



## AGENDA COUNCIL MEETING

Tuesday, September 6, 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. August 16, 2022 MINUTES

7. Reports:

a. City Clerk Report

b. Code Enforcement Report (2<sup>nd</sup> Council Meeting) SAFEbuilt operations activity report for July 2022.

c. Financial Report (2<sup>nd</sup> Council Meeting)

d. Mayor Pro Tem Report

e. Mayor's Report/Status

f. NVFD Report (2<sup>nd</sup> Council Meeting)

★ Designed by TownMapsUSA.com

8. Business Session:

- a. Discuss/Take Action: Plat and Plan Review fees - next steps.
- b. Discuss/Take Action: PZ & Impact Fee Committee Plat recommendation with conditions for Black Mountain Energy Storage II / Wigeon Whistle.
- c. Discuss/Take Action: City of Nevada Schedule of Fees (Permit Fees).
- d. Discuss/Take Action: Consider a Resolution for Land Use Assumptions and Capital Improvements plan.
- e. Discuss/Take Action: Consider approval of a permit for CISD Fireworks Event on September 12, 2022.
- f. Discuss/Take Action: FY23 City of Nevada Animal Control and Animal Shelter Agreement.
- g. Discuss/Take Action: 2022-2023 Working Budget.
- h. Discuss/Take Action: Building plan reviewers, inspections and code enforcement services.

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, inspections, and municipal court appointment and process.*

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 September 6, 2022, was posted at City Hall on September 2, 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](http://TownMapsUSA.com)

**Item 7. Reports**  
**b. July SafeBUILT Report**



## Month End Operations Activity Report Nevada - July 2022

	<u>Residential</u>	<u>Commercial</u>	<u>Misc / Other</u>	<u>Total</u>
Completed Inspections	43	0	6	<b>49</b>
Passed Inspections	38	0	6	<b>44</b>
Inspections Passed %	88%		100%	<b>90%</b>
Completed Plan Reviews	19	2	0	<b>21</b>
Issued Permits	15	0	0	<b>15</b>



### Inspection Data Details

### Total Count

### % of Total

### SAFEbuilt Month Avg % of Total

Total Passed

44

89.8%

73.4%

Total Failed

5

10.2%

26.6%

### Cause of Fail

*Code Violation*

5

100.0%

77.7%

*Project Not Ready*

0

0.0%

8.8%

*Owner/Rep Not Present*

0

0.0%

1.8%

*Partial Pass*

0

0.0%

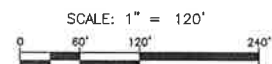
11.8%

**Item 8. Business Session**  
**b. Plat review for Wigeon Whistle**



### LEGEND

- - Set 1/2" With Cap - "C.E.C. 10194378"
- - Found 1/2" Iron Rod
- - Found 5/8" Iron Rod
- ⊙ - Set Nail With Washer "C.E.C. 10194378"
- - Property Line
- - - - - Lot Line
- - - - - Easement Line
- - - - - Setback Line
- x - - - - - Fence Line
- OE - - - - - Overhead Electrical/Utility



Bearings Based on GPS Observations; Texas State Plane  
Coordinate System, North Central Zone, NAD 83 Datum

### Site Plan

Wigeon Whistle BESS LLC  
Nevada, Collin County, Texas



CENTERLINE ENGINEERING & CONSULTING, L.L.C.  
8312 Upland Avenue, Lubbock, Texas 79424  
(806) 470-8666  
TSP/E Reg. No. F-16713, TSP/L.S. Reg. No. 10194378  
OKLAHOMA CA NO. 8646





**BLACKMOUNTAIN**  
ENERGY STORAGE

## RELIABLE ENERGY FOR TEXAS

### Seeking Land for Battery Energy Storage Facilities

ERCOT (Electric Reliability Council of Texas) supplies electricity to over 26 million Texans. That's about 90% of our state! As we gradually increase our dependency on renewable resources, it becomes more difficult to continuously match supply with demand. There is an increasing need for flexible resources to maintain system reliability.



