



AGENDA

CITY OF NEVADA

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



AGENDA CITY COUNCIL MEETING

Tuesday, June 4, 2024
7:00PM at City Hall

Mayor – Benito Ponce

Council Member Place 1 – Mike Laye

Council Member Place 2 – Donald Deering

Council Member Place 3 – Kerrie Longoria

Council Member Place 4 – Clayton Laughter

Council Member Place 5 – Frank Hudson

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.

Pledge of Allegiance to the Texas Flag -

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

4. 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.

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.

REPORTS

5. Reports:
 - a. City Secretary Report
 - b. City Attorney Report
 - c. Code Enforcement Report
 - d. P&Z Report
 - e. EDC Report
 - f. Financial Report (2nd Council Meeting)
 - g. Mayor Pro Tem Report
 - h. Mayor's Report/Status
 - i. NVFD Report (2nd Council Meeting)

CONSENT AGENDA: ACTION

6. Approval of Previous Meeting Minutes – May 21, 2024

REGULAR AGENDA

7. Discuss and consider action on the upcoming budget process.
Summary: Finance Director, Ray Smith, is here to speak on this agenda item and provide insight and recommendations into the budget and the process.
8. Discuss and take any appropriate action on the variance request submitted to the City of Nevada.
Summary: A fence variance was submitted by the homeowner at 124 West Street, Nevada TX 75173.
9. Discuss any updates on the City Hall Renovation Project.
Summary: The oversight committee consists of Council Member Laughter, Council Member Deering, and P&Z Commissioner Little.
10. Discuss and consider action on the adoption of Ordinance No. O060424 (Schedule of Fees).
Summary: An ordinance of the city of Nevada, Collin County, Texas, adopting the Nevada fee schedule; establishing fees, costs and expenses charged by the city of Nevada; adopting penalty rates established by the state of Texas; and adopting a savings clause, a repealer clause, and a penalty clause.

FUTURE AGENDA ITEMS

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 council shall have prior consent of the Mayor to add an agenda item for a future meeting.

- | | | |
|----|-----|-----|
| 1. | 6. | 11. |
| 2. | 7. | 12. |
| 3. | 8. | 13. |
| 4. | 9. | 14. |
| 5. | 10. | 15. |

Executive Session - Time: _____

Govt. Code 551.071 Legal advice, regarding obligations, liabilities, possible agreements and other legal issues with proposed Municipal Utility Districts in the Extra Territorial Jurisdiction area of the City.

Regular Session: Reconvene from Executive Session - Time: _____

If required, take any action deemed necessary as the result of any executive session deliberations.

Adjournment / Closing - Time: _____

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 attends 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, May 31, 2024, at 5:00 pm** pursuant to Chapter 551 of the Texas Government Code.

Morgan Kowaleski

Morgan Kowaleski, City Secretary

A light blue silhouette of the state of Texas is centered on the page. The text "CITY SECRETARY REPORT" is overlaid on the map in a bold, blue, sans-serif font.

**CITY
SECRETARY
REPORT**



**CITY
ATTORNEY
REPORT**

A light blue silhouette of the state of Texas is centered on the page. The text is overlaid on this map.

**P&Z
COMMISSION
REPORT**

A light blue silhouette of the state of Texas is centered on the page. The text "NEDC REPORT" is overlaid on the map in a bold, blue, sans-serif font.

NEDC REPORT



**MAYOR
PRO TEM'S
REPORT**



**MAYOR'S
REPORT**

A light blue silhouette of the state of Texas is centered in the background of the page.

AGENDA ITEM

#6

**Approval of Previous Meeting
Minutes - May 21, 2024**



MINUTES

CITY COUNCIL MEETING

Tuesday, May 21, 2024
7:00PM at City Hall

Mayor – Benito Ponce

Council Member Place 1 – Mike Laye
Council Member Place 2 – Donald Deering
Council Member Place 3 – Kerrie Longoria

Council Member Place 4 – Clayton Laughter
Council Member Place 5 – Frank Hudson

City Staff:

City Secretary, Morgan Kowaleski
City Attorney, Jim Shepherd

Citizens:

Russell Newton, Bruce Mathews

REGULAR MEETING

1. **Call to Order and Declaration of Quorum –**

Time: 7:01 PM

Mayor Ponce and Council Member Deering were absent.

