



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 (2nd Council Meeting) SAFEbuilt operations activity report for July 2022.

c. Financial Report (2nd Council Meeting)

d. Mayor Pro Tem Report

e. Mayor's Report/Status

f. NVFD Report (2nd Council Meeting)

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.

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.



★ Designed by 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>	Total
Completed Inspections	43	0	6	49
Passed Inspections	38	0	6	44
Inspections Passed %	88%		100%	90%
Completed Plan Reviews	19	2	0	21
Issued Permits	15	0	0	15

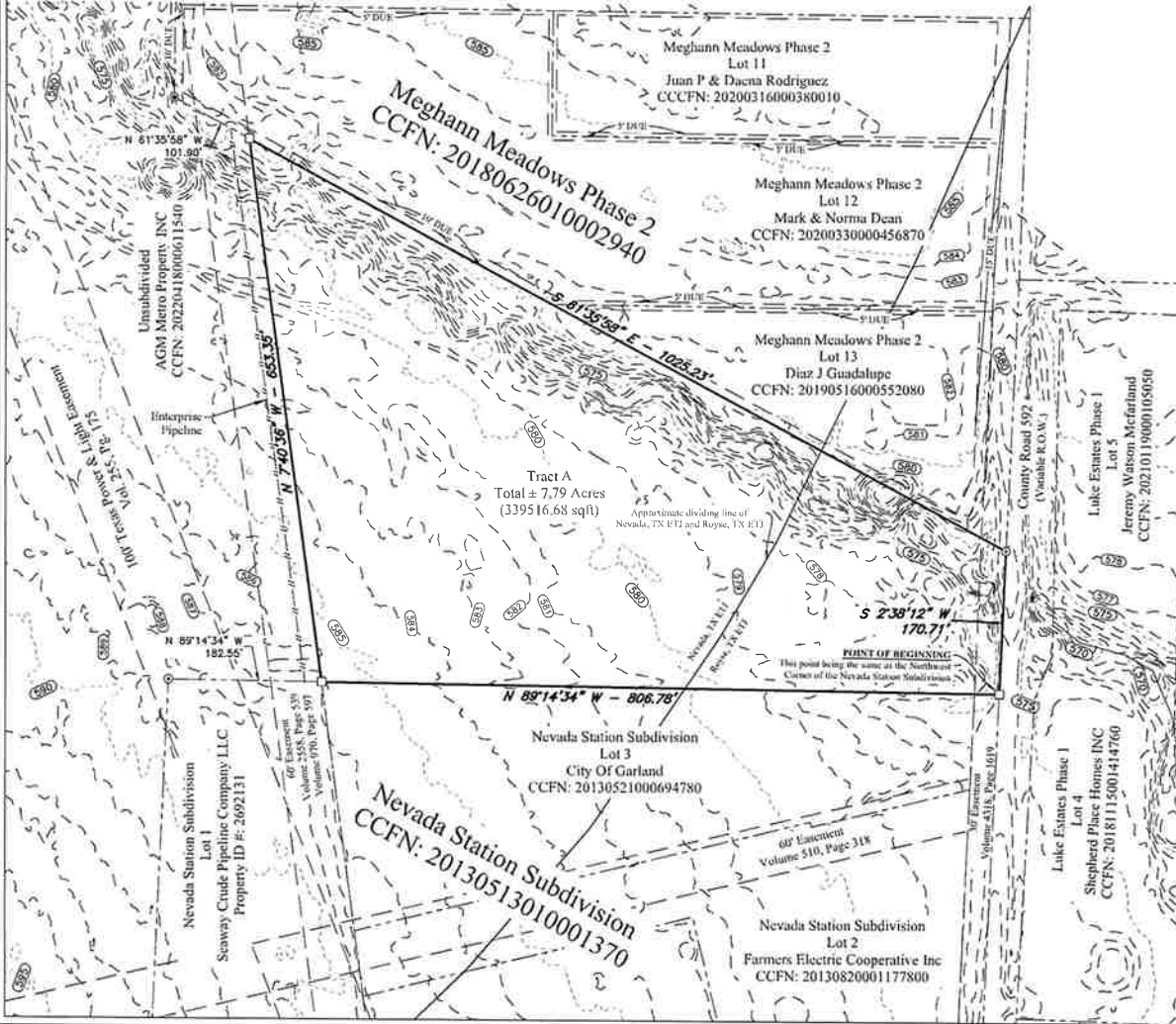
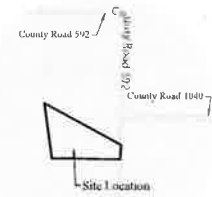