### THE SOLUTION: Battery Energy Storage Systems



This is a set of specially developed batteries that store electricity. They can:

- Store/Redeploy Renewable Generation During Times of Need
- Support Local Grid Reliability
- Respond To Urgent Grid Conditions Almost Instantly
- Protect Us From Blackouts And Power Outages
- Help Ensure All Texan's Electric Demands Are Met

Battery Energy Storage Systems are becoming widely used on global electric grids and have exhibited outstanding operating records.

**Black Mountain Energy Storage is currently seeking to lease or purchase land to build battery energy storage facilities.**

We are looking for 5-10 acre sites adjacent to existing electric transmission infrastructure that will comfortably accommodate a Battery Energy Storage facility. If you would like to participate, you can expect:



#### REVIEW

**Participants will go through a 12-18 month review.** A system operator will perform several electrical studies to determine if the existing network will accommodate the proposed facility.



#### ENVIRONMENT

**A project developer will perform an environmental study** to ensure that no adverse environmental impacts result from the installation or operation of the proposed facility.



#### FINANCE

Pending the results of the two previous steps, **Black Mountain Energy Storage will seek out financial partners** to back the project. Black Mountain will also cover any tax increase on leased land.

### About Black Mountain

Black Mountain Energy Storage is a team of project developers that build and operate battery energy storage facilities. Founded in 2020, we aim to bring reliable, emissions-free capacity to the electric grid and provide long-term value to utilities and low cost and sustainable power for their customers. The company was created by Black Mountain, a private team of early mover project developers specializing in identifying and capturing high-growth opportunities in the global energy sector with decades of geological and operational experience.

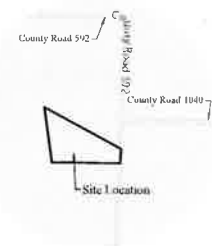
**425 Houston Street, Suite 400  
Fort Worth, Texas 76102**

**(432) 559-3390  
bmenergystorage.com**



TRACT A,  
*Wigeon Whistle Addition,*  
an addition to the *Cities of Nevada and Royse City,*  
*Collin County, Texas*

VICINITY MAP  
Vicinity Map Scale 1" = 1000'



Not Approved

Chairman, Planning and Zoning  
Date: \_\_\_\_\_, 20\_\_

Recommended for Approval

Chairman, Planning and Zoning  
Date: \_\_\_\_\_, 20\_\_

Approved for Preparation of Final Plat

Mayor, City of Nevada, Texas  
Date: \_\_\_\_\_, 20\_\_

**NOTES:**

The Tracts is currently designated with:

