AGENDA

CITY OF NEVADA

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

AGENDA

CITY COUNCIL MEETING

Tuesday, February 3, 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

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.

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
   g. Mayor Pro Tem Report
   h. Mayor's Report/Status
   i. NVFD Report

CONSENT AGENDA: ACTION

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

   - January 6, 2026

REGULAR AGENDA

7. **Deliberate and take any appropriate action regarding the 2025 Audited Financial Statements for the City of Nevada.**
   Summary: Kyle Caperton, CPA, from MCPA, PC, will present the 2025 Audited Financial Statements to the City Council. The presentation will include an overview of the audit and address any issues or concerns raised during the process.

8. **Deliberate and take any appropriate action regarding the proposed payment plan schedules between Collin County and the City of Nevada for the Eugene Lane Reconstruction Project.**
   Summary: The City Council to discuss the proposed 2-year, 5-year, 10-year payment plan proposals provided by Collin County for the Eugene Lane Reconstruction Project and consider approval on one of the proposed payment plan options.

9. **Deliberate and take any appropriate action on approving the Order of Election for the May 2, 2026, General Election, as outlined in Ordinance No. 2026-2. This ordinance officially calls for the General Election to be held on May 2, 2026.**
   Summary: An Ordinance of the City of Nevada, Collin County, Texas, calling for a General Election to be held on May 2, 2026, to elect the City Council members for the Mayor and Places 1 and 2; providing for early voting; providing for order and notice of the election; and providing for other matters relating to the election.

10. **Deliberate and take any appropriate action recommending amendments to the City's Comprehensive Zoning Ordinance and Zoning Map to comply with the new Texas statute requiring all municipalities to permit HUD-code manufactured homes within the municipality's boundaries under at least one residential zoning classification, residential zoning district, or dedicated zoning classification.**
    Summary: The City Council will consider recommending amendments to the Comprehensive Zoning Ordinance and Zoning Map to ensure compliance with new Texas law regarding the placement of HUD-code manufactured homes and any other areas of town needing zoning.

11. **Deliberate and take any appropriate action regarding amendments to the City of Nevada Property Maintenance Ordinance No. O091923.**
    Summary: The City Council to discuss proposed amendments to the Property Maintenance Ordinance for enforcement related issues.

12. **Deliberate and take any appropriate action on approving Noah Samuel 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 Noah Samuel as Director for the Economic Development Corporation for the City of Nevada. If approved by the City Council, the official swearing-in of Noah Samuel as Director for the Economic Development Corporation will be conducted.

13. **Deliberate and take any appropriate action regarding the rescheduling of a date and time for the Q1 Strategy Meeting that was previously scheduled for January 27, 2026.**
    Summary: City Council will discuss and determine the proposed date and time for the Q1 Strategy Meeting that was previously scheduled for January 27, 2026, but was cancelled due to inclement weather.

FUTURE AGENDA ITEMS

14. **Future Agenda Item -**

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.

1.
2.
3.
4.
5.

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.

15. **Executive Session –**
    Time:

16. **Regular Session: Reconvene from Executive Session –**
    Time:

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

18. **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, **Wednesday, January 28, 2026, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary



AGENDA ITEM #5

CITY SECRETARY REPORT

CITY ATTORNEY REPORT

CODE ENFORCEMENT REPORT

Monthly Code Enforcement Report - City Council

Monthly Code Enforcement Report - City Council - This report is presented monthly to the City Council - This is a detailed report of all code enforcement activity for this agency. Scheduled to run automatically every month on the 1st for the previous month.

Activity Date from Activity Summary feed: 01/01/2026 - 01/28/2026

ACTIVITY DATE	TEMPLATE	CASE NUMBER	CASE ADDRESS	STATUS DATE	DATE STARTED	DATE COMPLETED	ELAPSED TIME	ACTIVE STEPS	ACTIVE STEPS STATUS	CLOSING STATUS	ACTIVE CASES	ARCHIVED CASES	TOTAL VIOLATIONS
CANCEL (2)													
01/06/2026	Zoning Ordinance Violation	25-000044	601 Lexington Ln	11/20/2025 at 1:18 PM	11/20/2025 at 1:12 PM	12/15/2025 at 3:18 PM	25 days 2 hours 6 mins			Completed	4	0	0
01/22/2026	Zoning Ordinance Violation	25-000044	601 Lexington Ln	11/20/2025 at 1:18 PM	11/20/2025 at 1:12 PM	12/15/2025 at 3:18 PM	25 days 2 hours 6 mins			Completed	0	4	0
AVERAGE											2.00		
TOTAL											4.00		
CLOSING STATUS (3)													
01/07/2026	Unpermitted Work In Progress	25-000042	110 S Fm 1138	11/06/2025 at 4:00 PM	11/06/2025 at 4:00 PM	11/19/2025 at 11:54 AM	12 days 19 hours 54 mins			Violation - Voluntary Compliance	2	0	0
01/20/2026	Abandoned/Junked Vehicle	25-000045	609 Lexington Ln	12/03/2025 at 8:06 AM	12/03/2025 at 8:06 AM	12/15/2025 at 3:19 PM	12 days 7 hours 13 mins			No Violation	0	2	0

