



AGENDA COUNCIL MEETING

Tuesday, July 5, 2022
7:00PM at City Hall

1. Call to Order and Declaration of Quorum

Time: _____

2. Invocation

3. Pledge of Allegiance to the United States of America

I pledge Allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.

4. Pledge of Allegiance to the Texas Flag

Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.

5. 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. An intentional act intended to disrupt a Government meeting is prohibited.

6. Approval of previous meeting's minutes, or notes.

a. June 21, 2022 MINUTES

7. Reports:

- a. City Clerk Report - Nevada Cleanup Day July 23, 2022 from 8:30am-12:00pm at City Hall.
- b. Code Enforcement Report - Beginning July 2022, will submit reports/letters 2nd Council Meeting each month.
- c. Financial Report - May 2022
- d. Mayor Pro Tem Report
- e. Mayor's Report/Status - TCEQ update on proposed concrete crusher permit #168625.
- f. NVFD Report - Will be presented at the 2nd Council meeting on July 19, 2022.

8. Business Session:

- a. Discuss/Take Action: Swearing in of Mrs. Jeanne Carlson to the Impact and P&Z Committee.
- b. Discuss/Take Action: Ordinance for Plat and Plan Review Fee Schedule.
- c. Discuss/Take Action: Thoroughfare plan revisions recommended by the PZ Committee.
- d. Discuss/Take Action: Over 65 Tax Exemption. Update provided by Councilman McBride.
- e. Discuss/Take Action: Commercial vehicle axle limit - Ordinance and Signage.
- f. Discuss/Take Action: TxDOT FM 6 Alignment - Council to decide on TxDOT alignment.
- g. Discuss/Take Action: Recommendation from the Planning and Zoning Commission for the creation of a zoning classification of ½ acre minimum lot size single family residential housing.
- h. Discuss/Take Action: Resolution appointing three city officials as the sole signatories on the accounts of the city official depository bank.

9. 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.

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10. Executive Session - Time: _____

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Texas Government Code 551.071 of the Texas Government Code legal advice from the City Attorney, regarding legal process requirements for code enforcement, building permits, and inspections.

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

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

13. Adjournment / Closing - Time: _____

I, *Misty Hooker*, City Clerk, certify that the Agenda of the City of Nevada Council Regular Meeting to be held on July 5, 2022, was posted at City Hall on July 1, 2022.

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 no later than fourteen (14) days prior to the Council Meeting.

Nevada

TX

★ Designed by TownMapsUSA.com

7. APPROVAL OF THE MINUTES

a. June 21, 2022

7. REPORTS

a. Nevada Clean-up Day



City of Nevada Clean-Up Day
July 23, 2022
8:30 a.m. – Noon

Acceptable Items:

- **Household Garbage**
- **Electronics**
- **Landscape Debris**
 - **Brush**
 - **Leaves**
 - **Limbs**
 - **Shrubs**
- **Wood**
- **Appliances that do not contain refrigerants**
 - **Washer**
 - **Dryer**
 - **Water Heater**
 - **Stove**
 - **Dishwasher**
 - **Microwave, etc.**
- **Furniture**
- **Carpet and Rugs**
- **Cardboard**
- **General Bulky Items**

Unacceptable Items:

- **Hazardous Waste**
 - **Motor Oil**
 - **Liquid Paint**
 - **Harsh or Caustic Chemicals**
- **Roofing Material or Shingles**
- **Large Volume Construction or Remodeling Debris**
- **Dirt, Rock, Brick, or Concrete**
- **Automotive Parts or Tires of any size**
- **Lithium or Car Batteries**
- **Refrigerant Appliances**
 - **Refrigerator**
 - **Freezer**
 - **Air Conditioner**
- **T-Posts or Metal Tubing**

Barnes Waste Disposal reserves the right to refuse any item that is deemed hazardous to our personnel or equipment.
Please contact BWDI at 972-734-3333 if you have questions about whether a specific item can be disposed of.

7. REPORTS

c. May Financial Report

For the eight months ended May 31, 2022

[illegible]

City of Nevada - General Fund
2021-2022 Actual Vs. Budget Financial Report
For the eight months ended May 31, 2022

