

Agenda

CITY OF NEVADA

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



AGENDA

COUNCIL MEETING

Tuesday, January 17, 2023

7:00PM at City Hall

Mayor – Ben Ponce

Council Member Place 1 – Mike Laye

Council Member Place 2– Donald Deering

Council Member Place 3– Kerrie Longoria

Council Member Place 4 – Karl Fisher

Council Member Place 5 – John McBride

REGULAR MEETING

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.

REPORTS

6. Reports:

- a. City Secretary Report
- b. Code Enforcement Report (2nd Council Meeting)
- c. Financial Report (2nd Council Meeting)
- d. Mayor Pro Tem Report
- e. Mayor's Report/Status
- f. NVFD Report (2nd Council Meeting)

CONSENT AGENDA: ACTION

7. Approval of previous meeting's minutes- January 3, 2023, Minutes

REGULAR AGENDA

- 8. Discuss and consider City Sales Tax Ordinance for the City of Nevada.
- 9. Discuss and consider the "Over 65 Exemption" information provided by Collin County Chief Appraiser, Bo Daffin.
Summary: City Secretary Waters reached out to Collin County Chief Appraiser, Bo Daffin via email. Mr. Daffin provided an example in the email chain that was provided in the agenda packet.
- 10. Discuss and consider Ordinance No. 010323, an ordinance of the city of Nevada, Texas, amending the comprehensive zoning ordinance of the City of Nevada as heretofore amended, by establishing and providing regulations for a half-acre minimum single family zoning district (sf-1/2/20) as set forth herein; providing for special conditions; providing a severability clause; providing a repealer clause; providing for a penalty of a fine not to exceed the sum of \$2,000.00 for each offense; providing a publication clause; and providing an effective date.
- 11. Public Hearing: Discuss and consider a possible update to the City's Master Thoroughfare Plan (MTP) –(1) Realignment of East Street with FM 1138 N at the FM 6 intersection. (2) other city or county roadway revisions.

FUTURE AGENDA ITEMS

12. 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.

13. Executive Session - Time: _____

Texas Government Code 551.074 Personnel---deliberation regarding the City Secretary and City Clerk's positions or other personnel for city staff.

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 Govt. 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.

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

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

16. Adjournment / Closing - Time: _____

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.

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Council reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an interest in real property], 551.073 [contract for gift to City], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel

or devices] 551.087 [deliberation regarding economic development negotiations]. The City of Nevada is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at (469) 788-7610 Ext: 102 for information.**

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

A member or member of the government body holding this meeting may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event that a member or members of the government body holding this meeting attend via videoconference, a quorum of the government body holding this meeting will be physically present at the location identified above.

I certify that the above agenda for this meeting of the City Council of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, on Friday, January 13, 2023, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Douglas "Deuce" Waters II, City Secretary

Agenda Item #6 a.
City Secretary
Report

**Documents will be
available at the City
Council meeting.**

Agenda Item #6b.
Code Enforcement
Report

Nevada

01/01/2023 - 01/31/2023

Date	Violation	Violation Status	Next Inspection	Notes	Code Enforcement Officer	Corrections	Court Date
22NEV-00001 - Center St, Nevada, TX 75173 - Open							
1/3/2023	Trash and Debris	Failed Inspection - Friendly Reminder	1/17/2023		Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.	
22NEV-00002 - 201 Center, Nevada, TX 75173 - Open							
1/3/2023	Junk Vehicles	Failed Inspection - Friendly Reminder	1/17/2023		Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.	
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023		Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.	
1/3/2023	Trash and Debris	Failed Inspection - Friendly Reminder	1/17/2023		Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.	
1/3/2023	Trees, Shrubs and Other Vegetation	Failed Inspection - Friendly Reminder	1/17/2023		Stephanie Flores TSBPE I-3516	All trees must kept at a minimum height of seven (7) feet above the sidewalk and twelve (12) feet above the street.	
22NEV-00004 - 308 Kerens St, Nevada, TX 75173 - Closed							
1/3/2023	Trash and Debris	Passed Inspection			Stephanie Flores TSBPE I-3516		
22NEV-00006 - 409 Kerens, Nevada, TX 75173 - Open							
1/3/2023	Trash and Debris	Failed Inspection - Friendly Reminder	1/17/2023		Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.	
22NEV-00007 - 324 Collin Street, Nevada, TX 75173 - Closed							
1/3/2023	Trash and Debris	Passed Inspection			Stephanie Flores TSBPE I-3516		
22NEV-00008 - 316 Collin Street, Nevada, TX 75173 - Closed							