ACTIVITY DATE	TEMPLATE	CASE NUMBER	CASE ADDRESS	STATUS DATE	DATE STARTED	DATE COMPLETED	ELAPSED TIME	ACTIVE STEPS	ACTIVE STEPS STATUS	CLOSING STATUS	ACTIVE CASES	ARCHIVED CASES	TOTAL VIOLATIONS
01/20/2026	Septic Issues	25-000038	1014 Savanah	11/06/2025 at 10:10 AM	11/06/2025 at 10:10 AM	12/02/2025 at 3:04 PM	26 days 4 hours 54 mins	Print Notice of Violation Letter	Active	Violation - Voluntary Compliance	0	2	0
AVERAGE											0.67		
TOTAL											2.00		
AVERAGE											**1.20**		
TOTAL											**6.00**		



P&Z REPORT



EDC REPORT

FINANCIAL REPORT

Monthly Report

December 2025

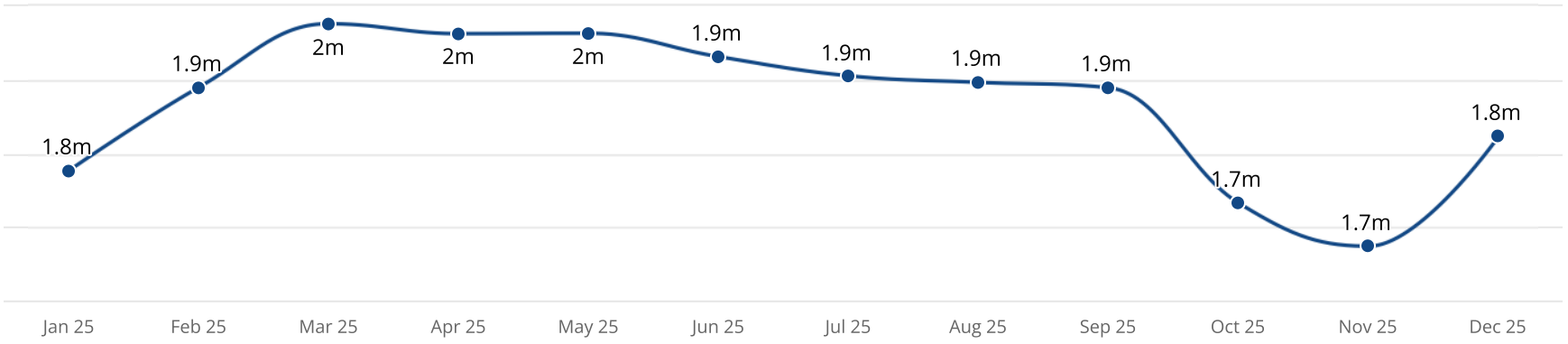
City of Nevada, TX



Financial Metrics

December 2025 | City of Nevada, TX

General Fund Cash Reserves



Monthly Financial Report - General Fund

December 2025

City of Nevada, TX

	Dec 25	Current YTD Actuals	Fiscal 2026 Adopted Budget	% Budget	Fiscal 2026 Budget Variance	Dec 24	Prior YTD Actuals	Fiscal 2025 Actuals	YTD % of Total
Revenue									
40100 Sales Tax Revenue	$32,734	$91,128	$275,000	33%	$183,872	$21,013	$56,113	$331,339	17%
41000 Franchise Fees	4,664	4,670	100,000	5%	95,330	13	4,288	94,531	5%
41500 Property Taxes	41,349	66,115	525,400	13%	459,285	256,096	271,182	486,466	56%
42000 Permit, Inspection and Development Fees	151,045	158,582	140,000	113%	-18,582	2,034	15,942	202,203	8%
42070 Planning and Development Fees	43,000	43,505	9,000	483%	-34,505	520	1,030	7,002	15%
43000 Other Revenue									
43001 Interest Income	5,530	15,320	60,000	26%	44,680	4,556	14,186	68,202	21%
43002 Credit Card Fee Revenue	-	-	1,100	-	1,100	89	250	633	40%
43004 ARPA Grant Revenue	18,363	33,464	205,000	16%	171,536	-	-	180,031	-
43005 City Fines	-	-	-		-	-	-	100	-
43006 Miscellaneous	-	-	100	-	100	-	-	85	-
Total 43000 Other Revenue	**23,893**	**48,784**	**266,200**	**18%**	**217,416**	**4,645**	**14,436**	**249,052**	**6%**
Total Revenue	**296,685**	**412,783**	**1,315,600**	**31%**	**902,817**	**284,322**	**362,991**	**1,370,593**	**26%**
Expenditures									
50100 Administrative Expenses									
50101 Accounting Services	2,479	7,437	29,750	25%	22,313	1,950	6,413	29,869	21%
50102 Animal Control	194	975	4,675	21%	3,700	-	781	3,125	25%