2. **Invocation –**

Mr. Bruce Mathews led the 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.

Those in attendance pledged allegiance to the United States of America.

Pledge of Allegiance to the Texas Flag –

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

Those in attendance pledged allegiance to the Texas Flag.

4. **Public Comment –**

None.

REPORTS

5. Reports:

a. **City Secretary Report –**

MyGov – Had our kickoff meeting on April 29th and we have been working with MyGov to provide them with all the required information for them to build the templates for the permitting, online forms, code enforcement, etc.

Revize – Final training with Revize is scheduled for May 28th. After the training is complete the website will be turned over to the City for final changes before it goes live.

School openings – CISD has invited the staff & council to attend ribbon cutting for two of their new campuses:

Ellis Elementary – July 18th at 6PM

Community Trails Middle School – July 22nd at 6PM.

Xtreme Green Event – Our Xtreme Green Event with CWD is scheduled for June 1st, from 8AM – 12PM. This event has been advertised on our Facebook page, website, and with flyers. If any of the Council members can volunteer their time to help verify addresses, please let me know as soon as possible.

b. **City Attorney Report –**

N/A

c. **Code Enforcement Report –**

The council reviewed an updated Code Enforcement report from Code Enforcement Officer, Dennis Wagner.

d. **P&Z Report –**

N/A

e. **EDC Report –**

N/A

f. **Financial Report (2nd Council Meeting) –**

The Council reviewed the monthly Financial Report. Council Member Longoria requested that City Secretary Kowaleski verify the current electricity rate.

g. **Mayor Pro Tem Report –**

Council Member Longoria provided an update on the status of the tax refunds from the County because of the roll back election.

h. **Mayor's Report/Status –**

N/A

e. **NVFD Report (2nd Council Meeting) –**

N/A

CONSENT AGENDA

6. **Approval of Previous Meeting Minutes – May 7, 2024 –**
Council Member Laye made a motion to approve the minutes as written. Council Member Hudson seconded the motion. Motion carried unanimously.

REGULAR AGENDA

7. **Discuss and take any appropriate action on the variance request submitted to the City of Nevada –**
Council Member Laughter made a motion to table this agenda item until further information could be provided to the council. Council Member Longoria seconded the motion. Motion carried with a 3:1 vote.
IN FAVOR: Longoria, Laughter, Hudson.
IN OPPOSITION: Laye
8. **Discuss and take any appropriate action on amending Ordinance 18-06 (Animal Ordinance) –**
Council Member Laye made a motion to table this agenda item at the recommendation of City Attorney Shepherd, until the clarification of new laws pertaining to animal ordinances. Council Member Laughter seconded motion. Motion carried unanimously.
9. **Discuss and consider action on amending Ordinance No. O052124-A (Schedule of Fees) –**
Council Member Longoria made a motion to table this agenda item until the next city council meeting, when a final version of suggested changes can be reviewed for approval. Council Member Laye seconded the motion. Motion carried unanimously.
10. **Discuss and consider appropriate action on Ordinance O052124-B (Adopting a Tax Rate for 2023 After the May 4, 2024, Rollback Election) –**
Council Member Laughter made a motion to approve Ordinance 0052124-B (Adopting a Tax Rate for 2023 After the May 4th, 2024, Rollback Election.) Council Member Laye seconded the motion. Motion carried unanimously.
11. **Future Agenda Items –**
- Future agenda items shall be designated by the Mayor. In addition, a motion and a second from any two Councilpersons shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Mayor to add an agenda item for a future meeting.*
1. Fence Variance
 2. Animal Ordinance
 3. Schedule of Fees
 4. Budget
 - 5.
12. **Executive Session –**
N/A

13. Regular Session: Reconvene from Executive Session –

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

15. Adjournment/Closing –

Time: 7:55 PM

Benito Ponce, Mayor

Attest:

Morgan Kowaleski, City Secretary



AGENDA ITEM

#7

Discuss and consider action on the upcoming budget process.

