR 913, in the ETJ of Nevada, TX. Lavon Farms, Lot 15. It is currently 10 acres, and would like to replat into one 2-acre lot, and one 8-acre lot.
- b. Discuss/Take Action: Interim Code Enforcement/Septic Services - Safe Built Services for Code Enforcement, Building Plan Review/Permit Inspection. Lee Swain with Safe Built will be in attendance.

11. 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. _____

12. Executive Session - Time: _____

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated, the Town Council may hold a closed meeting. Government code 551.071-Confidential legal advice regarding any of the agenda items on the open session agenda, and as follows:

13. Regular Session: Reconvene from Executive Session - Time: _____

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

15. Adjournment / Closing

Time: _____

I, Judy Hill, City Secretary, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on September 21, 2021 was posted at City Hall on September 17, 2021.

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 individuals 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.

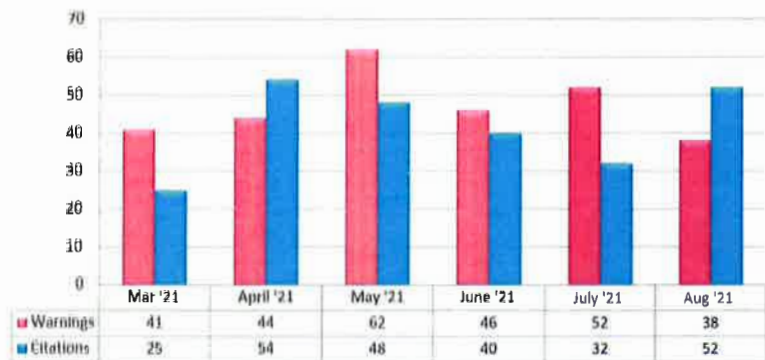
TX

★ Designed by TownMapsUSA.com

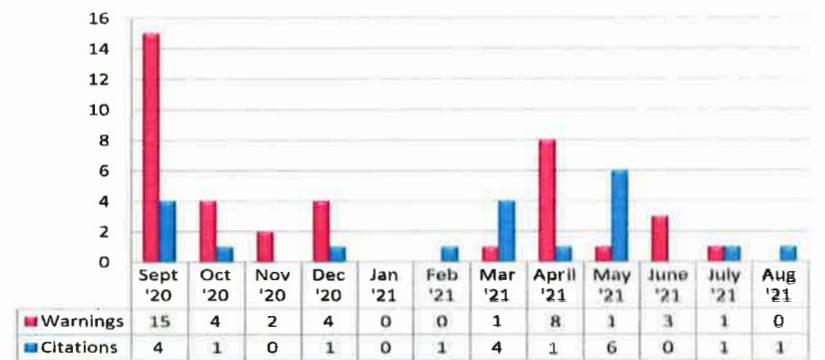
Item 8.