1/3/2023	Trash and Debris	Passed Inspection		Stephanie Flores TSBPE I-3516	
1/3/2023	Trees, Shrubs and Other Vegetation	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00009 - Collin Street, Nevada, TX 75173 - Closed					
1/3/2023	Trash and Debris	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00010 - 205 Collin Street, Nevada, TX 75173 - Closed					
1/3/2023	Junk Vehicles	Passed Inspection		Stephanie Flores TSBPE I-3516	
1/3/2023	Trash and Debris	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00011 - 117 Warren Street, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Failed Inspection - Friendly Reminder	1/17/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
1/3/2023	Trash and Debris	Failed Inspection - Friendly Reminder	1/17/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
22NEV-00012 - 202 South Farm To Market 1138, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Failed Inspection - Friendly Reminder	1/17/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.
1/3/2023	Trash and Debris	Failed Inspection - Friendly Reminder	1/17/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
22NEV-00013 - 116 South Fm 1138, Nevada, TX 75173 - Closed					
1/3/2023	Trash and Debris	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00014 - 130 Maple Circle, Nevada, TX 75173 - Closed					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00015 - 210 Maple Circle, Nevada, TX 75173 - Closed					

1/3/2023	OFF-STREET PARKING REQUIREMENTS	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00016 - 240 Maple Circle, Nevada, TX 75173 - Closed					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00017 - 251 Maple Circle, Nevada, TX 75173 - Closed					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00018 - 263 Maple Circle, Nevada, TX 75173 - Open					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023	Stephanie Flores TSBPE I-3516	Vehicles/trailers must be parked on approved hard surface.
1/3/2023	Unsanitary Conditions	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00021 - 216 Farm to Market 6, Nevada, TX 75173 - Open					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface. This includes all vehicles parked on grass.
22NEV-00023 - 509 Water Fall Lane, Nevada, TX 75173 - Closed					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00024 - 505 Water Fall Lane, Nevada, TX 75173 - Closed					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00025 - Farm to Market 6, Nevada, TX 75173 - Closed					
1/3/2023	Weeds	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00027 - 121 Center Street, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Failed Inspection - Friendly Reminder	1/17/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.

1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023	Stephanie Flores TSBPE I- 3516	All vehicles must be parked on an approved hard surface.
1/9/2023	Property Maintenance	Complaint Filed	1/3/2023	Stephanie Flores TSBPE I- 3516	house in disrepair
1/9/2023	Property Maintenance	Failed Inspection - Violation Notice	2/20/2023	Stephanie Flores TSBPE I- 3516	Residence must be maintained and all disrepair fixed. Including but not limited to rotting wood, broken windows, etc.
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I- 3516	trash in yard
1/3/2023	Trash and Debris	Failed Inspection - Violation Notice	1/17/2023	Stephanie Flores TSBPE I- 3516	All trash and debris must be disposed of properly and removed from public view.
22NEV-00030 - 327 Kerens Street, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I- 3516	pickup parked in backyard
1/3/2023	Junk Vehicles	Failed Inspection - Violation Notice	1/17/2023	Stephanie Flores TSBPE I- 3516	All vehicles must have current registration and operable. Pickup in back of house must be operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023	Stephanie Flores TSBPE I- 3516	All vehicles must be parked on an approved hard surface.
22NEV-00038 - 208 Kerens Street, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Failed Inspection - Violation Notice	1/17/2023	Stephanie Flores TSBPE I- 3516	All vehicles must have current registration and operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023	Stephanie Flores TSBPE I- 3516	All vehicles must be parked on an approved hard surface.

1/3/2023	Trash and Debris	Failed Inspection - Friendly Reminder	1/17/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
22NEV-00041 - 120 Warren Street, Nevada, TX 75173 - Closed					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00042 - 125 Center Street, Nevada, TX 75173 - Closed					
1/3/2023	Trash and Debris	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00045 - Collin Street, Nevada, TX 75173 - Closed					
1/3/2023	Trees, Shrubs and Other Vegetation	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00046 - Collin Street, Nevada, TX 75173 - Closed					
1/3/2023	Trees, Shrubs and Other Vegetation	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00048 - Collin Street, Nevada, TX 75173 - Closed					
1/3/2023	Trees, Shrubs and Other Vegetation	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00049 - 200 Warren Street, Nevada, TX 75173 - Closed					
1/3/2023	Trees, Shrubs and Other Vegetation	Passed Inspection		Stephanie Flores TSBPE I-3516	
22NEV-00050 - 638 S 1138, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Failed Inspection - Friendly Reminder	1/17/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Friendly Reminder	1/10/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
22NEV-00051 - 410 Water Fall Ln, Nevada, TX 75173 - Closed					
1/9/2023	Grading and Drainage	Passed Inspection		Stephanie Flores TSBPE I-3516	
23NEV-00001 - 170 Maple Cir, Nevada, TX 75173 - Open					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/17/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
23NEV-00002 - 181 Maple Cir, Nevada, TX 75173 - Open					

1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in the yard
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/17/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved surface.
23NEV-00003 - West St, Nevada, TX 75173 - Open					
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	trash and tree debris in front of location
1/9/2023	Trash and Debris	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
23NEV-00004 - 200 West Street, Nevada, TX 75173 - Open					
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	trash and tree debris in front of location
1/9/2023	Trash and Debris	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
23NEV-00005 - 111 Center St, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	inoperable vehicles
1/9/2023	Junk Vehicles	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	trash and debris
1/9/2023	Trash and Debris	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
23NEV-00006 - Center Street, Nevada, TX 75173 - Open					
1/3/2023	Weeds	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	high weeds