SUMMARY: Finance Director, Ray Smith is here to speak on this agenda item and provide insight and recommendations into the budget and the process.



NO DOCUMENTS



AGENDA ITEM

8

Discuss and take any appropriate action on the variance request submitted to the City of Nevada.

SUMMARY: A fence variance was submitted by the homeowner at 124 West Street, Nevada TX 75173.

From: Jesus Garcia <jesusgarcia2282@icloud.com>
Sent: Friday, May 24, 2024 4:03 PM
To: Heather Schell <asst.citysecretary@cityofnevadatx.org>
Subject: Re: 124 WEST STREET FENCE

The request for the 6 foot fence is because I have a landscaping company and several trucks with trailers and because I would like to make the fence for greater security for my trucks and trailers and as I told you in the previous email that I have two puppies I want the caules to have the freedom to swim freely on the property. This is the reason I am making the request for said fence, but I feel that since I am Hispanic, they do not want to give me permission. I am sorry for having bought it in the city of Nevada. I do not want nor wish to have cows on the property
Sent from my iPhone

On May 24, 2024, at 10:32 AM, Heather Schell <asst.citysecretary@cityofnevadatx.org> wrote:

Good morning,

The Fence Variance Requested was tabled at the last meeting held on May 21, 2024.

The council has requested that you provide something in writing outlining why you are requesting the fence to be 6ft since you are not able to attend the meeting.

Are your intentions for the fence to be used for livestock?

Also, per the fire department a Knox Box would need to be installed as well.

I can understand if you do not want to move forward with this request.

Please let me know if you have any questions or what you would like to do.

Thank you!

City of Nevada, TX

**RESIDENTIAL
BUILDING PERMIT
APPLICATION
PACKET**



SUBMIT ALL APPLICATIONS TO
cityclerk@cityofnevadatx.org

424 E FM 6, Nevada, TX 75173

NEW-RESIDENTIAL SUBMITTAL REQUIREMENTS

ADOPTED CONSTRUCTION CODES:

2021 International Residential Code and Local Amendments
2021 International Plumbing Code and Local Amendments
2021 International Mechanical Code and Local Amendments
2021 International Fuel Gas Code and Local Amendments
2021 International Energy Conservation Code and Local Amendments
2020 National Electrical Code and Local Amendments

PERMIT REQUIREMENTS:

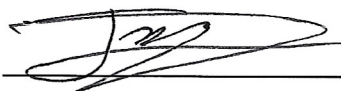
The General Contractor and Sub-Contractors (Plumbing, Mechanical, and Electrical) are required to register or validate a Building Permit. A building permit or contractor permit will not be accepted if the application is not properly completed. This means that all required information must be submitted, and all **VALIDATED** contractors must be licensed and currently registered with the city of Nevada.

The following items must be submitted at the time of the permit application:

- Completed Residential Plan Check List (this form)
- Completed Building Permit Application.
- Current certificate of liability insurance
- 3 copies of house plans, (scaled to 11 x 17 minimum)
- One (3) copy of the plot plan (scaled to 11 x 17 minimum)
- Plumbing, Electrical, and Mechanical design. The mechanical design can be limited to the location and size of the HVAC units with location of exhaust fans, the Electrical outlet locations and service size and location. Location of smoke Detectors and carbon monoxide detectors/alarms as required by code.
- 3 copies of Engineered shear wall and portal frame plan prepared by a Texas licensed Engineer (scaled to 11 x 17 minimum)
- 3 copies of Engineered foundation plan prepared by a Texas licensed Engineer (scaled to 11 x 17 minimum)
- Original letter from the engineer stating that the foundation was designed for the soil conditions of the lot. The letter must also state that the foundation design criteria comply with the requirements of the 2021 International Residential Code.
- 3 copies of Energy code plan review (3rd party certified)
- 3 copies of Grading plan prepared by a Texas Licensed Engineer (scaled to 11 x 17 minimum)
- Thumb drive or CD, prepared by an Architect or approved designer.

This form must be completed, signed, & turned in with your permit application.