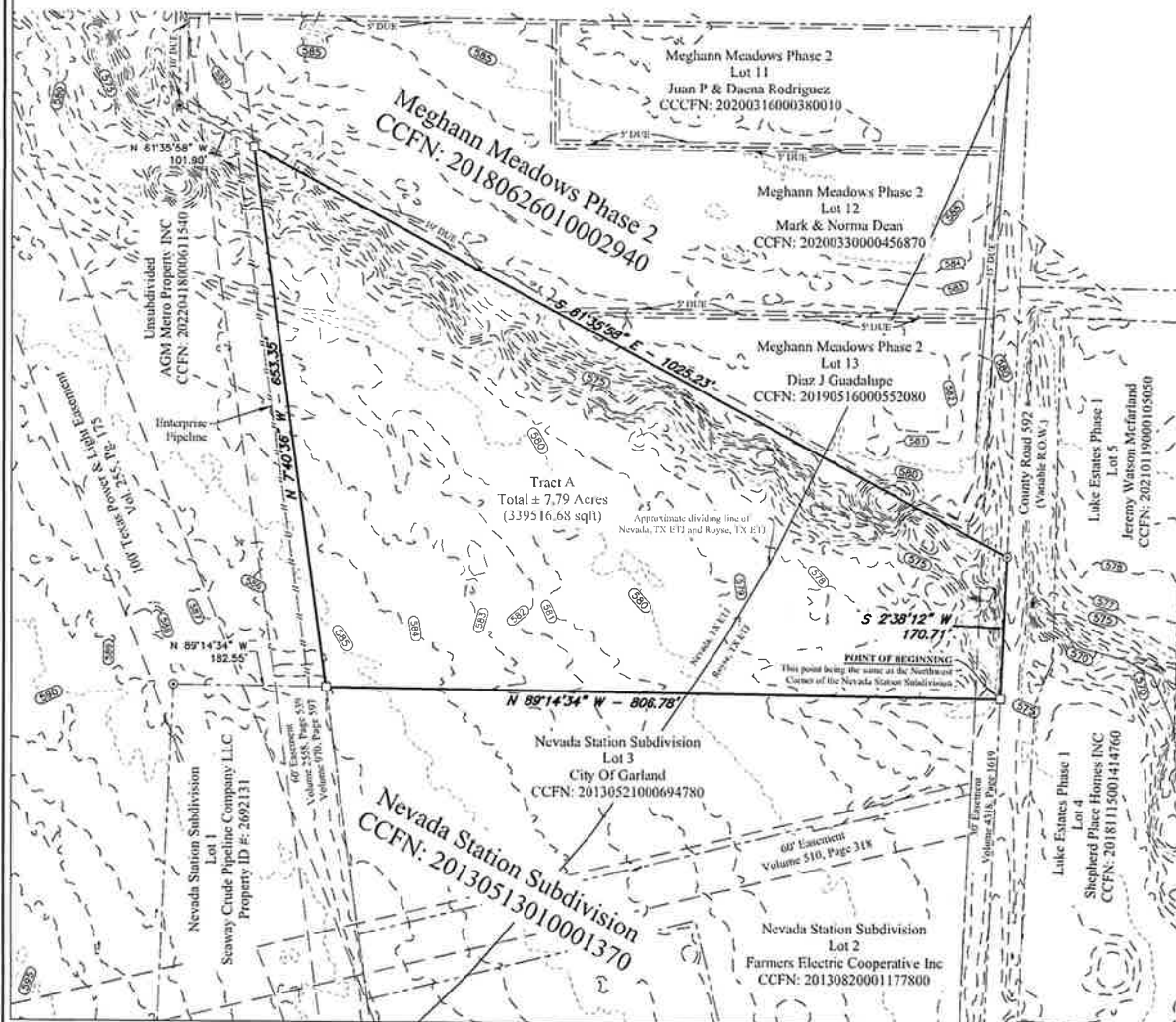
Land Segment #1 - Cropland

State Code is D1 (Qualified Open-space Ag Land)

Being out of the William C Ward Survey, Sheet 1, Tract 83,  
recorded in CCYN: 20220418000611540

**LEGEND**

- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Set Mag Nail with Washer - "CEC 10194378"
- - Found 1/2" Iron Rod - As Described
- - Found 5/8" Iron Rod - As Described
- Plat Limits
- Lot Line
- Adjoiner Lot Line
- Easement Line - As Described
- CCFN - County Clerk File No.
- DUE - Drainage & Utility Easement
- ROW - Right-of-Way
- ETJ - Extraterritorial Jurisdiction



**PRELIMINARY PLAT**

*For inspection purposes only and in no way official or approved for recording purposes*

**Tract A**  
**Widgeon Whistle**  
being a 7.79 Acre Tract out of the  
William C Ward Survey, Abstract 949  
an addition to Collin County, Texas  
June 10, 2022 Total ± 7.79 Acres

OWNER

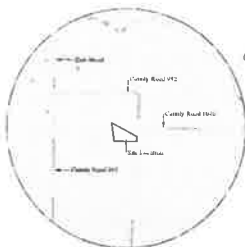
Dan Jinto

(432) 559-3399



CENTERLINE ENGINEERING & CONSULTING, LLC  
3010 Capital Avenue, Lubbock, Texas 79424  
(806) 430-8000  
SPE Reg. No. 1-16873  
CPE Reg. No. 2016428