1/3/2023	Weeds	Failed Inspection - Violation Notice	1/17/2023	Stephanie Flores TSBPE I-3516	All grass and weeds must be maintained under 12 inches at all times.
23NEV-00007 - 121 Center Street, Nevada, TX 75173 - Closed					
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	trash in yard
1/3/2023	Trash and Debris	Passed Inspection	create d in	Stephanie Flores TSBPE I-3516	
23NEV-00008 - 306 S FM 1138, Nevada, TX 75173 - Open					
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	trash and debris in the yard
1/9/2023	Trash and Debris	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
23NEV-00009 - 302 Kerens St, Nevada, TX 75173 - Open					
1/3/2023	Junk Vehicles	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	inoperable vehicle
1/9/2023	Junk Vehicles	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking on grass
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	trash on property
1/9/2023	Trash and Debris	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.
23NEV-00010 - 312 Kerens St, Nevada, TX 75173-7116 - Open					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking on grass
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.

23NEV-00011 - 317 Kerens St, Nevada, TX 75173 - Open

1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking on grass
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.

23NEV-00012 - 424 Kerens Street, Nevada, TX 75173 - Open

1/3/2023	Junk Vehicles	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	inoperable vehicle
1/9/2023	Junk Vehicles	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
1/3/2023	Trash and Debris	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	trash in yard
1/9/2023	Trash and Debris	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All trash and debris must be disposed of properly and removed from public view.

23NEV-00013 - 435 Kerens St, Nevada, TX 75173 - Open

1/3/2023	Junk Vehicles	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	inoperable vehicle on property
1/9/2023	Junk Vehicles	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must have current registration and operable.
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.

23NEV-00014 - 402 Collin Street, Nevada, TX 75173 - Open

1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
23NEV-00015 - 322 Collin St, Nevada, TX 75173 - Open					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
23NEV-00016 - 321 Collin St, Nevada, TX 75173 - Open					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
23NEV-00017 - 312 Collin St, Nevada, TX 75173 - Open					
1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	parking in yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.
23NEV-00018 - S FM 1138, Nevada, TX 75173 - Open					
1/9/2023	Property Maintenance	Complaint Filed	1/3/2023	Stephanie Flores TSBPE I-3516	house in disrepair
1/9/2023	Property Maintenance	Failed Inspection - Violation Notice	2/20/2023	Stephanie Flores TSBPE I-3516	Residence must be maintained and all disrepair fixed. Including but not limited to rotting wood, broken windows, etc.
1/3/2023	Weeds	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	grass over 12 inches
23NEV-00019 - 110 S FM 1138, Nevada, TX 75173 - Open					

1/3/2023	OFF-STREET PARKING REQUIREMENTS	Complaint Filed	1/4/2023	Stephanie Flores TSBPE I-3516	boat in the yard
1/9/2023	OFF-STREET PARKING REQUIREMENTS	Failed Inspection - Violation Notice	1/23/2023	Stephanie Flores TSBPE I-3516	All vehicles must be parked on an approved hard surface.

23NEV-00020 - S Warren St, Nevada, TX 75173 - Open

1/9/2023	Property Maintenance	Complaint Filed	1/3/2023	Stephanie Flores TSBPE I-3516	church in disrepair
1/9/2023	Property Maintenance	Failed Inspection - Violation Notice	2/20/2023	Stephanie Flores TSBPE I-3516	Church must be maintained and all disrepair fixed. Including but not limited to rotting wood, broken windows, etc.

Agenda Item #6c.

Financial Report

**Documents will be
available at the City
Council meeting.**

Agenda Item #6 f.

NVFD Report

NEVADA VOLUNTEER FIRE DEPARTMENT

2022



MISSION STATEMENT

The mission of the Nevada Volunteer Fire Department is to provide protection of life, property, and the environment from the effects of fires, medical emergencies, and hazards. We engage the community in our mission through progressive community outreach. We will maintain a constant state of readiness to respond to all requests for services through training, maintenance of equipment, and a desire to serve our community.



Message from the Chief

The mission of Nevada Fire Department is to provide protection of life, property, and the environment from the effects of fires, medical emergencies, and hazards. We engage the community in our mission through progressive community outreach. We will maintain a constant state of readiness to respond to all requests for services through training, maintenance of equipment, and a desire to serve our community.

I took over the position of Chief in January 2022. Since then Nevada Fire Department has made great strides and sees no end in sight. Just a few of the things that Nevada Fire Department has accomplished includes: Becoming an ALS capable department, significantly increased our annual training, becoming voluntarily regulated by Texas Commission on Fire Protection (TCFP), implemented a set of Standard Operating Policies and Guidelines that meet "best practice" standards, transitioned from a member run department to a structured traditional department, added to our membership, updated our old command vehicle as well as added a new command vehicle.