<u>Inspection Data Details</u>	<u>Total Count</u>	<u>% of Total</u>	SAFEbuilt Month Avg % of Total
Total Passed	44	89.8%	73.4%
Total Failed	5	10.2%	26.6%
<u>Cause of Fail</u>			
<i>Code Violation</i>	5	100.0%	77.7%
<i>Project Not Ready</i>	0	0.0%	8.8%
<i>Owner/Rep Not Present</i>	0	0.0%	1.8%
<i>Partial Pass</i>	0	0.0%	11.8%

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

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'



Preliminary

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

Not Approved

NOTES:

The Tracts is currently designated with:
Land Segment #1 - Cropland
State Code is D1 (Qualified Open-space Ag Land)

Chairman, Planning and Zoning
Date: _____, 20__

Recommended for Approval

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

Chairman, Planning and Zoning
Date: _____, 20__

Approved for Preparation of Final Plat

Mayor, City of Nevada, Texas
Date: _____, 20__

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
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 ±7.79 Acres

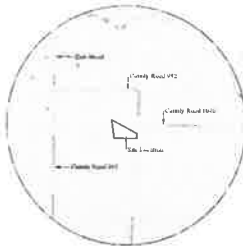
OWNER
Dan Dinto
(432) 559-3399

CENTERLINE ENGINEERING & CONSULTING, LLC
3012 Spindal Avenue, Garland, Texas 75042
800-450-8008
3012 Spindal Avenue, Garland, Texas 75042
3012 Spindal Avenue, Garland, Texas 75042

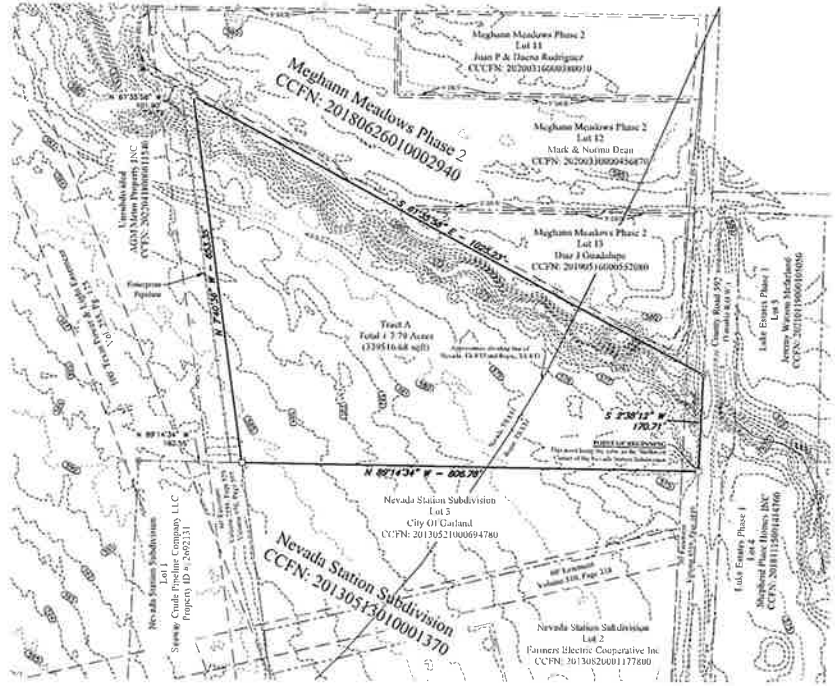
FINAL PLAT

for display purposes only and for review, official or approval for recording purposes.