## VICINITY MAP 1"=2000



**Meghann Meadows Phase 2**  
 Lot 11  
 Juan P & Diana Rodriguez  
 CCFN: 20200316000180019

**Meghann Meadows Phase 2**  
 Lot 12  
 Mark & Norma Dean  
 CCFN: 20200310000456870

**Meghann Meadows Phase 2**  
 Lot 13  
 Diane J. Chisholm  
 CCFN: 20100516000052000

**Tract A**  
 Total of 7.79 Acres  
 (339516.44 sq ft)

**Nevada Station Subdivision**  
 Lot 3  
 City Of Garland  
 CCFN: 20130521000694780

**Nevada Station Subdivision**  
 Lot 4  
 Fawcett Electric Cooperative Inc.  
 CCFN: 30130520001177660

**Lot 1**  
 Lark Estates Phase 1  
 CCFN: 20100116000140006

**Lot 2**  
 Lark Estates Phase 2  
 CCFN: 20100116000140006

**Lot 3**  
 Lark Estates Phase 3  
 CCFN: 20100116000140006

**Lot 4**  
 Lark Estates Phase 4  
 CCFN: 20100116000140006

**Lot 5**  
 Lark Estates Phase 5  
 CCFN: 20100116000140006

**Lot 6**  
 Lark Estates Phase 6  
 CCFN: 20100116000140006

**Lot 7**  
 Lark Estates Phase 7  
 CCFN: 20100116000140006

**Lot 8**  
 Lark Estates Phase 8  
 CCFN: 20100116000140006

**Lot 9**  
 Lark Estates Phase 9  
 CCFN: 20100116000140006

**Lot 10**  
 Lark Estates Phase 10  
 CCFN: 20100116000140006

**Lot 11**  
 Lark Estates Phase 11  
 CCFN: 20100116000140006

**Lot 12**  
 Lark Estates Phase 12  
 CCFN: 20100116000140006

**Lot 13**  
 Lark Estates Phase 13  
 CCFN: 20100116000140006

**Lot 14**  
 Lark Estates Phase 14  
 CCFN: 20100116000140006

**Lot 15**  
 Lark Estates Phase 15  
 CCFN: 20100116000140006

**Lot 16**  
 Lark Estates Phase 16  
 CCFN: 20100116000140006

**Lot 17**  
 Lark Estates Phase 17  
 CCFN: 20100116000140006

**Lot 18**  
 Lark Estates Phase 18  
 CCFN: 20100116000140006

**Lot 19**  
 Lark Estates Phase 19  
 CCFN: 20100116000140006

**Lot 20**  
 Lark Estates Phase 20  
 CCFN: 20100116000140006

**Lot 21**  
 Lark Estates Phase 21  
 CCFN: 20100116000140006

**Lot 22**  
 Lark Estates Phase 22  
 CCFN: 20100116000140006

**Lot 23**  
 Lark Estates Phase 23  
 CCFN: 20100116000140006

**Lot 24**  
 Lark Estates Phase 24  
 CCFN: 20100116000140006

**Lot 25**  
 Lark Estates Phase 25  
 CCFN: 20100116000140006

**Lot 26**  
 Lark Estates Phase 26  
 CCFN: 20100116000140006

**Lot 27**  
 Lark Estates Phase 27  
 CCFN: 20100116000140006

**Lot 28**  
 Lark Estates Phase 28  
 CCFN: 20100116000140006

**Lot 29**  
 Lark Estates Phase 29  
 CCFN: 20100116000140006

**Lot 30**  
 Lark Estates Phase 30  
 CCFN: 20100116000140006

**Lot 31**  
 Lark Estates Phase 31  
 CCFN: 20100116000140006

**Lot 32**  
 Lark Estates Phase 32  
 CCFN: 20100116000140006

**Lot 33**  
 Lark Estates Phase 33  
 CCFN: 20100116000140006

**Lot 34**  
 Lark Estates Phase 34  
 CCFN: 20100116000140006

**Lot 35**  
 Lark Estates Phase 35  
 CCFN: 20100116000140006

**Lot 36**  
 Lark Estates Phase 36  
 CCFN: 20100116000140006