Everyday I have to consider our changing fire district, population and needs of our citizens. As we grow, it is our responsibility to continue to provide the best service possible for our citizens and those passing through. This is being accomplished through rigorous training (Nevada had a cumulative 1167 hours of department training in 2022), never-ending learning, and a commitment to the craft. It is my philosophy and that of my command staff, that just because we are volunteers, does not mean we are not professional.

Nevada Fire Department has seen roughly a 30% increase in call volume year after year the past three years. The call volume is attributed to a greater number of people residing in our fire district as well as a greater number of people passing through. We will continue to see these numbers rise, as the city of Nevada is anticipating at least two new subdivisions starting in 2023, and The City of Josephine is slated to add an estimated 15,000 rooftops in the next couple years, and The City of Lavon to add an estimated 7,000 rooftops in the next few years. That is close to 60,000 additional people. It is inevitable that our call volume will continue to increase.

It is my privilege to present to you our 2022 annual report. This report is not what I have done for the citizens, but what my department and staff members have done. As always, I can not do what I do without my team.

2022-2023 COMMAND STAFF

DEPUTY CHIEF KIDD —Deputy Chief Kidd has been with Nevada Fire Department for a total of 14 years. He started as a probationary firefighter and rose through the ranks holding the position of firefighter, Captain and presently Deputy Chief. Chief Kidd specializes in IT, contract language, and helps by running the majority of our daytime calls for service. Deputy Chief Kidd is instrumental in assisting with the administrative side of the fire department. Deputy Chief Kidd has logged over 100 hours of training in the year 2022 alone as well as responded to 398 out of our 667 calls this year.

CAPTAIN DAVENPORT - Captain Davenport has been with Nevada Fire Department for close to three years. Captain Davenport was a transplant to us from the former Branch Volunteer Fire Department. Captain Davenport has been an instant role model to our firefighters. Since coming to Nevada Captain Davenport has earned his associates degree in fire science, and is always eager to learn more . Captain Davenport recently moved out of district all the way to Athens (2 hours away). Captain Davenport has transitioned into more of an administrative Captain since he lives so far away, but is regularly at the station on average once a week.

CAPTAIN WALTERS –Captain Walters has been with Nevada Fire Department for close to two years now. Captain Walters is also a transplant from Branch Volunteer Fire Department. Captain Walters is a full time firefighter / paramedic for Van Alstyne. Captain Walters has certifications in Rope Rescue, Vehicle extrication rescue, certified driver/ operator, as well as a host of others.

CAPTAIN JONES—Captain Jones has been with Nevada Fire about two years total. Captain Jones is a self-employed business owner by trade. Captain Jones spent 7 years with East Texas Medical (Based out of Wylie Fire Station) as an EMT. During his tenure with ETMC, he has amassed thousands of patient contacts, and gained a lot of experience. Captain Jones is tasked with being Nevada's quartermaster and EMS coordinator. Captain Jones is also instrumental in our daytime calls for service as he responded to 220 out of our 667 calls.

CAPTAIN WILSON– Captain Wilson has been with Nevada Fire Department almost 1 year. Captain Wilson came to us from Maryland (we don't hold that against him). Captain Wilson served as an EMS Lieutenant with his fire department up north. Captain Wilson has many certifications through pro-board including Firefighter, vehicle extrication, public fire educator as a host of others. Captain Wilson is never happy being stagnant and is always asking for more training and going and getting classes on his own as well.