50103 Annex Office Space	2,000	6,000	24,000	25%	18,000	2,000	6,000	24,000	25%
50104 Bad Debt	-	-	-		-	-	-	13,914	-
50105 Bank Service Fee	23	83	220	38%	137	30	42	282	15%
50106 QuickBooks Payments Fees	-	-	1,900	-	1,900	59	185	575	32%
50108 Central Appraisal Dist budget	-	862	4,350	20%	3,488	-	820	3,278	25%
50109 City Property Maintenance	-	626	35,000	2%	34,374	-	1,163	7,083	16%
50111 Contracted Services	-	1,400	20,000	7%	18,600	-	-	34,813	-
50115 Electricity	1,566	3,473	13,500	26%	10,027	761	2,651	11,319	23%

Monthly Financial Report - General Fund

December 2025

City of Nevada, TX

	Dec 25	Current YTD Actuals	Fiscal 2026 Adopted Budget	% Budget	Fiscal 2026 Budget Variance	Dec 24	Prior YTD Actuals	Fiscal 2025 Actuals	YTD % of Total
50116 Equipment and Furniture	-	-	1,250	-	1,250	-	-	-	
50117 Financial Audit	-	-	8,500	-	8,500	7,750	7,750	7,750	100%
50118 Software License	799	18,783	28,000	67%	9,217	21,249	25,122	28,396	88%
50119 Insurance	-	6,658	7,500	89%	842	-	5,907	5,907	100%
50120 Internet	232	463	2,150	22%	1,687	205	308	1,095	28%
50121 Legal & Professional Fees	4,000	12,150	51,400	24%	39,251	3,750	11,250	45,249	25%
50122 Legal Notices	-	-	5,000	-	5,000	521	521	3,608	14%
50125 Office Supplies	404	1,489	3,000	50%	1,511	176	699	5,087	14%
50126 Postage	78	661	1,200	55%	539	82	125	786	16%
50127 Property Tax Collection Fees	-	-	800	-	800	-	-	-	
50129 Storage Rent	107	321	-		-321	107	321	1,284	25%
50130 Technical/Legal Books	-	-	1,300	-	1,300	-	-	-	
50131 Telephone	254	381	2,900	13%	2,519	105	366	1,687	22%
50132 Training/Seminars	-	-	6,000	-	6,000	365	30	860	3%
50133 Travel, Meals and Lodging	-	101	2,250	5%	2,149	203	1,023	2,571	40%
50134 Water	34	103	450	23%	347	35	106	417	25%
50135 Website	76	1,765	15,000	12%	13,235	-	8,649	14,392	60%
Total 50100 Administrative Expenses	**12,244**	**63,732**	**270,095**	**24%**	**206,363**	**39,347**	**80,233**	**247,346**	**32%**
51000 City Council Expenses									
51001 Council Meeting Supplies	97	292	2,400	12%	2,108	-	-	207	-
51002 Dues and Memberships	-	125	1,000	13%	875	-	125	776	16%
51003 Election Fees and Supplies	-	-	4,200	-	4,200	-	-	75	-
51004 Training/Seminars	-	-	3,600	-	3,600	-	-	-	

