CITY OF NEVADA

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

AGENDA

CITY COUNCIL SPECIAL MEETING

September 8, 2026

7:00PM at City Hall

Mayor – Donald Deering

Council Member Place 1 – Mike Laye
Council Member Place 2 – Paul Baker
Council Member Place 3 – Amanda Wilson
Council Member Place 4 – Clayton Laughter
Council Member Place 5 – Derrick Little

SPECIAL 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.

REPORTS

5. **Reports -**

   a. City Secretary Report
   - Municipal Court Date
   - MyGov Request Report – Review
   - Road Repairs CR 589
   - Stalker Radio Device
   - Kerens Street Road Repair

   b. City Attorney Report

   c. Code Enforcement Report
   - Code Enforcement Officer to present a report on all enforcement activities conducted during the preceding month.

   d. P&Z Report

   e. EDC Report

   f. Financial Report
   - City Council to review the monthly financial report and discuss or address any questions or concerns.

   g. Mayor Pro Tem Report

   h. Mayor's Report

   i. NVFD Report
   - Chief Wilson to present a report on call activity and departmental updates for the preceding month.

CONSENT AGENDA: ACTION

6. **Approval of Previous Meeting Minutes –**

   - August 4, 2026 – City Council Regular Meeting

7. **Deliberation and take any appropriate action to approve the following Ordinance:**

   A.) Ordinance No. 2026-14 approving Zoning Change – Benito Ponce, 102 Center Street.
   Summary: An Ordinance of the City of Nevada, Collin County, Texas, amending the Comprehensive Zoning Ordinance at the request of Benito Ponce for Neighborhood Service Zoning for a tract of approximately 0.42 acres located at 102 Center Street, Nevada, Texas 75173 providing a repealing clause; providing a severability clause; providing for a penalty

of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense; and providing an effective date.

B.) **Ordinance No. 2026-15 approving Variance Request – Shawn Wible, 309 Amber Lane.**
Summary: A variance of the City of Nevada, Collin County, Texas approving and adopting a variance to the property at 309 Amber Lane, to grant permission to reduce the required 20-foot side yard on the West side of the residence to 3 feet, allowing the construction of a carport over an existing concrete pad.

SPECIAL AGENDA

8. **Public Hearing – A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 8th day of September 2026 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173, related to the City's Proposed General Fund Budget for Fiscal Year 2026-2027.**
Summary: This budget will raise more total property taxes than last year's budget by $25,800 or 4.91%, and of that amount, $7,249 is tax revenue to be raised from new property added to the tax roll this year.

Time In:
Time Out:

9. **Deliberation and take appropriate action approving Ordinance No. 2026-16 adopting a Budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.**
Summary: An Ordinance of the City of Nevada, Collin County, Texas approving and adopting a budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; providing that expenditures for said Fiscal Year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the general and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the city; providing a repealing clause; providing a severability clause; and providing an effective date.

Taxpayer Impact Statement

Fiscal Year (Tax Year)	Median-Valued Homestead	Tax Rate Per $100 of Value	Estimated Property Tax Bill
FY 2025-2026 (TY 2025)	$439,485	Adopted 2025 Tax Rate: $0.221460	$973.28
FY 2026-2027 (TY 2026)	$435,755	2026 No New Revenue Tax Rate:	$912.48

		$0.209403	
FY 2026-2027 (TY 2026)	$435,755	Proposed 2026 tax rate based on the proposed budget for 2026-27: $0.219135	$954.89

10. **Public Hearing – A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 8th day of September 2026 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173, related to the City's proposed Tax Rate. A Tax Rate of $0.219135 per $100 valuation has been proposed by the governing body of City of Nevada.**

    Summary: The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for City of Nevada from the same properties in both the 2025 tax year and the 2026 tax year. The voter-approval rate is the highest tax rate that City of Nevada may adopt without holding an election to seek voter approval of the rate. The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Nevada is proposing to increase property taxes for the 2026 tax year.

    Time In:
    Time Out:

11. **Deliberation and take appropriate action approving Ordinance No. 2026-17 adopting a Tax Rate for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.**

    Summary: An Ordinance of the City of Nevada, Collin County, Texas levying the Ad Valorem Taxes for the year 2026 (Fiscal Year 2026-2027) at a total rate of $0.219135 per one hundred dollars ($100) assessed valuation on all taxable property within the corporate limits of the City of Nevada as of January 1, 2026, providing for due and delinquent dates together with penalties and interest; providing a repealing clause; providing a severability clause; and providing an effective date.

12. **Discuss, consider, and select administration service provider(s) to complete project implementation for the EDA-Disaster-2025 administered through the EDA and U.S. Department of Commerce.**

    Summary: A Resolution of City of Nevada, Texas, authorizing Professional Service Provider(s) selection for Economic Development Administration (EDA) through the U.S. Department of Commerce Federal Funding Opportunity for the FY 2025 Disaster Supplemental (EDA-Disaster-2025) Program(s).

13. **Discuss, consider, and select engineering/architecture/environmental service provider(s) to complete administrative and project related engineering/architecture/environmental services for the EDA-Disaster-2025 administered through the EDA and U.S. Department of Commerce.**

Summary: A Resolution of City of Nevada, Texas, authorizing Professional Service Provider(s) selection for Economic Development Administration (EDA) through the U.S. Department of Commerce Federal Funding Opportunity for the FY 2025 Disaster Supplemental (EDA-Disaster-2025) Program(s).