2022-2023 Board Members

President—James Davenport

Chief - Thad Anderson

Deputy Chief - Jason Kidd

Secretary —Arlin Granados

Treasure -Tanner Phillips

Member at Large - Eddie Pelaez

Member at Large - Chris Money

OTHER DEPARTMENT POSITIONS

Department Chaplain - Jason Nguyen

PIO - Chief Thad Anderson

DEPARTMENT ROSTER

Chief / EMT-Thad Anderson

Deputy Chief / EMT - Jason Kidd

Captain / EMT- James Davenport

Captain / Paramedic - Camden Walters

Captain / EMT - Jesse Jones

Captain (Step-up) Chavez Wilson

FF / Paramedic - Melanie Auger

Probationary FF - Meaghan Ervin

Probationary FF / EMT - Landen Reinhardt

Engineer - Mark Besozzi

FF - Colton Moses

Probationary FF - Arlin Granados

FF / EMT - Jacob Pryor

FF / EMT - Garrett Maestas

Probationary FF - Brittanee Kidd

Engineer - Tanner Phillips

FF / EMT - Joe Wetzel

FF - Justin Carroll

FF - Jason Nguyen

FF / EMT - Eddie Pelaez

FF / EMT - Chris Money



2022 Incident Statistics

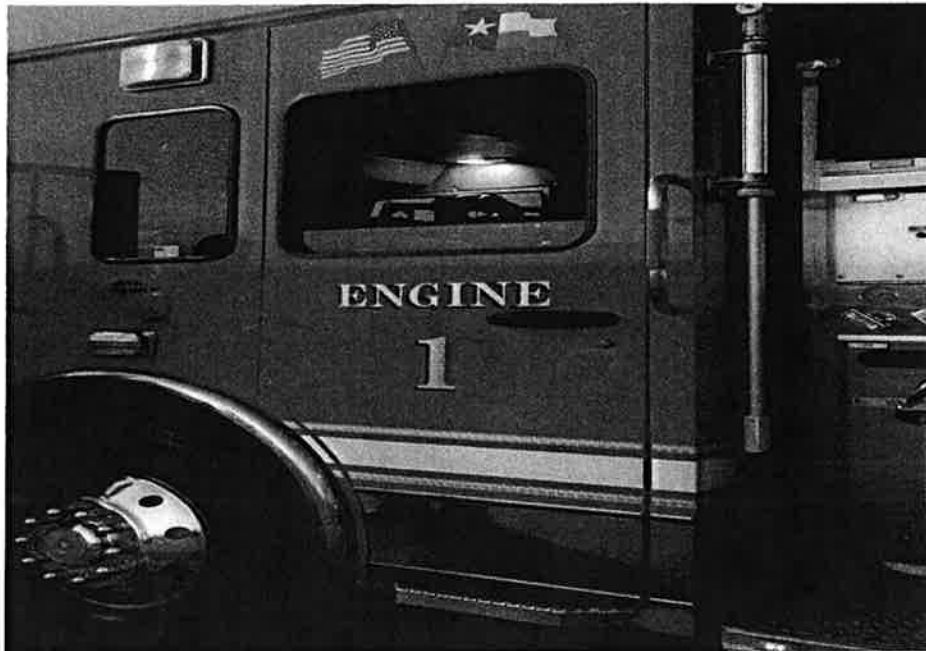
Fire Incidents – 129

EMS Incidents - 409

Transportation Incidents - 84

Other Incidents - 45

Total Incidents –667



2021 Statistics

Average Turnout Time (Time from dispatch to getting enroute)

FIRE -6:35

EMS - 5:34

TOTAL AVERAGE- 5:53

Average Time to Arrival (Time from dispatch to arrival on scene)

FIRE -12:55

EMS -11:09

TOTAL AVERAGE - 11:34

2022 Statistics

Average Turnout Time (Time from dispatch to getting enroute)

FIRE -5:08

EMS - 3:22

TOTAL AVERAGE - 4:03

Average Time to Arrival (Time from dispatch to arrival on scene)

FIRE -14:01

EMS -9:09

TOTAL AVERAGE - 10:44

I am proud to say that our department has consistently dropped our turnout times and response times, so we are getting to you and your loved ones quicker in your time of need. While I am proud of these accomplishments, as a volunteer agency, it is our commitment to continue to improve these numbers.

FINANCIAL TRANSPARENCY

2022		2023	
INCOME		INCOME	Est.
City & County Funding	\$105,808.12	City & County Funding	\$98,534.28
Fundraising	\$45,364.22	Fundraising	\$55,000.00
Straight Donations	\$1,240.00	Straight Donations	\$1,200.00
TOTAL	\$152,412.34	TOTAL	\$154,516.79
EXPENSES		EXPENSES	Est.
Utilities	\$1,991.72	Utilities	\$7,000.00
Fuel	\$11,483.00	Fuel	\$30,000.00
Repairs / Maintenance	\$14,628.62	Repairs / Maintenance	\$75,000.00
Equipment (FIRE / EMS)	\$98,689.81	Equipment (FIRE / EMS)	\$50,000.00
Insurance	\$8,723.64	Insurance	\$10,000.00
Total	\$135,516.79	Total	\$172,000.00

- City and County Funding include our annual checks.
- Fundraising includes our annual gun raffle, and picture fundraiser.
- Straight donations are random checks in the mail.
- Utilities will see a large increase due to the rental of the house next door.
- Fuel is projected based off of a call volume increase, and fuel cost increase.
- Repairs and Maintenance include all apparatus, station, and equipment
- Equipment is all Fire and EMS based equipment (hard items plus consumables).
- Insurance included Auto, Building, and Workers Compensation.

2023 PROJECTED OUTLOOK AND GOALS

2023 Will hopefully bring some big things to Nevada Fire Department. If any of you have seen our station this past year or so, it should come as no surprise that we have been out of room for a while. Nevada Fire Department in its current state is "land locked" and we struggle to even find ample parking for our members. Nevada continues to host community event such as the community CPR class that we did, as well as host outside agency training. The other aspect of our current station is the lack of actual facilities.

One of our biggest goals for 2023 is to start the process of acquiring land for a new station build. Nevada will be looking to acquire hopefully 2-4 acres of land in the Northern end of our fire district (CR 489, CR 543, HWY 78, OR N. FM 1138 areas. 2 Acres would allow the build of a station with ample parking while 4 acres would allow us to consider future growth as well as having a dedicated training ground. (We currently use Collin College in McKinney, Community High School Parking lot, or new neighborhoods that are being developed.