Monthly Financial Report - General Fund

December 2025

City of Nevada, TX

	Dec 25	Current YTD Actuals	Fiscal 2026 Adopted Budget	% Budget	Fiscal 2026 Budget Variance	Dec 24	Prior YTD Actuals	Fiscal 2025 Actuals	YTD % of Total
Total 51000 City Council Expenses	**97**	**417**	**11,200**	**4%**	**10,783**	**-**	**125**	**1,058**	**12%**
51500 Employee Costs									
51510 Salaries and Wages	9,638	27,830	128,500	22%	100,670	6,608	22,174	75,484	29%
51520 Employee Benefits	-	-	29,900	-	29,900	-	-	-	
51521 Employee Health Insurance	1,811	5,424	-		-5,424	779	1,591	9,416	17%
51522 Employee Life Insurance	-	52	-		-52	-	105	181	58%
51523 OPEB Expense	-	-	-		-	-	-	82	-
51524 Retirement	537	1,550	-		-1,550	656	2,202	6,108	36%
Total 51520 Employee Benefits	**2,348**	**7,026**	**29,900**	**23%**	**22,874**	**1,435**	**3,899**	**15,787**	**25%**
51530 Payroll Taxes	-	-	9,900	-	9,900	-	-	-	
51531 FICA	730	2,122	-		-2,122	506	1,639	5,718	29%
51532 State Unemployment Taxes	14	63	-		-63	-	-	63	-
Total 51530 Payroll Taxes	**744**	**2,185**	**9,900**	**22%**	**7,715**	**506**	**1,639**	**5,781**	**28%**
Total 51500 Employee Costs	**12,730**	**37,041**	**168,300**	**22%**	**131,259**	**8,548**	**27,712**	**97,052**	**29%**
52000 Public Safety									
52001 Ambulance Service	-	6,363	12,900	49%	6,538	-	5,429	12,507	43%
52003 Fire Department Service	-	75,000	75,000	100%	-	-	75,000	75,000	100%
Total 52000 Public Safety	**-**	**81,363**	**87,900**	**93%**	**6,538**	**-**	**80,429**	**87,507**	**92%**
52500 Streets and Roads									
52501 Ditch and culvert upkeep	-	-	172,000	-	172,000	1,480	1,480	94,132	2%
52503 Signs	-	-	14,400	-	14,400	1,020	3,094	4,852	64%
52504 Street Repairs	18,363	33,464	585,379	6%	551,915	-	4,582	180,031	3%
52505 Trim bushes/trees	-	-	15,000	-	15,000	-	-	-	
Total 52500 Streets and Roads	**18,363**	**33,464**	**786,779**	**4%**	**753,315**	**2,500**	**9,156**	**279,016**	**3%**

Monthly Financial Report - General Fund

December 2025

City of Nevada, TX

	Dec 25	Current YTD Actuals	Fiscal 2026 Adopted Budget	% Budget	Fiscal 2026 Budget Variance	Dec 24	Prior YTD Actuals	Fiscal 2025 Actuals	YTD % of Total
53000 Inspections and P&D Expense	-	-	132,000	-	132,000	-	-	-	
53001 Building Inspections	2,379	49,841	-		-49,841	-	3,182	39,967	8%
53002 Health/Food Inspections	-	600	-		-600	-	-	-	
53003 Septic Inspections	800	3,200	-		-3,200	-	800	7,600	11%
53006 Other Inspections	30	30	-		-30	-	40	100	40%
53010 Planning and Development									
53011 Development Consultant	-	-	-		-	-	-	17,100	-
53012 Engineering Fees	6,419	38,667	-		-38,667	5,427	23,487	131,667	18%
Total 53010 Planning and Development	**6,419**	**38,667**	**-**		**-38,667**	**5,427**	**23,487**	**148,767**	**16%**
Total 53000 Inspections and P&D Expense	**9,627**	**92,338**	**132,000**	**70%**	**39,662**	**5,427**	**27,509**	**196,435**	**14%**
53500 Municipal Court	-	-	9,350	-	9,350	-	-	-	
53501 Court Clerk Fees	400	1,200	-		-1,200	800	1,200	4,800	25%
53503 Judge Fees	-	500	-		-500	-	-	500	-
53504 Mileage Reimbursemen	-	-	-		-	-	211	211	100%
Total 53500 Municipal Court	**400**	**1,700**	**9,350**	**18%**	**7,650**	**800**	**1,411**	**5,511**	**26%**
54000 Code Enforcement	-	-	32,500	-	32,500	-	-	-	
54002 Code Enforcement Services	1,400	6,360	-		-6,360	2,680	6,779	26,739	25%
54003 Legal Services	-	-	-		-	-	-	590	-
Total 54000 Code Enforcement	**1,400**	**6,360**	**32,500**	**20%**	**26,140**	**2,680**	**6,779**	**27,329**	**25%**
Total Expenditures	**54,863**	**316,415**	**1,498,124**	**21%**	**1,181,709**	**59,302**	**233,354**	**941,253**	**25%**
Net Operating Income	241,823	96,368	-182,524	-53%	-278,892	225,020	129,637	429,339	30%
Other Income									