Signature: _____



Date: _____

03-13-2024



Residential Building Permit Application

City of Nevada | 424 E. 6 Nevada, TX 75173 | (972)-853-0027 | cityclerk@cityofnevadatx.org

Building Permit Number: _____ (Given after approval / payment) **Valuation:** \$1000.00

Project Address: 124 West Street **Total Square Feet:** 136 sqft

Lot: 52 **Block:** _____ **Subdivision:** S0951-Nevada Outlots (CNV)

Project Description:

NEW SFR	<input type="checkbox"/>	SFR REMODEL/ADDITION	<input type="checkbox"/>	FENCE	<input checked="" type="checkbox"/>
PLUMBING	<input type="checkbox"/>	ACCESSORY BUILDING	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
MECHANICAL	<input type="checkbox"/>	LAWN IRRIGATION	<input type="checkbox"/>	SPECIFY OTHER	_____
ELECTRICAL	<input type="checkbox"/>	SWIMMING POOL	<input type="checkbox"/>		

Description of Work: 2 1/4 inch welded pipe fence w/ wtt livestock panels; 2 gates 4ft ft.

Living Sqft: 1250 **Garage Sqft:** 550 **Covered Porch Sqft:** 64/225 **Number of stories:** 1

Owner: Jesus Arcos-Garcia

Contact Person: Jesus Arcos-Garcia

Address: 124 West Street Nevada, TX 75173

Phone Number: _____ **Mobile Number:** 214-579-4895 **Email:** Jesusgarcia2282@icloud.com

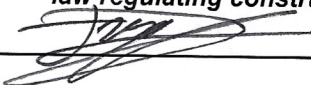
ALL CONTRACTORS AND SUBCONTRACTORS MUST BE REGISTERED WITH THE CITY OF NEVADA

Contractor Type	Contact Person	Phone Number	Contractor License Number
General Contractor	Jesus Arcos-Garcia	214-579-4895	N/A
Mechanical Contractor			
Electrical Contractor			
Plumbing Contractor			

A permit becomes NULL AND VOID if authorized work/construction is not commenced within 180 days, or if construction/work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

***A separate permit is required for each residence or building.**

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant:  **Date:** 03-13-2024

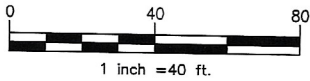
OFFICE USE ONLY:

Approved by: _____	Date approved: _____
New SFR Permit Fee: _____	Pool Permit Fee: _____
Remodel Permit Fee: _____	Fence Permit Fee: _____
Electrical Permit Fee: _____	Plumbing Permit Fee: _____
Mechanical Permit Fee: _____	Misc. Permit fee: _____
Total Fees: _____	Issued Date: _____
	Issued By: _____