VICINITY MAP
VICINITY MAP 1"=2000'



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



- LEGEND**
- - Set 1/2" Iron Rod with Cap - "CCC 10194376"
 - - Set Mag Nail with Washer - "CCC 10194376"
 - ⊙ - Found 1/2" Iron Rod - As Described
 - ⊙ - Found 5/8" Iron Rod - As Described
 - — — — — Plat Limits
 - — — — — Lot Line
 - — — — — Adjacent Lot Line
 - — — — — Easement Line - As Described
 - — — — — County Clerk File No.
 - — — — — DUE - Drainage & Utility Easement
 - — — — — ROW - Right-of-Way
 - — — — — Extrajurisdictional Jurisdiction

Recommended for Approval

Chairman, Planning and Zoning
City of Nevada, Texas

Date: _____, 20__

Approved for Preparation of Final Plat

Mayor, City of Nevada, Texas

Date: _____, 20__

Certificate of Completion

Accepted

Mayor, City of Nevada, Texas

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing final plat of the Wigeon Whistle Subdivision or addition to the City of Nevada 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 placed, 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

Recommended for Final Approval

Chairman, Planning and Zoning
City of Royse City, Texas

Date: _____, 20__

Approved

Mayor, City of Royse City, Texas

Date: _____, 20__

GENERAL SURVEYOR NOTES

1. Heavy Lines indicate plat limits.
2. All rights, claims and encumbrances within plat limits are hereby released, unless otherwise shown.
3. Any restrictions in nature of zoning districts shall be as indicated by zoning. Compensation shall be made prior to the recording of this final plat.
4. All easements or proposed utility easements to and on tracts indicated for this plat shall be indicated on the public subdivision and plat as proposed utility easements. Utility easement easements required on a future date and not within an ability established by this plat, shall be within a proposed utility easement granted by the owner of said property for a period to be established subsequent to the execution of each survey. Such easements shall be the expense of the entity requesting such easements.
5. All easements herein granted shall extend to the city on the utility easements along such easements to the right to easement, agree to replace any base pipes, conduits or pipes within such easements as may be determined by the city on utility easements within the city or utility easements being requested or shall be the responsibility of easement holder. Easements designated as indicated for individual property utility and easements of easement shall be indicated by each lot, interest, or easement. Easements designated as indicated for individual property utility and easements of easement shall not be based on other easements.
6. The survey information shown herein was prepared from the records of all of the present survey of the property shown herein, and has been carefully and voluntarily ascertained by the Professional and Technical Standards established by the Texas Board of Professional Land Surveying Practices Act, Section 663.12.
7. Easements and Encumbrances shown herein are based upon the Texas Condominium System, Mark Contract, NCPD Form.
8. Easements and other interests herein are based on historical public measurements in U.S. feet.
9. Easement Lot Center are monumented with 5/8" 12" iron nails with City marked "CC".

Minor & Survey Description

BEING 7.79 Acres of land out of the William C Ward Survey, Abstract 949, Collin County, Texas and being of 19.74 acre Tract also called Tract 92 as recorded in County Clerk File No. 2016590925256, Official Public Records of Collin County, Texas and being further described by more and better as follows:
BEING more or less 1/2 Acre of land with City marked "CC" 10194376" set for the Section 5 Center using the Standard Course of the Nevada Station Subdivision as recorded in County Clerk File No. 20130513010001370, Official Public Records of Collin County, Texas.
THE S.W. 1/4 of Sec. 13, T. 14N, R. 12E, S. 10W, 40th Meridian, of the Nevada Station Subdivision is a 1/2 Acre of land with City marked "CC" 10194376" set for the Section 5 Center using the Standard Course of the Nevada Station Subdivision as recorded in County Clerk File No. 20130513010001370, Official Public Records of Collin County, Texas.
THE S.W. 1/4 of Sec. 13, T. 14N, R. 12E, S. 10W, 40th Meridian, of the Nevada Station Subdivision is a 1/2 Acre of land with City marked "CC" 10194376" set for the Section 5 Center using the Standard Course of the Nevada Station Subdivision as recorded in County Clerk File No. 20130513010001370, Official Public Records of Collin County, Texas.
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SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, Justin Cantwell, 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 Cities of Nevada and Royse City, Texas.

Justin Cantwell R.P.L.S. 6331
Date: _____, 2022



Property Owner: Wigeon Whistle Energy Storage II, LLC
Owner Address: 425 Houston Street, Suite 600
Phone Number: (469) 279-2292

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 48.88 Acres

CANTWELL SURVEYING & CONSULTING, L.L.C.
11111 Preston Road, Suite 1000
Dallas, Texas 75242
Phone: (469) 279-2292

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:

HISTORICAL INFORMATION

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>