Monthly Financial Report - General Fund

December 2025

City of Nevada, TX

	Dec 25	Current YTD Actuals	Fiscal 2026 Adopted Budget	% Budget	Fiscal 2026 Budget Variance	Dec 24	Prior YTD Actuals	Fiscal 2025 Actuals	YTD % of Total
900000 Transfer from Prior Year Surplus	-	-	182,524	-	182,524	-	-	-	
Total Other Income	**-**	**-**	**182,524**	**-**	**182,524**	**-**	**-**	**-**	
Other Expense									
80001 Depreciation Exp	-	-	-		-	-	-	20,097	-
Total Other Expense	**-**	**-**	**-**		**-**	**-**	**-**	**20,097**	**-**
Surplus (Deficit)	$241,823	$96,368	$-		-$96,368	$225,020	$129,637	$409,242	32%

Monthly Financial Report - Economic Development Corporation

December 2025

City of Nevada, TX

	Dec 25	Current YTD Actuals	Fiscal 2026 Adopted Budget	% Budget	Fiscal 2026 Budget Variance	Dec 24	Prior YTD Actuals	FIscal 2025 Actuals	YTD % of Total
Revenue									
40100 Sales Tax Revenue	$10,911	$30,376			-$30,376	$10,507	$28,057	$110,446	25%
43000 Other Revenue									
43001 Interest Income	1,769	5,351			-5,351	1,888	4,692	20,775	
43003 Donations									23%
Total 43000 Other Revenue	**1,769**	**5,351**			**-5,351**	**1,888**	**4,692**	**20,775**	
Total Revenue	**12,681**	**35,727**			**-35,727**	**12,395**	**32,750**	**131,221**	
Expenditures									
50100 Administrative Expenses									13%
50101 Accounting Services								118	
50112 Director Certifications							775	775	
50113 Dues and Memberships								1,400	100%
50114 Economic Development		3,960			-3,960				
50120 Internet								63	
50121 Legal & Professional Fees	2,580	2,968			-2,968	188	490	2,960	
50122 Legal Notices									17%
50123 Miscellaneous Expense								495	
50125 Office Supplies		321			-321		72	558	
50126 Postage									13%
50132 Training/Seminars		170			-170			1,170	
50133 Travel, Meals and Lodging	31	57			-57			170	
50135 Website								2,550	
Total 50100 Administrative Expenses	**2,611**	**7,475**			**-7,475**	**188**	**1,337**	**10,260**	
51000 City Council Expenses									13%
Total Expenditures	**2,611**	**7,475**			**-7,475**	**188**	**1,337**	**10,260**	
Net Operating Income	10,070	28,252			-28,252	12,207	31,412	120,961	13%
Other Income									26%

Monthly Financial Report - Economic Development Corporation

December 2025

City of Nevada, TX

	Dec 25	Current YTD Actuals	Fiscal 2026 Adopted Budget	% Budget	Fiscal 2026 Budget Variance	Dec 24	Prior YTD Actuals	FIscal 2025 Actuals	YTD % of Total
Surplus (Deficit)	$10,070	$28,252			-$28,252	$12,207	$31,412	$120,961	

MAYOR PRO TEM'S REPORT

MAYOR'S REPORT

NVFD REPORT

AGENDA ITEM #6

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

MINUTES

CITY COUNCIL MEETING

Tuesday, January 6, 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

City Staff:
Heather Schell, City Secretary, Lana Carroll, Assistant City Secretary, Chris Donnan, City Engineer, Jim Shepherd, City Attorney

Citizens:
James Gracy, Bruce Mathews, Walt Newell, Russell Newton, Rex Adams, Bryan Moody, Connie Wilson, Rodney Wilson, David Honzell, Trish Honzell, Taylor Holmes

REGULAR MEETING

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

   Time: 7:02PM

2. **Invocation –**

   Mayor Donald Deering lead 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.