	B	C	D	N	O	AD	A	AF	A	AH	AI	AR	AS	BH	B	BJ	BI	BL	E
2				Current Period Revenue and Expenses										Prior Period Revenue and Expenses					
3				May 2022 Actuals	Current YTD Actuals			% of Budget Current YTD	FY 2021-2022 Budget			May 2021 Actuals	Prior YTD Actuals		% of Budget Prior YTD	FY 2020-2021 Budget			
37			Total Revenue from City Services	15,890	119,503			122%	98,000			70,896	125,521		0%	45,200			
38																			-
39			Total Revenue	31,398	728,822			116%	629,276			79,856	456,859		109%	418,238			
40																			
41			Expenses																
42			City Administration Expenses																
43			City Council Expenses																
44			Consultant Fees		-								-			-			-
45			Council Meeting Supplies		21								-			-			-
46			Dues and Memberships		39			7%	600				985		164%	600			
47			Election Fees and Supplies		2,475			99%	2,500				1,500		25%	6,000			
48			Legal Services		-								-			-			-
49			Training/Seminars		-								-			-			-
50			Total City Council Expenses	-	2,535			82%	3,100			-	2,485		38%	6,600			
51																			
52			City Government Expenses																
53			Accounting Services	3,599	20,778			104%	20,000			3,043	7,318			-			
54			Advertising & Notices		-				-				-		0%	500			
55			Animal Control		2,344			0%	4,000			2,344	2,344		0%	4,000			
56			Bond(s)		-				-				-			-			-
57			Central Appraisal Dist budget	638	1,913			120%	1,600				1,455		97%	1,500			
58			City Property Maintenance	370	2,574			34%	7,500			370	5,735		115%	5,000			
59			Contingency		-			0%	1,225				-		0%	1,225			
60			Contracted Services		2,750			138%	2,000				-		0%	2,000			
61			Dues and Subscriptions		-				-				-		0%	3,000			
62			Electricity	248	6,384			64%	10,000				6,164		62%	10,000			
63			Equipment and Furniture		1,306			174%	750				501		67%	750			
64			Financial Audit		18,840			126%	15,000				1,607		21%	7,500			
65			Insurance		2,100			84%	2,500				-		0%	3,500			
66			Internet		384				-				2,073		259%	800			
67			Legal Fees		17,300			48%	36,000				36,815		123%	30,000			
68			Legal Notices		804			46%	1,750				1,493		149%	1,000			

City of Nevada - General Fund
2021-2022 Actual Vs. Budget Financial Report
For the eight months ended May 31, 2022

	B	C	D	N	O	AD	A	AF	A	AH	AI	AR	AS	BH	B	BJ	BI	BL	E
2				Current Period Revenue and Expenses										Prior Period Revenue and Expenses					
3				May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Budget				May 2021 Actuals	Prior YTD Actuals	% of Budget Prior YTD	FY 2020-2021 Budget					
69			Miscellaneous Expense		110		-					-		-					
70			Mileage		-		-					-		-					
71			NSF Return Check		-	0%	100					350		-					
72			Office Supplies	125	1,423	142%	1,000				215	1,527	102%	1,500					
73			Postage	18	144	58%	250					247	49%	500					
74			Property Tax Collection Fees		614	61%	1,000					555	37%	1,500					
75			Software/Cloud Services	37	2,111	42%	5,000				55	4,059	81%	5,000					
76			Technical/Legal Books		-	0%	750					-	0%	1,500					
77			Telephone	81	937	62%	1,500					851	43%	2,000					
78			Training/Seminars		-	0%	1,000					-		-					
79			Travel & Lodging Expenses		-		-					-		-					
80			Water	65	226	64%	350					254	73%	350					
81			Website		-		-					-	0%	500					
82			Total City Government Expenses	5,179	83,039	73%	113,275				6,026	73,348	88%	83,625					
83																			
84			Payroll Expenses																
85			Salaries	7,410	63,955	67%	95,760				9,143	73,936	77%	95,760					
86			Payroll Taxes	555	4,715	59%	8,000				681	5,490	69%	8,000					
87			Unemployment Taxes		(132)	-17%	800					324	41%	800					
88			Employee Health Insurance	502	8,213	53%	15,600				(240)	4,444	22%	20,000					
89			Payroll Processing Fees	7	557	37%	1,500				115	1,193	119%	1,000					
90			Total Payroll Expenses	8,473	77,307	64%	121,660				9,699	85,387	68%	125,560					
91																			
92			Public Safety																
93			Ambulance Service		5,418	30%	18,000				-	10,695	89%	12,000					
94			Fire Department Service		32,000	100%	32,000				-	30,000	100%	30,000					
95			Police Services		-		-				-	75,000	50%	150,000					
96			Total Public Safety	-	37,418	75%	50,000				-	115,695	60%	192,000					
97																			
98			Streets and Roads																
99			Ditch and culvert upkeep	-	-	0%	2,500				-	-	0%	5,000					
100			Signs		-	0%	2,000				-	-	- %	4,000					
101			Street Repairs		8,950	4%	226,291				-	44,770	40%	60,000					

City of Nevada - General Fund
2021-2022 Actual Vs. Budget Financial Report
For the eight months ended May 31, 2022

	B	C	D	N	O	AD	AF	AH	AR	AS	BH	BJ	BL	E
2				<i>Current Period Revenue and Expenses</i>						<i>Prior Period Revenue and Expenses</i>				
3				May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Budget				May 2021 Actuals	Prior YTD Actuals	% of Budget Prior YTD	FY 2020-2021 Budget
102			Trim bushes/trees	-	-		-				-	-	0%	12,500
103			Total Streets and Roads	-	8,950	4%	230,791				-	44,770	55%	81,500
104														
105			Inspections and P&D Expenses											
106			Buidling Inspections		55,784	248%	22,500				154	19,088	191%	10,000
107			Septic Inspections		10,100		-					-		-
108			Health/Food Inspections		1,650	367%	450					300	15%	2,000
109			Planning and Development		50,674	169%	30,000					29,500	148%	20,000
110			Engineering Fees		27,941	93%	30,000				5,146	24,970	100%	25,000
111			Other Inspections		745	7%	10,000				600	5,657	113%	5,000
112			Total Inspections/P&D Expenses	-	146,894	158%	92,950				5,900	79,516	128%	62,000
113														
114			Municipal Court & Code Enforcement											
115			Clean up of Properties		-	0%	2,000					-	0%	3,000
116			Code Enforcement - Other		1,419	57%	2,500					528	21%	2,500
117			Judge Fees		-	0%	1,000					-	0%	3,000
118			Contract Fees		-	0%	1,000					-	0%	1,000
119			Deputy/Police Services		-	0%	3,000					897	30%	3,000
120			City Attorney Fees		-	0%	8,000					-	0%	8,000
121			Mileage Reimbursement		-		-					-	0%	515
122			Total Municipal Court Code Enf Exp	-	1,419	8%	17,500				-	1,424	7%	21,015
123														
124			Total City Expenses	13,652	357,563	57%	629,276				21,625	402,624	70%	572,300
125														
126			Surplus / (Deficit)	17,746	371,259		-				58,231	54,235		(154,062)