e. Police
Stats

Lavon Traffic

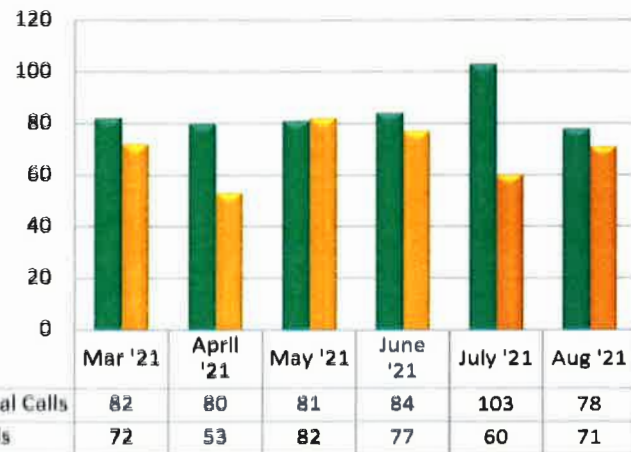


Nevada Traffic

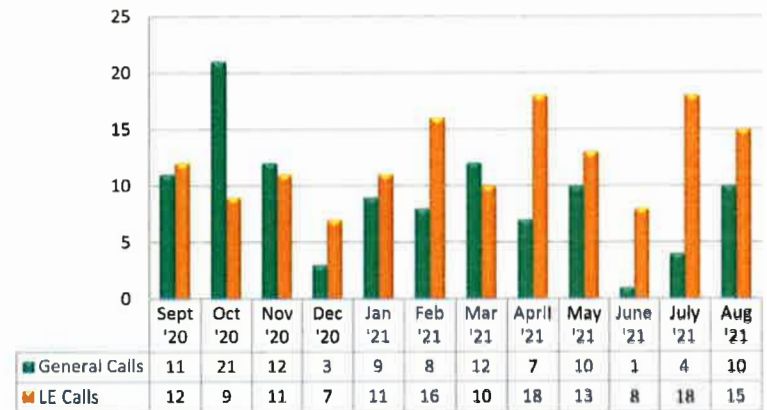


This data shows the number of Traffic Contacts made within the City of Nevada. A traffic stop may contain more than one “traffic contact”, such as a driver may be issued 1 citation and 1 warning in 1 stop, resulting in 2 “traffic contacts”.

Lavon Calls



Nevada Calls



This data shows the number of Calls for Service conducted within the City of Nevada. A call for service may be dispatched or self-initiated by an officer. General Calls and Law Enforcement (LE) Calls are explained in the next slide.

General Calls versus Law Enforcement Calls

General Calls – Typically a non-priority call that presents little to no danger to the responding officer and could be handled by another City Services department, County Services department or a professional in another field who is specially trained to handle certain types of situations.

** A law enforcement officer should always be available to anyone responding to these calls, should the situation escalate beyond the responding person's capability.*

Law Enforcement (LE) Calls – Typically a priority call that has the potential to present an increased amount of danger to the responding officer and/or the public. These calls are generally either crimes being committed, about to be committed, or have already been committed. They also generally include an offense report being taken.

In some instances, another City Services department, County Services department or a professional in another field who is specially trained to handle certain types of situations can be useful to assist, but should not respond alone to the initial call.

** Crimes that have been committed and are a delay in reporting or present a low amount of danger (walk in to the Police Department) could be handled by a desk officer or a member of the Police Volunteer Support Unit.*

Traditionally General Calls

Abandoned Vehicle

Animal Problem – Animal Ordinance

Animal Problem – Other Animal Calls

Fire Alarm

Assist Other Agency (AOA) Fire

Assist Other Agency (AOA) Medical

Assist Citizen

Assist Motorist

Construction Noise

Fireworks Complaint

Loud Music

Noise Complaint

Parking Complaint

Moving the Speed Trailer

Traffic Hazard

Welfare Check

Civil Problem

Juvenile Problem

Mental Health

Ordinance Violation

Lost Property

Public Service

Traffic Control

Traffic Hazard

Traditionally Law Enforcement Related Calls

911 Hang-up

Burglary Alarm

Other Alarm (Audible alarm heard in the area)

Simple Assault

Burglary

Burglary, Forced Entry Non-residence

Burglary, Forced Entry Residence

Assist Other Agency (AOA) Law Enforcement (LE)

Firearm Complaint

Narcotic Investigation

Non-Family Disturbance

Unsecure Building

Criminal Mischief

Damaged Property, Vehicle

Family Violence / Domestic Disturbance

Driving While Intoxicated

Fraud, Illegal Use Credit Cards

Fraud Impersonation

Juvenile Problem – Curfew

Juvenile Problem – Runaway

Obstruct Police – False Police Report

Sexual Assault – Strong Arm

Suspicious Activity

Suspicious Person

Suspicious Vehicle

Theft

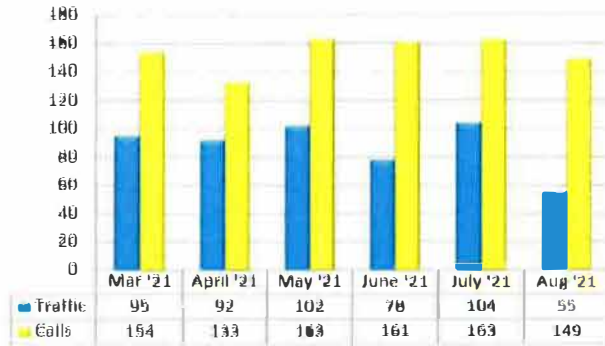
Traffic Accident

(Injury, Private Property Damage, Vehicle Damage)