A few other things we are planning on starting is the design of a new apparatus. Our current engine is a 2009 year model and it is time we start the process of spec'ing out and ordering a new engine or truck (These are approximately two year processes).

We will also be looking at some ways to compensate our guys for their time. We tried to do this in 2022, but the resounding voice from our members was they "wanted to keep the money in the department, and get better tools and equipment".

Nevada Fire Department will be adding 8-10 new hand-held thermal imaging cameras (one for each air pack) to utilize on fire scenes. These will be purchased from the proceeds of our picture fundraiser.

Nevada will be utilizing close to 14,000 of grant reimbursed funds for training courses for our members. These courses range from basic fire certifications, rope rescue, surface water rescue, high angle rescue, hazmat ops, etc.

INTERETED IN JOINING???

Nevada Fire Department is always looking for and evaluating potential members to join our team. Are you the right fit? What does it take to be a Nevada Fire Fighter? What is it like to be a Nevada Fire Fighter?

What Is the hiring process? (Even though we are a volunteer department, we still utilize a hiring process, this allows those who want to go career, the experience of “the process”, and hopefully prepare them for their full-time agency.

Step One: Contact a recruiter

Step Two: Fill out a Personal History Statement (PHS)

Step Three: Sit for an oral board

Step Four: Pass a background check

Step Five: Pass a drug screen

Step Six: Agility Test (Being developed, and will be implemented 1st qtr. Of 2023)

Step Seven: Sit for a Chiefs interview

Step Eight: Formal offer of position

What is required of Nevada members:

- Willingness to learn
- Willingness to train
- Willingness to respond to emergencies
- Willingness to devote 24 hours (minimum) a month to response to incidents
- Must be willing to obtain your EMT within 1 year.
- Must be willing to obtain your class B license within 6 months
- Must be willing to commit to training on a regular basis.
- Most importantly MUST BE WILLING TO BE A TEAM PLAYER!!!

CLOSING MESSAGE

So as we close out 2022, I sit back and reflect on what we have accomplished, where we may have fallen short, and contemplate some of the most common questions we are asked. One thing about firefighters is they hate two things, the first one being "the way things are", the second is change. I feel pretty confident in saying the group we have as a whole is not effected by these issues. Our firefighters and command staff has welcomed the changes and challenges that have been implemented with fairly open arms.

It still amazes me that we have citizens and people that still are surprised that we are still a 100% volunteer fire department. I tell my guys to carry the pride of being a volunteer on the inside and we should not feel the need to tout that in public. My expectation for Nevada is to represent ourselves as professionals. I have heard the saying "It's the Nevada way!" I take that as a compliment and look forward to progressing that mentality. I want my guys to experience the pride and acknowledgment from outsiders on their professionalism and knowledge.

I am asked quite a bit, "when is Nevada going paid?", the short answer is we are nowhere close to being able to afford to have paid firefighters. We are looking at going into 2023 at a deficit just based on projected expenses. As a rough idea, a single paid firefighter to include pay, insurance, retirement, etc. is around \$72,000.00 annually (this is based off of a 55,000 salary plus medical insurance, workers compensation insurance, and retirement)

Nevada is committed to continued improvement and growth, and I look forward to what this new year brings for our department. I am a huge believer in this is not about me, it is about us, that includes our firefighters, our citizens and those simply passing through our area.

Nevada has a comprehensive training plan for 2023 which includes specific officer development training, engineer (driver / operator), and firefighter training. Our training plan includes company level training as well as multi-company training (Multiple departments). In 2023, I would like to see 1500 cumulative training hours.

With the projected growth coming into the area I am projecting we will see around 873 calls for service for the year 2023. This is based on a 30% increase over what we saw in 2022. Nevada has averaged a 30% increase in call volume the past 3 years running. I want to assure you Nevada is up to the challenge and ready to move forward with the new year.

We look forward to the progression of our area, as well as services we are capable of providing.

Regards,

Chief Anderson

Agenda Item # 7

**Documents will be
available at the City
Council meeting.**

Agenda Item # 8

**Documents will be
available at the City
Council meeting.**

Agenda Item # 9

Deuce Waters

From: Bo Daffin <bo.daffin@cadcollin.org>
Sent: Friday, January 6, 2023 1:02 PM
To: Deuce Waters
Cc: Marty Wright; Brian Swanson; Shane Cheek; Tamera Glass
Subject: RE: OV65 discussion

Importance: High

Deuce,

If the city of Nevada decides to grant a senior citizen and/or disabled persons exemption, you can do so with, or without freezing the taxes. From your email below it sounds like a senior citizen (65 or older) exemption with a freeze, so my example below is on that scenario.