City of Nevada - Economic Development Corporation
2021-2022 Actual vs. Budget Financial Report
For the eight months ended May 31, 2022

	B	C	D	N	C	AD	A	AF	A	AH	AI	AR	A	BH	B	BJ	B	BL
1																		
2				Current Period Revenue & Expenditures								Prior Period Revenue & Expenditures						
3				May 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Budget					May 2021 Actuals	Prior YTD Actuals	% of Budget Prior YTD	FY 2020-2021 Budget			
5	Revenue																	
6																		
7			City Sales Taxes	\$ 6,299	\$ 39,976		\$ -					3,321	\$ 30,120		\$ -			
8			Other Revenue		-		-						-					
9			Interest Income		4		-					-	16					
10	Total Revenue			6,299	39,981		-					3,321	30,136					
11					-								-					
12	Expenses			-	-		-					-	-					
13																		
14	Surplus / (Deficit)			6,299	39,981		\$ -					3,321	30,136		\$ -			

City of Nevada
 Bank Balance Report
 As of May 31, 2022

	A	B	C	D	E	F	G	H
1								
2								
3		Bank Account Balances		General Fund		EDC Fund		ARPA Special Fund
4								
5		Bank Account Balance as of 05/31/2022		\$1,051,469		\$330,466		\$155,733
6		Undeposited Funds		\$0		\$0		\$0
7		Pending Sales Tax Transfer - FY 2022		-\$1,231		\$1,231		
8		Working Balance		\$1,050,238		\$331,697		\$155,733

7. REPORTS

e. TCEQ Update



July 1, 2022

This is the timeline shared by TCEQ, on proposed Air Concrete Crusher #168625 permit application. See the timeline below. Following this update are the TCEQ Notice of application, and TCEQ Notice of Public Information. If you have any questions at all, please call us at 972-853-0027.

Timeline for Proposed Air Quality Standard Permit Registration Number 168625

- On April 6, 2022, CHC Leasing, LLC. submitted an application for authorization of a rock crusher under the Air Quality Standard Permit for Permanent Rock and Concrete Crushers.
- The public notice was published on April 26, 2022 and an informational meeting was held on June 23, 2022.
- The public comment period was extended to June 24, 2022 and 57 comments were received during the comment period.
- The Response to Comments (RTC) is currently being drafted by our Executive Director and a final decision on the permit application is required no later than July 25, 2022.
- The RTC, along with the final decision on the application, will be mailed to everyone who submitted public comments and requested to be added to the mailing list.

★ Designed by TownMapsUSA.com

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF APPLICATION FOR AN AIR QUALITY STANDARD PERMIT FOR PERMANENT ROCK AND CONCRETE CRUSHERS

PROPOSED AIR QUALITY REGISTRATION NUMBER 168625

APPLICATION. CHC Leasing Limited Liability Company, P.O. Box 640, Nevada, Texas 75173-0640 has applied to the Texas Commission on Environmental Quality (TCEQ) for an Air Quality Standard Permit, Registration Number 168625, which would authorize construction of a permanent rock and concrete crusher. The facility is proposed to be located at 17388 County Road 543, Nevada, Collin County, Texas 75173. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. <http://www.tceq.texas.gov/assets/public/hb610/index.html?lat=33.059561&lng=-96.389036&zoom=13&type=r>. This application was submitted to the TCEQ on April 6, 2022. The executive director has determined the application was technically complete on April 18, 2022.

PUBLIC COMMENT. Written public comments about this application may be submitted at any time during the public comment period. You may submit public comments either in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087, or electronically at www14.tceq.texas.gov/epic/eComment/. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the agency's public record. The deadline to submit public comments is 30 days after newspaper notice is published.

RESPONSE TO COMMENTS. A written response to all relevant comments will be prepared by the executive director after the comment period closes. The response, along with the executive director's decision on the application, will be mailed to everyone who submitted public comments and requested to be added to the mailing list. The response to comments will be posted in the permit file for viewing.

The executive director shall approve or deny the application not later than 30 days after the end of the public comment period, considering all comments received within the comment period, and base this decision on whether the application meets the requirements of the standard permit.

CENTRAL/REGIONAL OFFICE. The application will be available for viewing and copying at the TCEQ Central Office and the TCEQ Dallas/Fort Worth Regional Office, located at 2309 Gravel Dr, Fort Worth, Texas 76118-6951, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, beginning the first day of publication of this notice.

INFORMATION. For more information about this permit application or the permitting process, please call the Public Education Program toll free at 1-800-687-4040. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from CHC Leasing Limited Liability Company, P.O. Box 640, Nevada, Texas 75173-0640, or by calling Mr. Josh Butler, Principal Consultant, Elm Creek Environmental LLC at (469) 946-8195.