   Pledge of Allegiance to the Texas Flag –
   Honor the Texas flag, I pledge allegiance to thee, Texas, and one state under God, one and indivisible.
   Those in attendance pledged their allegiance to the American Flag & Texas Flag.

4. **Public Comment –**

Representatives Taylor Holmes & Bryan Moody of Kimley-Horn signed up to speak but requested to speak during Agenda Item 7.

REPORTS

5. Reports –

a. City Secretary Report –
Heather Schell, City Secretary, provided the following updates:

- As of this time, no municipal court dates have been scheduled for January.
- The city held its first Santa at City Hall event on December 12th. The event had a good turnout for its first year and was enjoyable for both the community and City staff. Approximately 30–40 people attended. Thank you to everyone who helped and attended the event.
- The city held its first annual Angel Tree Event this holiday season. The community came together to assist 49 families in need. A special thank you to Nevada Lube Express, Carroll Consulting Group, Watkins Café, and the community members who helped make this event possible. It was a successful event, and we look forward to continuing it next year.
- Contact was made with CWD regarding roll-off proposals for 202 S. FM 1138. CWD provided pricing for a 30-yard haul at $571.30, with an additional delivery fee of $135.51, for a total cost of $706.81. This pricing includes disposal of up to 4 tons. Based on a minimum of eight (8) 30-yard hauls, the total estimated cost for dumpster services would be $5,654.48. I did want to make the council aware that the property owners at 202 S. FM 1138 have been in the process of cleaning up the property. It has been a slow process but there is improvement.
- It is election season, and candidate packets are now available at the City Hall Annex Building. The City of Nevada General Election for Mayor, City Council Place 1, and City Council Place 2 will take place on May 2, 2026. The filing period for candidate applications begins Wednesday, January 14, 2026, and ends Friday, February 13, 2026, at 5:00 PM. The city website has also been updated with the upcoming election information.

b. City Attorney Report –
Jim Shepherd, City Attorney, provided the following updates:

- All items are listed on the agenda.

c. Code Enforcement Report –
City Council reviewed the Code Enforcement Report provided by City Secretary, Heather Schell.

- Informed the City Council that if they have requests, we can modify the report.

d. P&Z Report -
Russell Newton, P&Z Chairman, provided the following updates:

- Greenwood MUD Preliminary Plat – P&Z approved the Preliminary Plat with conditions provided by Hayter Engineering. One of the crucial items in the recommendation was item

number 24 requesting letter provided from Collin County concerning the Outer Loop. The Outer Loop is planned to go through the development.
- Manufactured Housing – P&Z unanimously approved the one quarter acre lots in the downtown area for the manufactured housing.
- Manufactured Housing Public Hearing – P&Z held a Public Hearing on manufactured housing. No one from the public spoke.

e. EDC Report –

Bruce Mathews, EDC President, provided the following updates:

- EDC Board Member – Bruce interviewed a potential Board Member for our open position. Hopefully he will be at our EDC Meeting next week and talk about putting him on the board.

f. Financial Report –

The City Council reviewed the November 2025 Financial Report.

- Mayor Donald Deering inquired about Line Item 50119 – Insurance. Insurance bill at 89% and questioned if it is an annual payment. Informed City Council that I would look into Line Item 50119.

g. Mayor Pro Tem Report -

Amanda Wilson, Mayor Pro Tem, provided the following updates:

- I just wanted to say thank you to everybody that took part in and led in the activities this holiday season. I think it's a very nice shift and the culture we are trying to create with the city. I know it was recognized and just want to say thank you.

h. Mayor's Report/Status -

Donald Deering, Mayor, provided the following updates:

- Utility work is happening down FM 6 that is creating traffic issues for all of us. I have received some complaints about traffic and crews rutting up yards. Because of the work going on I think Oncor would be the responsible party. If anyone is having issues, we will do our best to help you out. We can connect you with the Oncor Representative that we know, and we can do our best to get those items addressed.
- Received feedback from the county regarding improvements to Eugene. They provided us with a sample financing table for I think a 3-year, 5-year, and 10-year payback for that road. We will be looking at that at the next council meeting. We will share that with all the council and talk about the best way to get that done.

i. NVFD Report –

Chavez Wilson, NVFD Fire Chief, was not present.