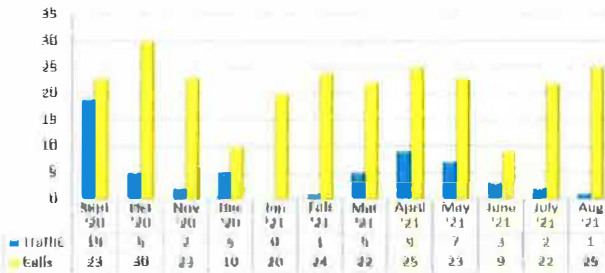
Traffic Problem

(Dangerous Driver, Reckless Driver, Traffic Offense)

Lavon Activity

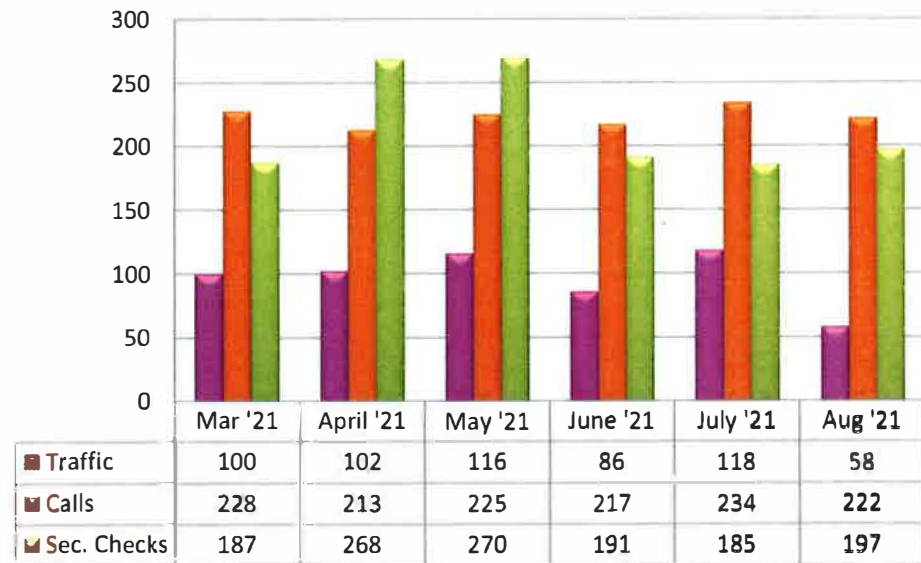


Nevada Activity



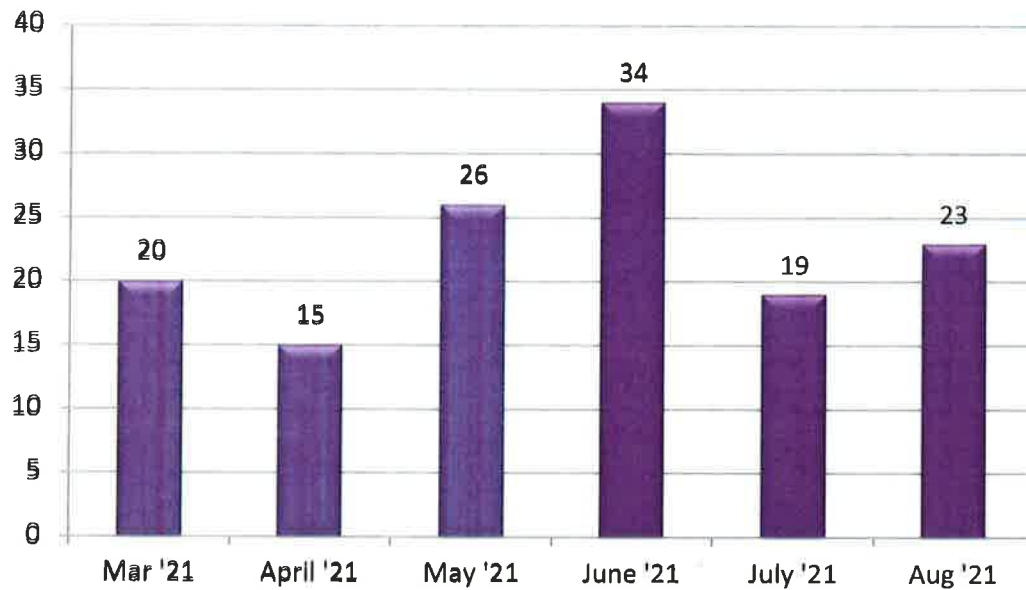
This data shows the total number of both Traffic Contacts and total Calls for Service conducted within the City of Nevada. The purpose of this graph is to give a visual comparison of total activity month to month.