Notice Issuance Date: April 19, 2022

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF INFORMATIONAL MEETING FOR AN AIR QUALITY STANDARD PERMIT FOR PERMANENT ROCK AND CONCRETE CRUSHERS

PROPOSED AIR QUALITY REGISTRATION NUMBER 168625

APPLICATION. CHC Leasing Limited Liability Company, P.O. Box 640, Nevada, Texas 75173-0640 has applied to the Texas Commission on Environmental Quality (TCEQ) for an Air Quality Standard Permit, Registration Number 168625, which would authorize construction of a permanent rock and concrete crusher. The facility is proposed to be located at 17388 County Road 543, Nevada, Collin County, Texas 75173. This link to an electronic map of the site for the facility's general location is provided as a public courtesy and is not part of the application or notice. For the exact location, refer to the application. <http://www.tceq.texas.gov/assets/public/hb610/index.html?lat=33.059561&lng=-96.389036&zoom=13&type=r>. This application was submitted to the TCEQ on April 6, 2022. The executive director has determined the application was technically complete on April 18, 2022.

The executive director shall approve or deny the application not later than 30 days after the end of the public comment period, considering all comments received within the comment period, and base this decision on whether the application meets the requirements of the standard permit.

CENTRAL/REGIONAL OFFICE. The application will be available for viewing and copying at the TCEQ Central Office, located at 12100 Park 35 Circle, Bldg A, Rm 179, Austin, Texas 78753-1808, and the TCEQ Dallas/Fort Worth Regional Office, 2309 Gravel Drive, Fort Worth, Texas 76118-6951, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

INFORMATIONAL MEETING. The TCEQ will conduct an informational meeting to answer questions and discuss the application. The TCEQ will not be accepting formal comment orally at the meeting. The meeting will be held:

**Thursday, June 23, 2022, at 7:00 PM
Community High School Cafeteria
440 FM 1138 North
Nevada, TX 75173**

INFORMATION. Public written comments about this application may be submitted at any time during the public comment period. Public comments may be submitted either in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, TX 78711-3087, or electronically at www14.tceq.texas.gov/epic/eComment/. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the agency's public record.

For more information about this permit application or the permitting process, please call the Public Education Program toll free at 1-800-687-4040. General information can be found at our web site at www.tceq.texas.gov. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from CHC Leasing Limited Liability Company, P.O. Box 640, Nevada, Texas 75173-0640, or by calling Mr. Josh Butler, Principal Consultant, Elm Creek Environmental LLC at (469) 946-8195.

Persons with disabilities who need special accommodations at the meeting should call the Office of the Chief Clerk at 512-239-3300 or 1-800-RELAY-TX (TDD) at least five business days prior to the meeting.