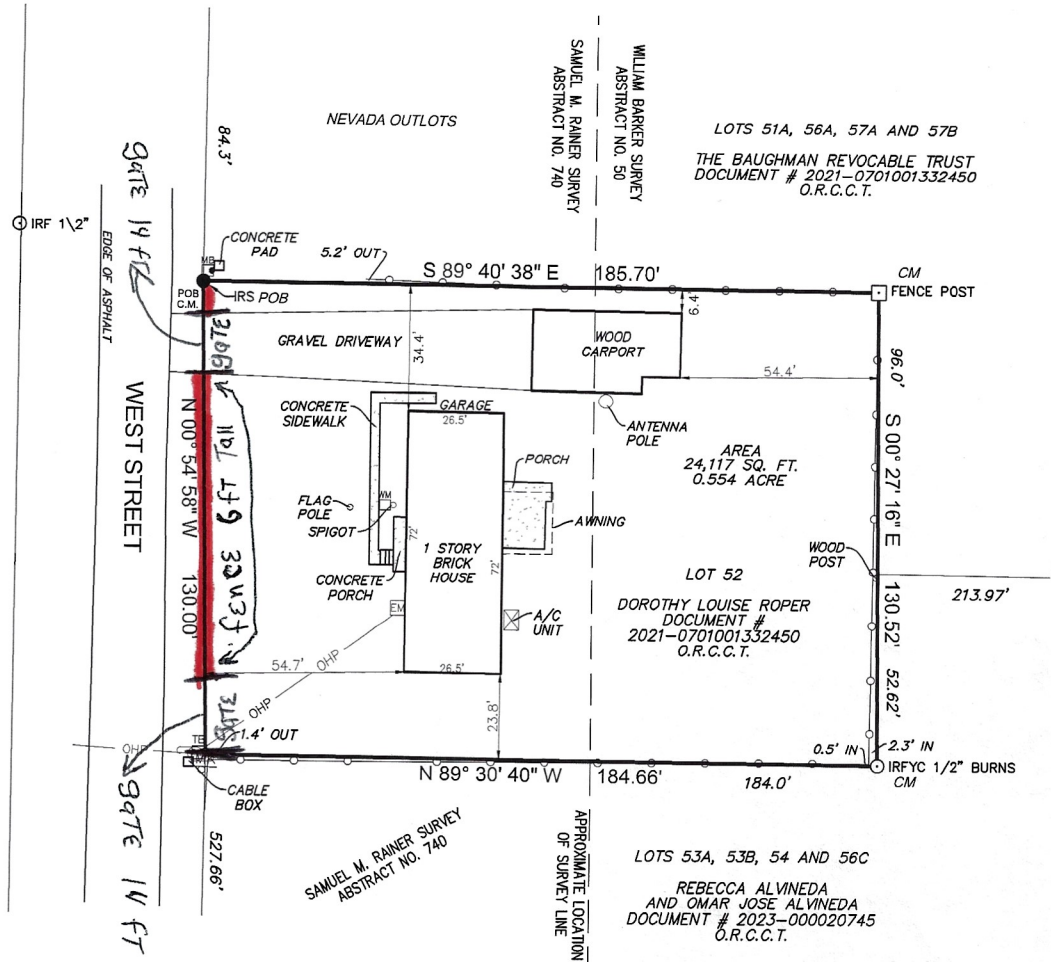
Please contact Building Code Consulting Service for inspections | Email: scheduling@bccscode.com

EXHIBIT A: TITLE SURVEY

I HEREBY DECLARE THAT I HAVE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 124 WEST STREET, IN THE CITY OF NEVADA, COUNTY OF COLLIN, TEXAS, KNOWN AS LOT 52, NEVADA OUTLOTS, AND DESCRIBED IN EXHIBIT B:



Drawing: G:\My Drive\Survey\24006-124 West St Nevada-Title.dwg Saved By: elosl Save Time: 1/31/2024 4:16 PM



NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA, ACCORDING TO THE FEMA FIRM MAP # 48085C0445J, DATED: 06/02/2009.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH AND LIMITED TO TITLE COMMITMENT NUMBER GF NO. 5326-01-24 OF STEWART TITLE GUARANTY COMPANY.

LEGEND

POB	POINT OF BEGINNING	—OHP—	OVERHEAD POWER LINE
CM	CONTROLLING MONUMENT	—○—	CHAIN LINK FENCE
⊙ IRF	IRON ROD FOUND (AS NOTED)	●	BOLLARD
● IRS	IRON ROD SET "ARA 6671"	⊙	UTILITY POLE
EM	ELECTRIC METER	CMK	CABLE TV MARKER
WM	WATER METER	TMK	TELEPHONE MARKER
MB	MAIL BOX	TB	TELEPHONE PEDESTAL



01/31/2024

ANEL RODRIGUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6671

PREPARED FOR:
JESUS ARCOS GARCIA

	TITLE SURVEY OF 124 WEST STREET NEVADA, TEXAS	
	SURVEY DATE 01-24-24	JOB NO. 24006
CALCULATIONS RODRIGUEZ	DRAWN GONZALEZ	TEXAS SURVEYING FIRM NO. 10184713

ANEL RODRIGUEZ, RPLS NO. 6671





2012

11/11

City of Nevada, TX
424 E FM
TX
972-853-0027
citysecretary@cityofnevadatx.org



Receipt

Received From
Jesus Arcos-Garcia
124 West Street
Nevada, Texas 75173
United States

Date: 03/13/2024

Reference No:

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
1360	03/13/2024	03/20/2024	414.00	414.00	414.00

Memo: Paid via QuickBooks Payments: Payment ID MQ0215275758

Amount Credited: \$0.00
Total: \$414.00

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payment processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, www.intuit.com/legal/licenses/payment-licenses/). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



AGENDA ITEM

#9

Discuss any updates to the City Hall Renovation Project.