**Lot 37**  
 Lark Estates Phase 37  
 CCFN: 20100116000140006

**Lot 38**  
 Lark Estates Phase 38  
 CCFN: 20100116000140006

**Lot 39**  
 Lark Estates Phase 39  
 CCFN: 20100116000140006

**Lot 40**  
 Lark Estates Phase 40  
 CCFN: 20100116000140006

**Lot 41**  
 Lark Estates Phase 41  
 CCFN: 20100116000140006

**Lot 42**  
 Lark Estates Phase 42  
 CCFN: 20100116000140006

**Lot 43**  
 Lark Estates Phase 43  
 CCFN: 20100116000140006

**Lot 44**  
 Lark Estates Phase 44  
 CCFN: 20100116000140006

**Lot 45**  
 Lark Estates Phase 45  
 CCFN: 20100116000140006

**Lot 46**  
 Lark Estates Phase 46  
 CCFN: 20100116000140006

**Lot 47**  
 Lark Estates Phase 47  
 CCFN: 20100116000140006

**Lot 48**  
 Lark Estates Phase 48  
 CCFN: 20100116000140006

**Lot 49**  
 Lark Estates Phase 49  
 CCFN: 20100116000140006

**Lot 50**  
 Lark Estates Phase 50  
 CCFN: 20100116000140006

**Lot 51**  
 Lark Estates Phase 51  
 CCFN: 20100116000140006

**Lot 52**  
 Lark Estates Phase 52  
 CCFN: 20100116000140006

**Lot 53**  
 Lark Estates Phase 53  
 CCFN: 20100116000140006

**Lot 54**  
 Lark Estates Phase 54  
 CCFN: 20100116000140006

**Lot 55**  
 Lark Estates Phase 55  
 CCFN: 20100116000140006

**Lot 56**  
 Lark Estates Phase 56  
 CCFN: 20100116000140006

**Lot 57**  
 Lark Estates Phase 57  
 CCFN: 20100116000140006

**Lot 58**  
 Lark Estates Phase 58  
 CCFN: 20100116000140006

**Lot 59**  
 Lark Estates Phase 59  
 CCFN: 20100116000140006

**Lot 60**  
 Lark Estates Phase 60  
 CCFN: 20100116000140006

**Lot 61**  
 Lark Estates Phase 61  
 CCFN: 20100116000140006

**Lot 62**  
 Lark Estates Phase 62  
 CCFN: 20100116000140006

**Lot 63**  
 Lark Estates Phase 63  
 CCFN: 20100116000140006

**Lot 64**  
 Lark Estates Phase 64  
 CCFN: 20100116000140006

**Lot 65**  
 Lark Estates Phase 65  
 CCFN: 20100116000140006

**Lot 66**  
 Lark Estates Phase 66  
 CCFN: 20100116000140006

**Lot 67**  
 Lark Estates Phase 67  
 CCFN: 20100116000140006

**Lot 68**  
 Lark Estates Phase 68  
 CCFN: 20100116000140006

**Lot 69**  
 Lark Estates Phase 69  
 CCFN: 20100116000140006

**Lot 70**  
 Lark Estates Phase 70  
 CCFN: 20100116000140006

- ☐ - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- ☐ - Set Mag Nail with Washer - "CEC 10194378"
- ☐ - Found 1/2" Iron Rod - As Described
- ☐ - Found 5/8" Iron Rod - As Described
- ☐ - Plat. Limits
- ☐ - Lot Line
- ☐ - Adjacent Lot Line
- ☐ - Easternment Line - As Described
- CCFN - County Clerk File No.
- DUE - Drainage & Utility Easement
- ROW - Right-of-Way
- ETJ - Extrajurisdictional Jurisdiction



## Mayors, City of Nevada, Texas

Date: \_\_\_\_\_, 20\_\_

### Males & Example Description

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantrell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Newark and Royce City, Texas.