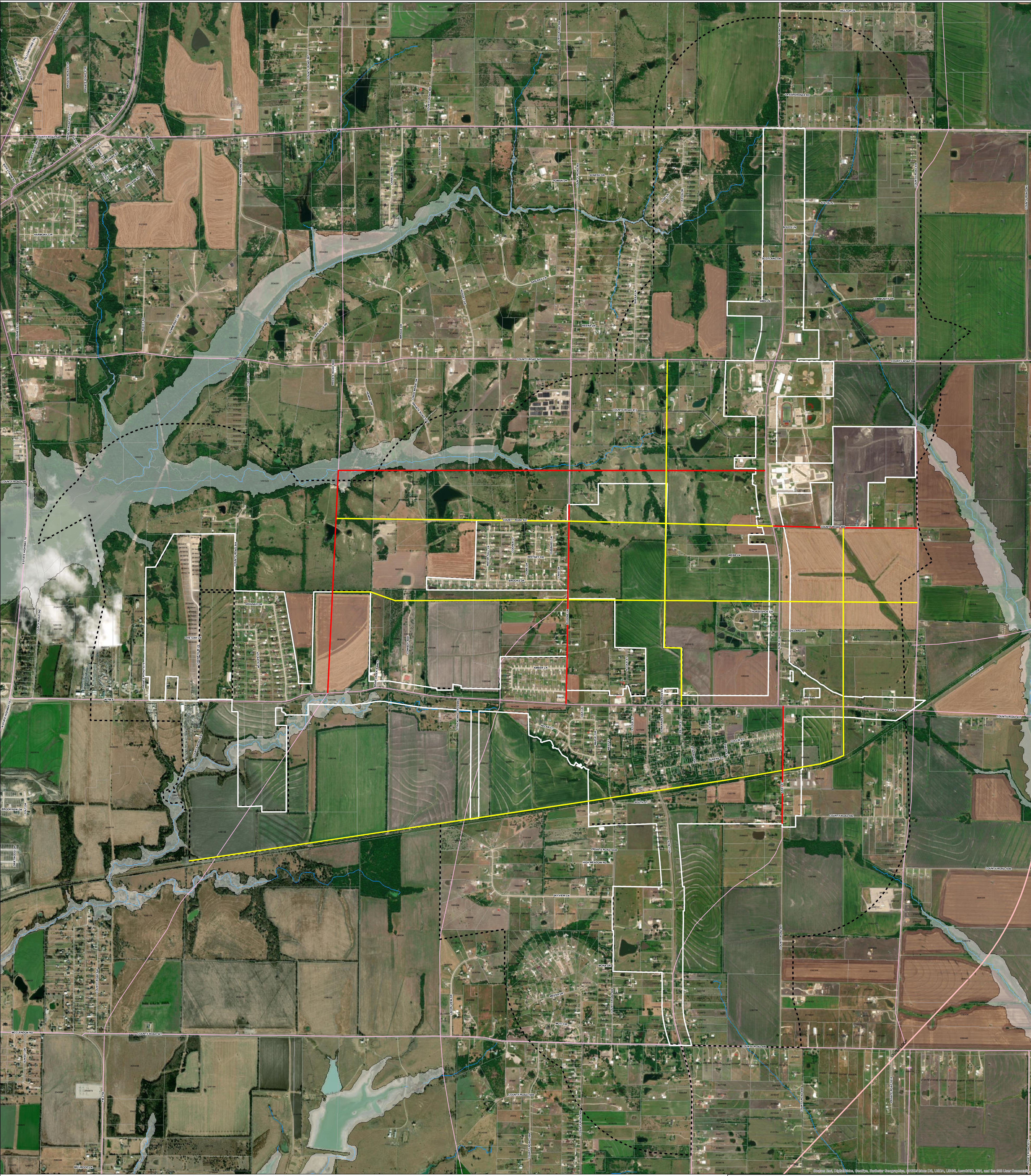
Notice Issuance Date: June 10, 2022

8. BUSINESS SESSION
a. Swearing In - Jeanne Carlson

8. BUSINESS SESSION
b. Plat/Plan Review Fee Schedule

8. BUSINESS SESSION

c. Thoroughfare Plan



Legend

Nevada Thoroughfare Plan

Arterial

Collector

Collin County Proposed Roadway

Collin County Outer Loop

City Limits

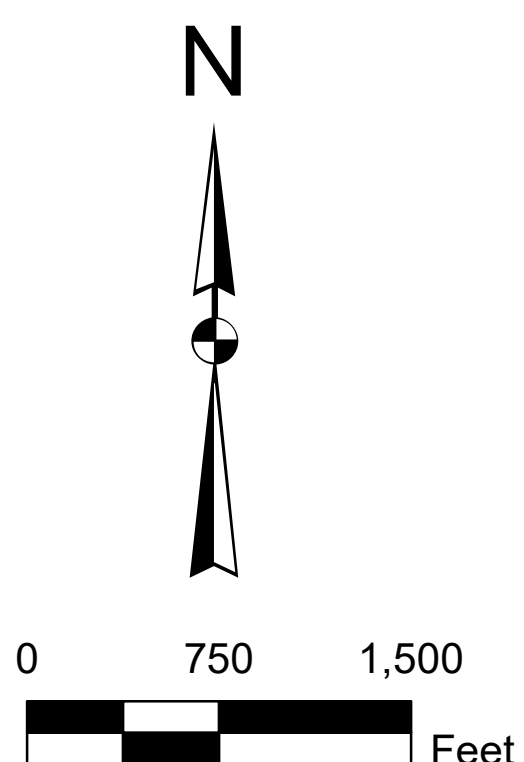
ETJ

Parcels

FEMA Zone AE

FEMA Zone A

FEMA Stream



Master Thoroughfare Plan

Nevada, Texas

HAYTER
ENGINEERING
Practical Infrastructure Solutions

Hayter Engineering, Inc.
4445 SE Loop 286
Paris, TX 75460
www.haytereng.com
TxEng F-315 TxSurv F-10028600

May 2022

PROJECT NO: 385006

EXHIBIT 2

8. BUSINESS SESSION

d. Over 65 Tax Exemption

2022 PRELIMINARY TOTALSCNV - NEVADA CITY
Grand Totals

Property Count: 861

6/20/2022

8:14:14AM

Land		Value			
Homesite:		41,087,776			
Non Homesite:		9,369,010			
Ag Market:		21,915,929			
Timber Market:		0	Total Land	(+)	72,372,715
Improvement		Value			
Homesite:		131,972,403			
Non Homesite:		20,533,899	Total Improvements	(+)	152,506,302
Non Real		Count	Value		
Personal Property:	73		3,371,314		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 3,371,314
			Market Value	=	228,250,331
Ag	Non Exempt	Exempt			
Total Productivity Market:	21,915,929	0			
Ag Use:	123,884	0	Productivity Loss	(-)	21,792,045
Timber Use:	0	0	Appraised Value	=	206,458,286
Productivity Loss:	21,792,045	0	Homestead Cap	(-)	22,128,673
			Assessed Value	=	184,329,613
			Total Exemptions Amount (Breakdown on Next Page)	(-)	23,384,258
			Net Taxable	=	160,945,355

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 428,249.84 = 160,945,355 * (0.266084 / 100)

Calculated Estimate of Market Value: 224,696,470
 Calculated Estimate of Taxable Value: 159,102,509

2022 PRELIMINARY TOTALSCNV - NEVADA CITY
Grand Totals

6/20/2022

8:15:40AM

Property Count: 861

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	4	0	20,000	20,000
DV2	4	0	39,000	39,000
DV3	3	0	34,000	34,000
DV4	5	0	36,000	36,000
DVHS	7	0	2,164,802	2,164,802
EX-XG	1	0	112,758	112,758
EX-XR	3	0	136,994	136,994
EX-XV	36	0	18,800,133	18,800,133
EX366	27	0	21,516	21,516
LVE	11	715,023	0	715,023
OV65	130	1,216,600	0	1,216,600
SO	4	87,432	0	87,432
Totals		2,019,055	21,365,203	23,384,258