14. **Consider, Discuss and Approve authorization to issue requests for proposal for administrative services (RFP) and requests for qualifications for engineering services (RFQ) for grant application and implementation services for Texas Community Development Grant Program for FY2027 and/or FY2028 Community Development Fund as administered by the Texas Department of Agriculture.**
Summary: Rab Barthen, Senior Client Services Manager, GrantWorks will present a strong opportunity to pursue a grant for the Community Development Fund through the Texas Department of Agriculture. The grant would be for infrastructures like water, sewer, streets and drainage. The grant is $750,000 and the city would have a 2% match.

15. **BOARD OF ADJUSTMENT**

At this time, the City Council will recess the regular City Council Meeting and convene as the Zoning Board of Adjustment.

Time In:

15.A Variance Request – Cristina and Tracy Smith, 123 Cedar Elm Lane Nevada, Texas 75173.

Public Hearing – A Public Hearing will be held by and before the Zoning Board of Adjustment of the City of Nevada, Texas on the 8th day of September 2026 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173 for a Variance Request for a tract of land located at 123 Cedar Elm Lane.
Summary: Cristina and Tracy Smith have requested a variance from the City of Nevada's Revised Comprehensive Zoning Ordinance No. 17-09. The variance is requested for the property located at 123 Cedar Elm Lane Nevada, Texas 75173 to reduce the required setback from 20 feet to 12.6 feet, allowing the construction of a 25x28 detached carport and 25x28 driveway extension.

Deliberate and take any appropriate action at the request of Cristina and Tracy Smith for a Variance Request at 123 Cedar Elm Lane Nevada, Texas 75173.
Summary: Cristina and Tracy Smith requested a variance from Ordinance No. 17-09 to reduce the required setback from 20 feet to 12.6 feet, allowing the construction of a 25x28 detached carport and 25x28 driveway extension at 123 Cedar Elm Lane Nevada, Texas 75173.

The Zoning Board of Adjustment Meeting is Adjourned:

16. **Deliberate and take any appropriate action on approving Travis Wilson as Director for the Economic Development Corporation for the City of Nevada.**
Summary: City Council will deliberate and take appropriate action on the appointment of Travis Wilson as Director for the Economic Development Corporation for the City of Nevada. If

approved by the City Council, the official swearing-in of Travis Wilson as Director for the Economic Development Corporation will be conducted.

17. **Deliberate and take any appropriate action on the revocation of Resolution No. 2026-2 for the Collin County Animal Services Interlocal Cooperation Agreement.**
    Summary: The City Council approved Resolution No. 2026-2, approving the Collin County Animal Services Interlocal Cooperation Agreement, on July 7, 2026. On August 26, 2026, Collin County Purchasing provided a revised Interlocal Agreement (ILA) that includes an updated Scope of Services and fee schedule for the City Council's consideration. City Council to revoke Resolution No. 2026-2 and consider approval of a new Resolution authorizing the revised Collin County Animal Services Interlocal Cooperation Agreement.

18. **Deliberate and take any appropriate action on approving a Resolution for the Collin County Animal Services Interlocal Cooperation Agreement.**
    Summary: A Resolution of the City Council of the City of Nevada, Texas, approving an Interlocal Agreement with Collin County, Texas, for participation in and use of the Collin County Animal Shelter; authorizing the mayor to execute the agreement; providing for incorporation of recitals; and providing an effective date.

19. **Deliberation and take any appropriate action on approving an agreement for the provisions of firefighting and fire protections services through Collin County Emergency Services District No. 1.**
    Summary: The ESD Board of Commissioners approved their FY 27 budget and includes $5,250,000 for fire service contracts and volunteer fire departments. On Wednesday, September 9, 2026, the board will approve the tax rate proposed at $0.10 per $100 value. The district is a duly organized political subdivision of the State of Texas created to provide fire and emergency services for the benefit of landowners and occupants within the territory of the district's boundaries, which is located within portions of Collin County, Texas.

20. **Deliberation and take any appropriate action regarding the Official Ballot for the Texas Municipal League Intergovernmental Risk Pool Board of Trustee Election.**
    Summary: The officials listed on the ballot have been nominated to serve a six- year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property & Liability) Board of Trustees. Ballots must be received no later than September 30, 2026. The City Council will discuss and select Board of Trustees for Place 1, Place 2 Place 3, and Place 4 for a six-year term.

21. **Deliberate and take any appropriate action on amendments to Ordinance No. O110425C Fence Regulations.**
    Summary: The City Council will review Section 8, General Fence Provisions, of the Fence Regulations Ordinance regarding the requirement that fence materials be of uniform construction. The City Council will discuss the existing provisions and consider any appropriate changes or amendments to the Fence Regulations Ordinance.

FUTURE AGENDA ITEMS

22. 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 from the mayor to add an agenda item for a future meeting.

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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.

23. Executive Session –
Time:

24. Regular Session: Reconvene from Executive Session –
Time:

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

26. 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) 788-7473 Ext: 101 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, **Tuesday, September 1, 2026, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

CITY OF NEVADA TEXAS