LPD Activity

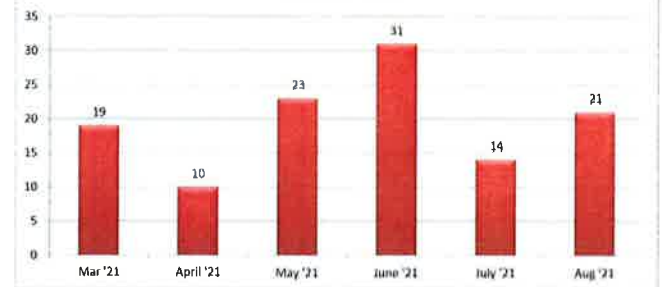


This data shows the total activity for the Lavon Police Department and includes Traffic Contacts, Calls for Service and Security Checks which are conducted in the City of Lavon, the City of Nevada and backing up the Collin County Sheriff's Office. The purpose of this graph is to give a visual comparison of total activity month to month.

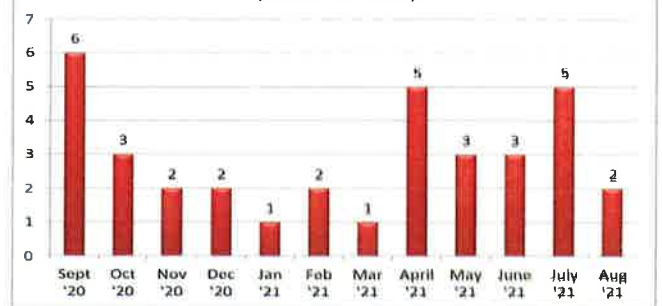
LPD Criminal Offenses (excludes "C" Traffic)



Lavon Criminal Offenses (excludes "C" Traffic)



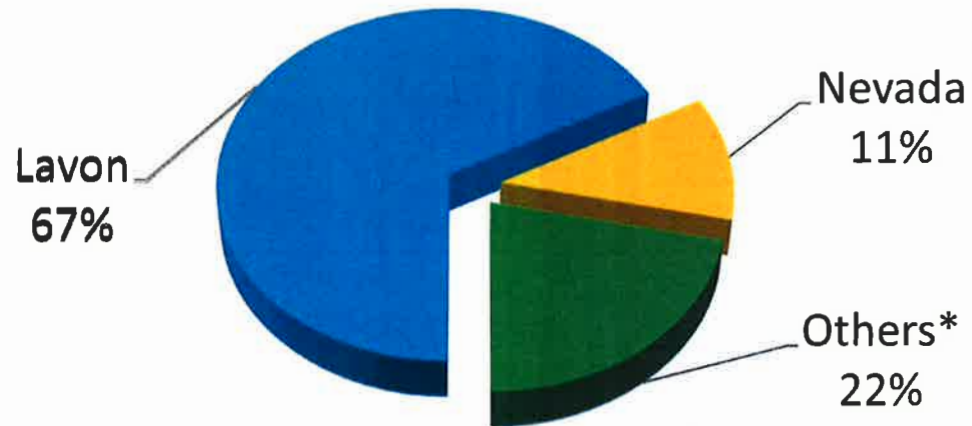
Nevada Criminal Offenses (excludes "C" Traffic)



This data shows the total criminal cases that resulted from a Call for Service within the City of Nevada.