1. The council would need to adopt a Resolution setting the amount of the senior citizen homestead exemption. I will use \$20,000 for my estimate below.
 - a. The council would need to include in the Resolution that that want to establish a tax limitation (freeze ceiling) on senior homestead exemptions.
2. For example, let's say you adopt this for 2023, would need to be done and CCAD receive the official Resolution before July 1, 2023
 - a. 2023 calculation would be the Appraised Value - \$20,000 exemption, times your 2023 tax rate per \$100, to arrive at the city of Nevada 2023 Tax.
 - i. Your tax levy would be impacted by the count of homes receiving the exemption, times \$20,000, times your 2023 tax rate per \$100
 - ii. \$20,000 exemption x tax rate of \$0.230982 per \$100= \$46.20 tax savings per home, times 130 = \$6,005 loss of levy to the city.
 - b. The actual freeze impact would begin being felt in 2024, because 2023 is the base year that uses the actual tax calculation above.
 - i. 2024 and forward the owner's taxes would continue to be set at the 2023 base year level, regardless of future tax rate increases and value increase by CCAD.
 - ii. It is impossible to know the actual impact in 2024 forward because we don't know what the future appraised value will be, nor the future tax rate.
 - iii. That said, you can do some level of prediction of future impact using the following formula to account for value growth, tax rate increases and more owners qualifying for the exemption in the future.

Year	2023 Base Year Savings per Home	2023 Estimated total tax levy loss, using 130 homes	If avg taxes on \$360,000 home in 2023 are \$785 with the exemption. With a 10% increase in value in 2024 and a 5% increase in tax rate in 2024, the	\$175 loss impact on original 130 homes	If count went from 130 homes to 150 homes with the freeze in 2024, you would have 20 new homesteads, times \$20,000	2024 Estimated Loss using \$20,000 exemption amount with base year of 2023,
------	--	--	---	---	--	---

			tax with the exemption would be \$960 if you granted the exemption but not the freeze.		exemption amount, time the 2024 estimated tax rate	freezing taxes
2024	\$46.20	\$6,005	The 2022 loss if you freeze would be the difference in \$960 & \$785. Because if you freeze the avg home of \$360,000 at the 2023 base year level, you will then get that base year level in the future, not any increase in value or rate. \$960 without freeze in 2024 less the base level tax from 2023 = \$175 per home cost of exemption and freeze for 2024	\$22,750, as compared to base year total loss of \$6,005	\$970	\$22,750 + \$970 = \$23,720 Cost of in tax levy loss when you compare exemption with freeze to granting exemption only

Sorry for the long calculation, but you can see the impact of the freeze in future years, because you have the base loss due to the exemption itself, then the loss in revenue because the taxes are frozen at the base year, therefore value increases, and tax rate increase don't increase the taxes on the frozen accounts in the future.

You can change the variables in these formulas to see the impact. Amount of exemption. Amount you expect future tax rates to be. Amount of value increase. Average value of homes that expect to get the exemption.

To illustrate the impact of the freeze, I will use Lavon, since they grant a freeze on senior citizens. Lavon grants a \$20,000 senior citizen & disabled, with freeze. They had a 0.43 tax rate for 2022. In 2022 they had 229 properties frozen.

- Their tax levy on these frozen accounts because of the exemption with freeze was \$195,252
- Their tax levy on these accounts if they had the exemption but had not been frozen would have been \$274,450

Regards,

Bo Daffin
Chief Appraiser



250 Eldorado Pkwy
McKinney, TX 75069-8023

Main: 469-742-9200

Direct: 469-742-9223

Fax: 469-742-9209

Web: www.collincad.org

Email: bo.daffin@cadcollin.org

*** This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Collin Central Appraisal District, 250 Eldorado Pkwy, McKinney, TX 75069, www.collincad.org ***

From: Deuce Waters <citysecretary@cityofnevadatx.org>

Sent: Thursday, January 5, 2023 10:51 AM

To: Bo Daffin <bo.daffin@cadcollin.org>

Subject: FW: OV65 discussion

Good Thursday Morning Mr. Daffin,

Below is an email I received from the City of Nevada City Council Member, John McBride. Going off of his email to me, would you be able to provide any information that would help with his question:

- If we set the tax ceiling to say .230982 for each over 65 resident and supposing we use today's resident count (130?) and we use 2022 year-end tax roll data, what is the amount we must budget or expect to forego in revenue to provide the benefit?

Any information that I can provide to the City of Nevada City Council on this subject will be beneficial for the residents that are over 65. I want to provide them with this information from the County's perspective so they can make an informed decision for our residents. Thanks for your help in advance.

ATTENTION ELECTED OFFICIALS: A "Reply to All" on this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

Deuce Waters, City Secretary

City of Nevada

424 E FM 6

Nevada, Texas 75173

Phone#972-853-0027

Direct#469-788-7610

Agenda Item # 10

**Documents will be
available at the City
Council meeting.**

Agenda Item # 11

City of Nevada

Public Hearing

The City of Nevada City Council will hold a Public Hearing for considering a possible update to the City's Master Thoroughfare Plan (MTP) –(1) Realignment of East Street with FM 1138 N at the FM 6 intersection. (2) other city or county roadway revisions.

On Tuesday, January 17, 2023, the Public Hearing will be held at 7:00 p.m. in the Nevada City Hall Council Chambers, 424 E. FM 6, Nevada, Texas 75173.