SUMMARY: The oversight committee consists of Council Member Laughter, Council Member Deering, and P&Z Commissioner Little.



NO DOCUMENTS



AGENDA ITEM

#10

**Discuss and consider action on the
adoption of Ordinance No. 0060424
(Schedule of Fees)**

ORDINANCE NO. O060424
(Adopting Fee Schedule - 06.04.24)

AN ORDINANCE OF THE CITY OF NEVADA, TEXAS, ADOPTING THE CITY FEE SCHEDULE; ESTABLISHING FEES, COSTS AND EXPENSES CHARGED BY THE CITY; ADOPTING PENALTY RATES ESTABLISHED BY THE STATE OF TEXAS; AND ADOPTING A SAVINGS CLAUSE, A REPEALER CLAUSE, AND A PENALTY CLAUSE.

WHEREAS the fees, costs and expenses charged by the CITY of NEVADA should be organized, consolidated and in some cases, amended, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, TEXAS AS FOLLOWS:

SECTION 1. The fees, charges, penalties, costs and other expenses to be charged by the CITY of NEVADA are hereby adopted as set forth in the attached Exhibit A to this ordinance, titled NEVADA Fee Schedule. Any such charges heretofore established by ordinance or resolution in the CITY of NEVADA which are in conflict with Exhibit A are hereby revoked, and the charges set forth herein shall be enforced.

SECTION 2. That all provisions of the ordinances of the CITY of NEVADA in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the CITY of NEVADA not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this Ordinance.

SECTION 4. Any person, firm, company, partnership, corporation, or association

failing to pay the fees, charges, costs and expenses to the city as required by this ordinance for the actions and items listed in Exhibit A in full, and on time, has violated this ordinance and shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined an amount of not more than five hundred dollars (\$500.00) for each such violation, and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

SECTION 5. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the CITY Council of the CITY of NEVADA, Texas, on the 4th day of June 2024.

APPROVED:

Mayor, Benito Ponce

ATTEST:

City Secretary, Morgan Kowaleski

APPROVED AS TO FORM:

City Attorney, Jim Shepherd

Ordinance No. 0060424
(Adopting 2024 Fee Schedule)



SCHEDULE OF FEES

City of Nevada | 424 E. FM 6 Nevada, TX 75173 | (972)-853-0027

All fees must be paid before a permit can be issued.

The City of Nevada adopted Ordinance #022123 that complies with the 2021 Building Codes and the 2020 National Electrical Code.

Residential New Construction Fees

NSFR - Includes BMEP plan review/initial inspection. Any additional fee(s) incurred will be billed separately.

New Single Family Residential	Up to 3500 sqft.	\$750 + \$1.15 / sqft.
	Over 3500 sqft.	0.85 / additional sqft
New OSSF Permit	\$600.00	<i>OSSF - Includes plan review/initial inspection</i>

Residential Trade Permits

If applicable, the permit fee includes plan review/initial inspection. Any additional fee(s) incurred will be billed separately.

PERMIT		PLANS REQUIRED?	ENGINEER LETTER REQUIRED?	PERMIT FEE
Contractor Registration	<u>All subcontractors must be registered with the city.</u> <i>Electrician/Plumber/Mechanical must be registered but are exempt from the fee.</i>			\$110
OSSF Modification		✓	✓	\$325
Swimming Pool		✓	✓	\$575
Spa/Hot Tub		✓		\$350
Solar Panel		✓	✓	\$400
Mechanical		TBD		\$260
Electrical		TBD		\$260
Plumbing		TBD		\$260
Roof		TBD		\$260
Flatwork	Concrete slab, sidewalk, patio, driveway, etc.	✓		\$325
Foundation Repair		✓	✓	\$325
Fence Permit (BP)		✓		\$325
Residential Remodel (Addition)	<i>(Each trade must pull their own permit)</i> Includes Foundation & Roof	✓	✓	\$500 + 0.59/sqft over 120sqft
Residential Remodel (Existing)	<i>(Each trade must pull their own permit)</i> Includes Roof	✓		\$325 + 0.59/sqft over 120sqft.
Irrigation				\$260
Demolition				\$175
Accessory Building (over 120sqft)	Carport, gazebo, shed, etc.	✓	TBD	\$325 + 0.59/sqft