NOTE: There was an error in the algorithm for calculating prior Criminal Offense Reports. It is now fixed and the correct numbers are reflected here.

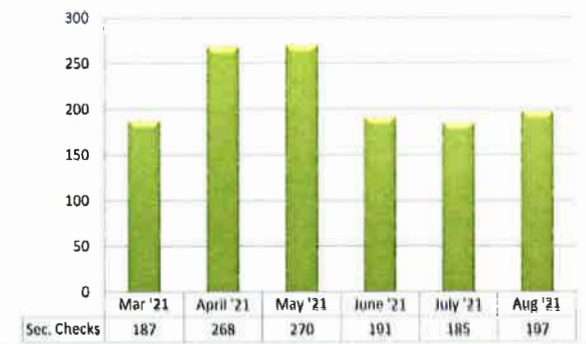
LPD Call Breakout



* May Include other cities and /or unincorporated areas of the County

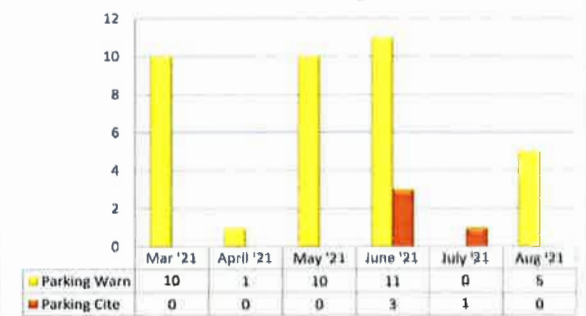
The LPD Call Breakout graph gives a visual of how LPD officers' time is spent based on Calls for Service.

LPD Security Checks



Security Checks are conducted in the Cities of Lavon & Nevada

LPD Parking



Parking violations are only issued within the City Limits of Lavon

Item 9. & 10.

a. ETJ Lavon Farms
Replat



Ben Ponce, Mayor
City of Nevada
424 FM 6
Nevada, TX 75173

September 17, 2021

RE: Lavon Farms Lot 15 – Final Plat
HEI Job Number 385001-86.14

Dear Mayor Ponce,

Hayter Engineering has reviewed the Lavon Farms Final Plat. Our review was for general conformance to the City's Subdivision Ordinance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

After review, Hayter Engineering has determined that the Final Plat meets the City's Subdivision Ordinance requirements. Assuming all necessary fees have been paid to the City, it is our recommendation that the Final Plat be approved.

If you have any questions regarding this submittal, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

Sincerely,

HAYTER ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Christopher M. Donnan", is written over a horizontal line.

Christopher M. Donnan, P.E., CFM
Principal/Project Manager



Practical Infrastructure Solutions

4445 SE Loop 286 | Paris, TX 75460 | haytereng.com

Tel: 903.785.0303 | Fax: 903.785.0304 | Email: info@haytereng.com | cdonnan@haytereng.com
Texas • Oklahoma • Arkansas • Louisiana



CERTIFICATE OF COMPLETION

"Accepted"

Mayor, City of Nevada, Texas Date

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing plat of LAVON FARMS LOT 15, an addition to Collin County, Texas, was submitted to the City Council on the ____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter subscribed.

Witness my hand this ____ day of _____, A.D., 20____.

City Secretary
City of Nevada, Texas

SURVEYOR'S CERTIFICATE

I, James Barton Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Nevada, Texas.

Preliminary; this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Barton Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Barton Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires: _____

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
2. Bearings based on Lavon Farms recorded in Cabinet C, Page 373, Map Records, Collin County, Texas.