All persons interested in the above-referenced request are invited to attend the public hearing and to provide their comments at that time.



Legend

- Nevada Thoroughfare Plan
- Arterial
- Collector
- Collin County Proposed Roadway
- Collin County Outer Loop
- City Limits
- ETJ
- Floods
- FEMA Zone AE
- FEMA Zone A
- FEMA Streams



Master Thoroughfare Plan

Nevada, Texas

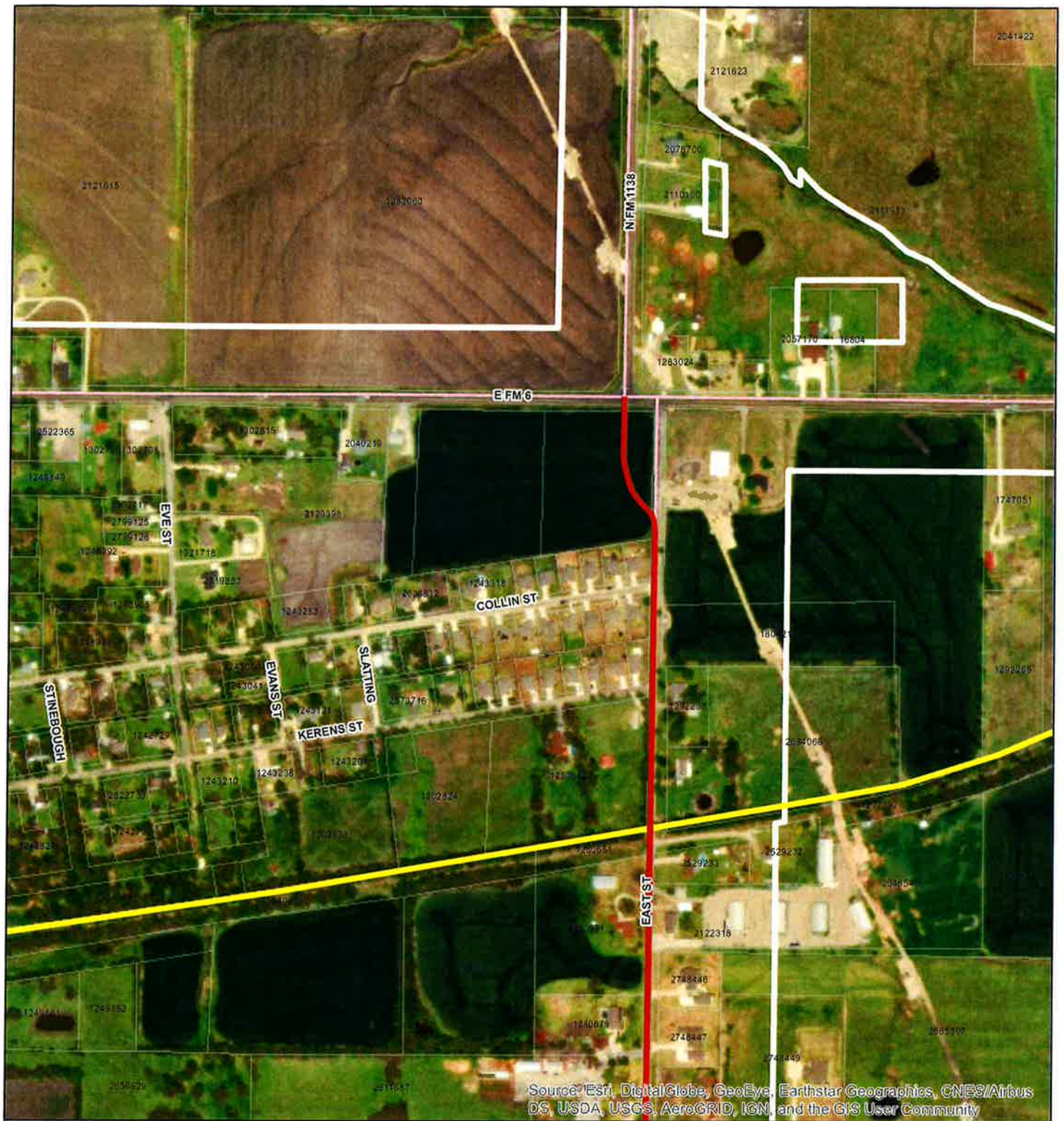
HAYTER
ENGINEERING
P.L.L.C.

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

May 2022

PROJECT NO. 285008

EXHIBIT 2



Legend

Nevada MTP

Arterial

Collector

City Limits

Collin County
Proposed
Roadway

N

0 500 1,000
Feet

East Street Update Master Thoroughfare Plan

City of Nevada

HAYTER
ENGINEERING
Practical Infrastructure Solutions

Hayter Engineering, Inc.
4445 SE loop 286
Paris, TX 75460
www.haytereng.com
TxEng F-135 TxSurv F-10028600

December 2022

PROJECT NO.: 385001

EXHIBIT