New & Remodeled Commercial Fees

Permit fee includes plan review/initial inspection(s). Any additional fee(s) incurred will be billed separately.

Commercial Building Permit	Fees are determined per the "Sqft Construction Costs" table provided each August by the International Code Council with a permit fee multiplier of 0.0090 (<i>see table 1</i>)
Commercial Flatwork	\$9.00 per 1,000 of valuation
Certificate of Occupancy	\$35 Application Fee + \$165 due upon approval
Clean & Show Permit	\$125
Sign Permit	\$175
Capital Improvement Inspection Program	Calculated using the engineer's hourly rate for review & inspections.

Fire Code Plan Review & Inspection Fees

Any additional fee(s) incurred will be billed separately.

Fire Code/Sprinkler Plan Review	Perform all requested Fire Code Plan Reviews (Sprinkler and Fire Detection/Alarm) at a rate of: \$300 per page
Fire Code/Sprinkler Plan Inspection	Perform all requested Fire Code Inspections (Sprinkler and Fire Detection/Alarm) at a rate of: \$720 half day (under 4 hours) \$1080 full day (over 4 hours)

Development Fees – Zoning, Annexation, Plats

Any additional fee(s) incurred will be billed separately.

Zoning Change Request	\$500 + \$10/acre
ETJ Preliminary/Final Plat	\$500 + \$5/lot <i>(May also require review by Collin County and be subject to County Fees)</i>
Preliminary Plat	\$500 + \$5/lot + All Consultant costs
Final Plat	\$500 + \$5/lot + All Consultant costs
Replat/Amended Plat	\$500 + \$5/lot + All Consultant costs
Annexation	\$500
Engineering Plans **	\$4,000
Developer Variance Request	\$400 + All Consultant costs
Residential Homeowner Variance Request	\$75 (privately owned, single lot)

Miscellaneous

Any additional fee(s) incurred will be billed separately.

Same Day Inspection <i>(Commercial & Residential)</i>	\$200
Re-inspection <i>(Commercial & Residential)</i>	\$100
Unpermitted Work	2x original permit cost

Online Payment/CC Fee	3.5%
Special Use Permit	\$100
Temporary Use Permit	\$100
Vendor Permit	\$50
Solicitor Permit	\$20
Health Inspection	\$200

Article VII. – Filing Fees & Charges

Section 33	In addition to the other fees, the subdivider and/or developer will reimburse the city for all consultant fees incurred for re-inspections and review of revised plats after denial or resubmittal.
Section 35	An inspection fee of 4.5% of the construction cost (capital improvements in the submission that can be dedicated to the City) shall be imposed by the fees schedule, unless otherwise amended.

All fees paid are non-refundable.

The applicant must pay the actual fee or deposit the estimated fee with the city prior to the city's engagement of consultants to work on an application. Should the actual consultant costs exceed the estimate, the applicant will be required to deposit additional funds with the City before work on a project continues. Unused deposit funds will be refunded to an applicant within 60 days of project end. Unpaid fees will result in the withholding of all permits.

* All Consultant costs include City Planner, City Engineer, Legal Fees, and any other outside consultant costs incurred by the City.

** The Engineering Plan Review fee covers up to (2) reviews. Additional reviews will be on an hourly basis according to the rates set by the City's third-party Engineer.

** The City of Nevada recognizes that professional guidance is necessary when undertaking any land use project including zoning, Board of Adjustment applications, or platting. The City will provide a complementary one (1) hour or two (2) half-hour professional consultations with the City Planner and/or City Engineer for small projects. *Limit of one complementary consultation per property, per year.*

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.