2022 PRELIMINARY TOTALSCNV - NEVADA CITY
Effective Rate Assumption

Property Count: 861

6/20/2022

8:15:40AM

New Value

TOTAL NEW VALUE MARKET:	\$2,463,313
TOTAL NEW VALUE TAXABLE:	\$2,463,313

New Exemptions

Exemption	Description	Count		
EX366	House Bill 366 - Under \$500	20	2021 Market Value	\$20,494
ABSOLUTE EXEMPTIONS VALUE LOSS				\$20,494
Exemption	Description	Count		Exemption Amount
DVHS	100% Disabled Veteran Homestead	1		\$340,278
OV65	Age 65 or Older	9		\$83,400
PARTIAL EXEMPTIONS VALUE LOSS				\$423,678
NEW EXEMPTIONS VALUE LOSS				\$444,172

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$444,172

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
402	\$344,361	\$55,046	\$289,315

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
361	\$355,821	\$56,937	\$298,884

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
46	\$14,570,546.00	\$9,906,818

8. BUSINESS SESSION

e. Axel Limit

8. BUSINESS SESSION
f. TxDot FM 6 Alignment
- Prices included

Misty Hooker

From: Tresa Mixon <Tresa.Mixon@txdot.gov>
Sent: Monday, June 27, 2022 3:12 PM
To: Ben Ponce
Cc: Jenifer Houdmann; Grace Lo; Kibru Andargie
Subject: FM 6 - City of Nevada - Payment options-6.27.22

Hello and good afternoon Mr. Ponce -

I have been asked to email you information on our 3 payment options for the City of Nevada to consider:

- A. Payment in full upon execution (preferred);
- B. Deferred Payment Schedule (deferred percentage of payment up to 6 months followed by payment schedule); and
- C. Periodic Payment Schedule (max term 5 yrs.).

PLEASE NOTE: *Any option beyond payment in full will require additional approval (form) from R/W Division in Austin.*

We do have reduced participation percentages for Economical Disadvantaged Counties but Collin County **does NOT fall within the guidelines** to receive reduced (less than the 10%) cost. Therefore, 10% is Local's contribution Cost as the State pays the remaining 90%.

I do hope this information proves helpful Mr. Ponce. If you have any further questions please feel free to give us a call.

Thank You, &
May God Bless



Wund# l{rq  #

ROW Project Manager #

Dallas District

4777 E. Highway 80, Mesquite, TX 75150

Phone: | Email: tresa.mixon@txdot.gov

From: [Ben Ponce](#)
To: [Kibru Andargie](#)
Cc: [Grace Lo](#); [Jennifer Vorster](#); [Jenifer Houdmann](#); [Kerrie Longoria](#); jim@jshepherdlaw.com; cdonnan@haytereng.com
Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates
Date: Monday, May 9, 2022 11:15:00 AM
Attachments: [LPA FAQs.pdf](#)

Good morning Mr. Andargie

Yes, please schedule a meeting. There must be a provision that provides an exception when a city does not have utilities in the state ROW.

Regards,

Ben Ponce

Mayor - City of Nevada Texas

M: 214-405-0586

E: ben.ponce@cityofnevadatx.org

W: www.cityofnevadatx.org

From: Kibru Andargie <Kibru.Andargie@txdot.gov>
Sent: Friday, May 6, 2022 11:24 AM
To: Ben Ponce <ben.ponce@cityofnevadatx.org>
Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Jenifer Houdmann <Jenifer.Houdmann@txdot.gov>
Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates

Good morning Mr. Ponce

Per the last email I sent including the TAC codes, local government is responsible for 10% of the ROW cost and utility relocation, including all utilities impacted by the project. This is not a TxDOT policy but a State policy which applies to all the cities TxDOT has projects on. We would be glad to set up a meeting with you and our ROW office to answer any questions on this or like us to clarify the policy. Please let me know if you would like us to set up a meeting.

Thanks



Kibru A Andargie, M.S.C.E, P.E.
Project Manager
Project Delivery Office/Schematics Development
4777 U.S. Highway 80

Mesquite, Texas 75150-6643
(214)320-6244 (Direct)
Kibru.Andargie@TxDOT.gov

From: Ben Ponce <ben.ponce@cityofnevadatx.org>
Sent: Friday, April 29, 2022 5:51 PM
To: Kibru Andargie <Kibru.Andargie@txdot.gov>
Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Jenifer Houdmann <Jenifer.Houdmann@txdot.gov>
Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates

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Hi Mr. Andargie

The City of Nevada has no utilities in the state ROW. However, the Special Utility District, not affiliated with the City of Nevada, does. Therefore, the city should not incur the 10% cost.

Regards,

Ben Ponce

Mayor - City of Nevada Texas

M: 214-405-0586

E: ben.ponce@cityofnevadatx.org

W: www.cityofnevadatx.org

From: Kibru Andargie <Kibru.Andargie@txdot.gov>
Sent: Monday, April 25, 2022 8:06 AM
To: Ben Ponce <ben.ponce@cityofnevadatx.org>
Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Jenifer Houdmann <Jenifer.Houdmann@txdot.gov>
Subject: FW: TxDOT - FM6 Realignment - Revised Cost Estimates

Good morning Mr. Ponce,

Below are answers for your request.