CONSENT AGENDA

6. Approval of Previous Meeting Minutes –

Councilmember Derrick Little made a motion to approve the previous meeting minutes on December 2, 2025, as written. Councilmember Mike Laye seconded the motion to approve the minutes. Motion carried unanimously.

REGULAR AGENDA

7. **Deliberate and take any appropriate action on approving the Preliminary Plat for Greenwood MUD District No. 1 of Collin County being 148.67 acres out of the James Osgood Survey, Abstract No. 673, Collin County, Texas.**
   Councilmember Mike Laye made a motion that we approve this as noted with the exception after the discovery of item 24 and satisfactory resolution. Councilmember Derrick Little seconded the motion. Motion carried unanimously.

8. **Public Hearing – A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 6th day of January 2026 at 7:00 o'clock PM at Nevada City Hall, 424 E. FM 6 Nevada, Texas 75173, to consider matters related to the new Texas statute requiring all municipalities to allow manufactured housing within at least one residential zoning district of the city.**
   Jim Shepherd, City Attorney, updated the City Council regarding the new state statute regarding manufactured housing and provided details and specifications on the related statute.

   City Council discussed options for creating a new manufactured housing district.

   Citizens spoke regarding requirements and concerns regarding the manufactured housing and the possible location of the manufactured housing district.

9. **Deliberate and take any appropriate action recommending amendments to the City's Comprehensive Zoning Ordinance to comply with the new Texas statute requiring all municipalities to allow manufactured housing within at least one residential zoning district.**
   Mayor Donald Deering Tabled Agenda Item 9.

10. **Deliberate and take any appropriate action on the formal request for release of an area of land located in the City's Extraterritorial Jurisdiction at 18411 Skyview Lane Nevada, Texas 75173.**
    Councilmember Mike Laye recants his previous motion and made a motion to table agenda item. Mayor Donald Deering Tabled Agenda Item 10.

11. **Deliberate and take any appropriate action approving an Ordinance for regulations of parking, stopping, or standing in a fire lane, and other designated areas of public roadways.**
    Councilmember Clayton Laughter made a motion that we approve the proposed ordinance to be determined prohibiting operator vehicles from stopping, standing, and parking in front of a fire lane with the stipulations that we change the fine to $200 if needed and also allow the mayor to put together a plan for a basic outline of the signage and schematics. Councilmember Mike Laye seconded the motion. Motion carried unanimously.

12. **Deliberate and take any appropriate action regarding the sale of city-owned property specifically located at 307 Kerens Street, Nevada, Texas 75173 and 407 Collin Street, Nevada, Texas 75173.**
    Councilmember Mike Laye made a motion that we go forward with the selling of the properties and determining what all necessary steps would be to do that. Mayor Pro Tem Amanda Wilson seconded the motion. Motion carried unanimously.

13. **Deliberate and take appropriate action regarding the discussion of fines and liens for properties within the City of Nevada that have been condemned or are considered a nuisance.**
Mayor Pro Tem Amanda Wilson made a motion to move forward with the city having the ability to issue fines and impose liens for properties within the City of Nevada that have been condemned or considered a nuisance. Councilmember Mike Laye seconded the motion. Motion carried unanimously.

14. **Deliberate and take any appropriate action regarding the scheduling of a date and time, and the discussion items, for the Q1 Strategy Meeting.**
Mayor Pro Tem made a motion to move forward with scheduling our strategy session for January 27, 2026, at 7:00PM, at City Hall and the agenda items will be outlined in a couple of weeks. Councilmember Derrick Little seconded the motion. Motion carried unanimously.

FUTURE AGENDA ITEMS

15. **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.

1. Plat Submittal Calendar
2. Land Use Committee Appointments (Only if applications are received)
3. EDC Board Member Noah Samuel - Appointment
4. Order of Election May 2, 2026
5. Manufactured Housing Ordinance
6. Amendment to Property Maintenance Ordinance

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.

16. **Executive Session –**

Time: 8:53PM

17. **Regular Session: Reconvene from Executive Session –**

Time: 9:35PM

18. **If required, act on items reviewed in Executive Session –**
No action taken.