LEGEND

P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
Y.C.I.P.S. - 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

GRAPHIC SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, Albert Dick and Jane Dick, are the owners of a tract of land situated in the James O'Connell Survey, Abstract No. 673, Collin County, Texas and being all of Lot 15 of Lavon Farms, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet C, Page 373, Map Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a point for corner in the center of County Road No. 913 (a.k.a. Lavon Farms Drive) (60' Road Easement) for the northeast corner of said Lot 15 and the southeast corner of Lot 14 of said Lavon Farms and being on the south line of Lot 6 of said Lavon Farms;

Thence, South 01°26'43" West, along the east line of said Lot 15 and the west line of said Lot 14, a distance of 815.95 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southeast corner of said Lot 15 and the southwest corner of said Lot 14 and being on the north line of a 20 acre tract of land conveyed to Raymond C. Estrella and David L. Moore by deed recorded in County Clerk's File Number 95-0081844, Official Public Records, Collin County, Texas;

Thence, North 89°34'13" West, along the south line of said Lot 15 and the north line of said 20 acre tract, a distance of 551.28 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 15 and the southeast corner of said Lot 14 and being on the east line of a 20 acre tract of land conveyed to Raymond C. Estrella and David L. Moore by deed recorded in County Clerk's File Number 95-0081844, Official Public Records, Collin County, Texas;

Thence, North 01°26'47" East, along the west line of said Lot 15 and the east line of said Lot 14, a distance of 824.54 feet to a point for corner in the center of County Road No. 913 (a.k.a. Lavon Farms Drive) (60' Road Easement) for the northeast corner of said Lot 15;

Thence, South 88°31'13" East, along the center of County Road No. 913 (a.k.a. Lavon Farms Drive) (60' Road Easement), the north line of said Lot 15 and the south line of said Lot 6, a distance of 551.21 feet to the Point of Beginning and containing 452,136 square feet or 10.385 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Albert Dick and Jane Dick, do hereby adopt this plat of LAVON FARMS LOT 15, an Addition to Collin County, Texas and do hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this ____ day of _____, 2021.

Albert Dick, Owner

Jane Dick, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Albert Dick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Jane Dick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

Notary Public for the State of Texas
My Commission expires: _____

REPLAT

LAVON FARMS LOT 15

BEING A REPLAT OF LOT 15
OF LAVON FARMS
CAB. C, PG. 373
CITY OF NEVADA E.T.J.
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2887-21	1"=60'	AUGUST 16, 2021	CP

Item 9. & 10.

b. Interim Code
Enforcement SAFEbuilt



Building Plan Review and Inspection Proposal City of Nevada

Judy Hill and Misty Hooker
City of Nevada
424 E. FM 6
Nevada, TX 75123
Dear Judy, and Misty,

SAFEbuilt is pleased to provide you with our proposal for building plan review and inspection services. We are excited for the opportunity to partner with you, City of Nevada, and its residents to keep your community growing.

Our plan review and building inspection services includes ICC certified professionals that go beyond a checklist of building compliance. They use their knowledge of the industry, your local codes and ordinances, and experience gathered throughout their careers to ensure your communities safety. Our team manages projects effectively and efficiently, completing all deliverables with clear comments and communication on time and within budget. We strive to deliver great communication, clarity, and consistency with our clients and while performing services in the field. We treat our clients with respect and always go above and beyond to be helpful.

We have four local fulltime inspectors that will be available for next business day inspection, when the request is made by 4:00pm CT

Community Development Services

Work with a team who fully understands your local regulations and the challenges you face every day.

Building Department Services

Whether we're providing supplemental staff or a full-service embedded department, SAFEbuilt delivers custom building and safety solutions designed to help you maintain the safety and satisfaction of your community.

[Learn more about Building Department Services](#)



Full-Service Building Department Services



Plan Review



Inspection Services



Code Compliance



Building Officials



Permit Technicians

Private Provider Services

Work with consultative experts who fully understand your community's regulations, and are committed to helping you meet them in a safe, timely, and cost effective manner. SAFEbuilt has helped pioneer private provider building and inspection services in a number of jurisdictions across the country.

[Learn more about Private Provider Services](#)



Plan Review



Inspection Services



Permit Processing/Expediting

Other Professional Services

You can leverage the extended capabilities of our subsidiary companies that provide a wide array of value-added professional services, and further strengthen our relationship with the communities we serve. We're always looking for ways to increase value for our customers and our organization, wherever possible.

[Learn more about Other Professional Services](#)