Justin Cantwell RPLS 633

Date: 2022

## FINAL PLAT

Tract A  
Wigeon Whistle  
being a 7.79 Acre Tract out of the  
William C Ward Survey, Abstract 949  
an addition to Collin County, Texas  
June 10, 2022 Total ±8.86 Acres

Property Owner: Ulrich Management Group, LLC  
Owner Address: 425 Harrison Street, Suite 400  
Phone Number: (452) 246-2290

**ENTERLINE**  
ENGINEERING &  
CONSULTING, LLC

## **Item 8. Business Session**

**d. Consider Resolution for Land Use and Capital Improvements**

**RESOLUTION NO. \_\_\_\_\_**

*(Resolution setting public hearing for land use and capital improvements)*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, SETTING A PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Nevada Capital Improvements Committee has been requested conduct a study and render a report on the land use assumptions, capital improvements plan, and possibility of impact fees; and

WHEREAS, the Capital Improvements Committee has provided proposed Land Use assumptions and a Capital Improvement Plan for public input and council review;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, AS FOLLOWS:**

**SECTION 1.** A public hearing on the on Tuesday, October 18, 2022, at 7:00 p.m., at City of Nevada City Hall, 424 E. FM 6, Nevada, TX 75173, for the purpose of considering the Land Use Assumptions and Capital Improvement Plan for approval of the council. Notice to the public by newspaper publication is ordered as follows:

**NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES**

The City Council of the City of Nevada will hold a public hearing on Tuesday, October 18, 2022, at 7:00 p.m., at City of Nevada City Hall, 424 E. FM 6, Nevada, TX 75173, for the purpose of considering the Land Use Assumptions and Capital Improvement Plan. Any member of the public has the right to appear at the time of the public hearing to present evidence either for or against the Land Use Assumptions and Capital Improvement Plan. Any citizen of the city or other party of interest may also express his or her opinion concerning this request by letter addressed to the City of Nevada, 424 E. FM 6, Nevada, TX 75173. Copies of the Land Use Assumptions and the Capital Improvements Plan are available for viewing at City Hall.

**SECTION 2.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

Resolution No. \_\_\_\_\_

*(Appointment of Deputy Fire Marshall)*

**DULY RESOLVED** by the City Council on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF NEVADA

\_\_\_\_\_  
Ben Ponce, Mayor

ATTEST:

\_\_\_\_\_  
Misty Hooker, Acting City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
James E. Shepherd, City Attorney

**Item 8. Business Session**  
**f. ILA Nevada and Animal Control Services**





Contract Modification Document

Office of the Purchasing Agent  
Collin County Administration Building  
2300 Bloomdale Rd, Ste 3160  
McKinney, TX 75071  
972-548-4165

Vendor: City of Nevada  
424 E. FM 6  
Nevada, TX 75073  
\_\_\_\_\_

Contract No. 10108-09  
Contract: Interlocal Agreement for Animal Control  
and Animal Shelter Services  
\_\_\_\_\_

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

Item #1      Extend agreement for a one year period as provided in section 5.0 of the contract documents. Agreement shall be in effect from October 1, 2022, through September 30, 2023, at the rate below.

Item #2      Total Amount for fiscal year 2023:      \$3,125.00      Shelter: \$1,550.00 and Control: \$1,575.00

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No.14 has been accepted and authorized by authority of Collin County Commissioners Court by Court Order No. \_\_\_\_\_ effective on 10/1/2022.

ACCEPTED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
(Print Name)

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB  
(Print Name)

TITLE: Purchasing Agent

DATE: \_\_\_\_\_

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HISTORICAL INFORMATION

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Awarded by Court Order No. 2006-877-09-26

Amendment	<u>No. 13</u>	Court Order No.	<u>2021-1058-10-25</u>	Summary	<u>Renewal</u>
Amendment	<u>No. 14</u>	Court Order No.	<u></u>	Summary	<u>Agreement extended and fees</u>