Texas Transportation code 222.053(b) provides that “Except as provided by Subsection (c), the commission may require, request, or accept from a political subdivision matching or other local funds, rights-of-way, utility adjustments, additional participation, planning, documents, or any other local incentives to make the most efficient use of its highway funding.”

43 Texas Administrative Code (TAC) 15.55: Required cost participation. The commission may require, request, or accept from a local government matching or other funds, rights-of-way, utility adjustments, additional participation, planning, documents, or any other local incentives.

Participation ratios mentioned on Texas Department of Transportation project Development process manual [Project Development Process Manual, Appendix B](#).

I hope this answers your question. If you require any further information, Please let me know.

Sincerely,



Kibru A Andargie, M.S.C.E, P.E.
Project Manager
Project Delivery Office/Schematics Development
4777 U.S. Highway 80
Mesquite, Texas 75150-6643
(214)320-6244 (Direct)
Kibru.Andargie@TxDOT.gov

From: Ben Ponce <ben.ponce@cityofnevadatx.org>
Sent: Tuesday, April 19, 2022 6:32 PM
To: Kibru Andargie <Kibru.Andargie@txdot.gov>
Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Jenifer Houdmann <Jenifer.Houdmann@txdot.gov>
Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kibru,

I need clarification as to why the city of Nevada will incur costs for the state highway FM6 expansion project.

Regards,

Ben Ponce
Mayor - City of Nevada Texas

M: 214-405-0586

E: ben.ponce@cityofnevadatx.org

W: www.cityofnevadatx.org

From: Ben Ponce

Sent: Monday, April 11, 2022 1:34 PM

To: Kibru Andargie <Kibru.Andargie@txdot.gov>

Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Jenifer Houdmann <Jenifer.Houdmann@txdot.gov>

Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates

Hi Kibru

Thank you for the update.

Regards,

Ben Ponce

Mayor - City of Nevada Texas

M: 214-405-0586

E: ben.ponce@cityofnevadatx.org

W: www.cityofnevadatx.org

From: Kibru Andargie <Kibru.Andargie@txdot.gov>

Sent: Wednesday, April 6, 2022 4:31 PM

To: Ben Ponce <ben.ponce@cityofnevadatx.org>

Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Jenifer Houdmann <Jenifer.Houdmann@txdot.gov>

Subject: FW: TxDOT - FM6 Realignment - Revised Cost Estimates

Mr. Ponce

On my previous email, I only sent you the ROW cost estimate. Below is the total cost estimate that includes ROW cost estimate, relocation cost estimate and utility relocation cost estimate.

Alternative 1

-

Required amount of Acres : 34.563

Total estimated ROW cost = \$ 4,893,125.33

Total estimated relocation cost= 0

Total utility relocation/adjustment cost = \$ 1,350,000

Total ROW, Relocation and Utility relocation cost= \$ 6,243,125.33

City of Nevada ROW, relocation and utility relocation cost estimate @ 10% = \$ 624,312.53

Alternative 2

-
Required amount Acres: 39.024
Total estimated ROW Cost: \$ 5,546,603.61
Total estimated relocation cost= \$ 490,000
Total utility relocation/adjustment cost = \$ 1,100,000
Total ROW, Relocation and Utility relocation cost= \$ 7,136,603.61
City of Nevada ROW, relocation and utility relocation cost estimate @ 10% = \$713,660.36

Exist. Alternative

-
Required amount Acres: 16.15
Total estimated ROW cost: \$ 2,398,074.44
Total estimated relocation cost= \$ 585,000
Total utility relocation/adjustment cost = \$ 1,750,000
Total ROW, Relocation and Utility relocation cost= \$ 2,983,074.44
City of Nevada ROW, relocation and utility relocation cost estimate @ 10% = \$ 298,307.44

The above cost estimate is preliminary cost estimate and subject to change. Please let me know if you have any questions or need additional information.

Sincerely,



Kibru A Andargie, M.S.C.E, P.E.
Project Manager
Project Delivery Office/Schematics Development
4777 U.S. Highway 80
Mesquite, Texas 75150-6643
(214)320-6244 (Direct)
Kibru.Andargie@TxDOT.gov

From: Kibru Andargie
Sent: Wednesday, April 6, 2022 7:55 AM
To: Ben Ponce <ben.ponce@cityofnevadatx.org>
Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Judy Hill <citysecretary@cityofnevadatx.org>; Kerrie Longoria <kerrie.longoria@cityofnevadatx.org>
Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates

Good morning Mr. Ponce

Below is the ROW cost estimate for each FM 6 project alternative alignments. I use \$ 3.25/ SF price to come up with the ROW cost per TXdot Dallas district Right of Way section recommendation . I also

attached FM 6 alternative alignment pdf file for your information.

Alternative 1

-

Required amount of Acres : 34.563

Total estimated ROW cost = \$ 4,893,125.33

City of Nevada ROW cost @ 10% = \$ 489,312.53

Alternative 2

-

Required amount Acres: 39.024

Total estimated ROW Cost: \$ 5,546,603.61

City of Nevada ROW cost @ 10% = \$554,660.36

Exist. Alternative

-

Required amount Acres: 16.15

Total estimated ROW cost: \$ 2,398,074.44

City of Nevada ROW cost @ 10% = \$ 239,807.44

Please let me know if you have any questions.

Sincerely,



Kibru A Andargie, M.S.C.E, P.E.

Project Manager

Project Delivery Office/Schematics Development

4777 U.S. Highway 80

Mesquite, Texas 75150-6643

(214)320-6244 (Direct)

Kibru.Andargie@TxDOT.gov

From: Ben Ponce <ben.ponce@cityofnevadatx.org>

Sent: Friday, April 1, 2022 8:20 AM

To: Kibru Andargie <Kibru.Andargie@txdot.gov>

Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Judy Hill <citysecretary@cityofnevadatx.org>; Kerrie Longoria <kerrie.longoria@cityofnevadatx.org>

Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates

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Thank you. I appreciate it.

Regards,

Ben Ponce

Mayor - City of Nevada Texas

M: 214-405-0586

E: ben.ponce@cityofnevadatx.org

W: www.cityofnevadatx.org

From: Kibru Andargie <Kibru.Andargie@txdot.gov>

Sent: Friday, April 1, 2022 8:12 AM

To: Ben Ponce <ben.ponce@cityofnevadatx.org>

Cc: Grace Lo <Grace.Lo@txdot.gov>; Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Judy Hill <citysecretary@cityofnevadatx.org>; Kerrie Longoria <kerrie.longoria@cityofnevadatx.org>

Subject: RE: TxDOT - FM6 Realignment - Revised Cost Estimates

Good morning Mr. Ponce

I am working with the district right of way section to prepare FM 6 project right of way cost within the city of Nevada limit. I will email you the revised estimate by the middle of next week. Please let me know if you have additional questions.

Sincerely,



Kibru A Andargie, M.S.C.E, P.E.

Project Manager

Project Delivery Office/Schematics Development

4777 U.S. Highway 80

Mesquite, Texas 75150-6643

(214)320-6244 (Direct)

Kibru.Andargie@TxDOT.gov

From: Ben Ponce <ben.ponce@cityofnevadatx.org>

Sent: Friday, April 1, 2022 8:05 AM

To: Kibru Andargie <Kibru.Andargie@txdot.gov>

Cc: Jennifer Vorster <Jennifer.Vorster@txdot.gov>; Judy Hill <citysecretary@cityofnevadatx.org>; Kerrie Longoria <kerrie.longoria@cityofnevadatx.org>

Subject: TxDOT - FM6 Realignment - Revised Cost Estimates

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Kibru

Do you have the revised FM6 cost estimates that were discussed at the previous city council meeting?

Regards,

Ben Ponce

Mayor - City of Nevada Texas

M: 214-405-0586

E: ben.ponce@cityofnevadatx.org

W: www.cityofnevadatx.org



LPA FAQ's

Did the designation of the State Highway prompt local participation and requirement from TxDOT?

Yes, participation is required because it is a State Highway, per 43 TAC § 15.55.

When did TxDOT move to using Fixed Price Agreements?

We began using the “Fixed” Price Agreements in 2014 per TAC 15.52.

Does the State allow any credits and other non-financial participation that would count for our 10%? Yes, land in lieu of money.

Is there a payment plan available for LPAs to pay their participation cost?

Yes, the incremental/periodic payment plan maximum term is 5 years.

Are there any loan options available to assist in participation costs?

Yes, a SIB (State Infrastructure Bank) Loan may be used for local participation in a TxDOT project. <https://www.txdot.gov/government/programs/sib/application.html>

What are the implications if the City is not able to participate?

If the LPA chooses to opt out or not participate, the LPA would jeopardize the project success in regards to letting date. Each LPA is responsible for a percentage of Land Acquisition and Utilities within their jurisdictions. LPAs can raise taxes or issue bonds to meet their participation amounts if necessary. LPAs will be indebted to TxDOT until it pays its participation amount.

The City does not have property that is within the alignment and/or Right of Way (ROW) of the project. That being said, it is unclear as to how the City would be obligated to commit funding/ROW to a project that is not a City initiated project?

43 TAC §15.55 says they must participate in ROW and eligible utilities costs.

Could you provide us with other Cities in which this arrangement has been made so that we might discuss options as to how projects such as this are funded?

You can call any city or county. Also the city may want to consider an Inter-local Agreement with the County.

Who is responsible for ETJs?

The current TXDOT rule for local participation is ROW within the city limits is the responsibility of the city. ROW outside city limits is the responsibility of the county.

What is an affidavit parcel?

Affidavit parcels are those that have been deeded as public use ROW.

There is an advertising sign in the City which will need a variance. If a variance is allowed, the sign can be moved. Would the LPA still have to pay to have it moved at 100% their cost?

No, if a variance is granted the previous contribution will suffice.

What happens if a variance is not given for an advertising sign? Who pays damages to the landowner holding a lease with the advertising company who owns the sign?

Per the excerpt below from the fixed priced agreement, Section 3. E., "If a variance is not given the LPA would be financially responsible for the entire cost of the parcel". The acquisition process is the same as any other parcel. TXDOT will purchase the sign and pay the parties responsible. If a variance is not granted the LPA who contributed will receive a letter from our office indicating the amount needed for reimbursement of the parcel.

To see additional project information and to obtain Schematics please visit:

<http://www.keepitmovingdallas.com/>

Alternative 1 Layout



Alternative 2 Layout