19. **Adjournment/Closing –**
Time: 9:35PM

Approved:

_____

Donald Deering, Mayor

Attest:

_____

Heather Schell, City Secretary

AGENDA ITEM #7

CITY OF NEVADA, TEXAS

AUDITED FINANCIAL STATEMENTS

SEPTEMBER 30, 2025

MCPA, P.C.
Certified Public Accountants

CITY OF NEVADA, TEXAS
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CITY OF NEVADA, TEXAS
ELECTED OFFICIALS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

CITY COUNCIL

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

CITY SECRETARY

Heather Schell

CITY ATTORNEY

Jim Shepherd

CODE ENFORCEMENT OFFICER

Dennis Wagner

MCPA, PC

Certified Public Accountants

KYLE CAPERTON, CPA | ERIC PASCHALL, CPA | KYLE ALLIS, CPA

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
City of Nevada, Texas
Nevada, Texas

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the aggregate discretely presented component units, and each major fund of the City of Nevada, Texas ("City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the aggregate discretely presented component units, and each major fund of the City of Nevada, Texas, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Nevada, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Nevada, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Nevada, Texas' internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Nevada, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information and the required GASB 68 and GASB 75 schedules on pages 5–11 and page 35-41 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

MCPA, P.C.
Certified Public Accountants
Forney, Texas
January 19, 2026

Within this section of the City of Nevada, Texas annual financial report, the City's management provides narrative discussion and analysis of the financial activities of the City for the fiscal year ended September 30, 2025. The City's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section. The discussion focuses on the City's primary government.

FINANCIAL HIGHLIGHTS

- The City's assets exceeded its liabilities by $3,102,167 (net assets) for the fiscal year reported. This compares to the previous year when assets exceeded liabilities by $2,571,973.

- Total net assets are comprised of the following:
  (1) Capital assets of $473,910.
  (2) Unrestricted net assets of $1,987,161 represent the portion available to maintain the City's obligations to citizens and creditors.
  (3) Restricted for community development of $641,096.

- The City's governmental funds reported total ending fund balance of $1,987,161 this year. This compares to the prior year fund balance of $1,557,831, which is an increase of $429,330.

OVERVIEW OF THE FINANCIAL STATEMENTS

Management's Discussion and Analysis introduces the City's basic financial statements. The basic financial statements include: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The City also includes in this report additional information to supplement the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City's annual report includes two government-wide financial statements. These statements provide both long-term and short-term information about the City's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of these government-wide financial statements is the *Statement of Net Assets*. This is a citywide statement of financial position presenting information that includes all of the City's assets and liabilities, with the difference reported as *net assets*. Over time, the increases or decreases of net assets may serve as a useful indicator of whether the financial

position of the City as a whole is improving or deteriorating. Evaluation of the overall health of the City would extend to other non-financial factors such as diversification of the taxpayer base or the condition of City infrastructure in addition to the financial information provided in this report.

The second government-wide financial statement is the *Statement of Activities*, which reports how the City's net assets changed during the current fiscal year. All current year revenue and expenses are included regardless of when cash is received or paid. An important purpose of the design of the *Statement of Activities* is to show the financial reliance of the City's distinct activities or functions on revenues provided by the City's taxpayers.

Both government-wide financial statements distinguish the governmental activities of the City that are principally supported by taxes and fees and on occasion grants from state and federal sources. Governmental activities include general government, public safety, public services, and culture. Business-type activities include airports, water utilities, solid waste management, storm water drainage, golf courses, fairgrounds and stadiums, ground transportation, and parking. Fiduciary activities such as employee pension plans are not included in government-wide statements since these assets are not available to fund City programs. The City currently has no business-type or fiduciary activities.

The City's financial reporting entity includes the funds of the City (primary government) and organizations for which the City is accountable (component units). The City has only one component unit, the Nevada Economic Development Corporation. Established August 31, 2005, the Economic Development Corporation operates independently from the City yet the City is accountable for its activities. The Nevada City Council appoints the Board of Directors. More comprehensive information about the City's component unit can be found in Note A on page 18.

The government-wide financial statements are presented on pages 12-13 of this report.

FUND FINANCIAL STATEMENTS

A fund is an accountability unit used to maintain control over resources segregated by specific activities or objectives. The City uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the City's most significant funds rather than the City taken as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation. All of the funds of the City of Nevada, Texas are governmental funds.

Governmental funds are reported in the fund financial statements and encompass essentially the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with the fund statements providing a distinctive view of the City's governmental funds. These statements report short-term fiscal accountability focusing on the use of expendable resources during the year and balances of expendable resources available at the end of the year. They are useful in evaluating annual

financing requirements of governmental programs and the commitment of expendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund *Balance Sheet* and the governmental fund *Statement of Revenues, Expenditures, and Changes in Fund Balances* provide reconciliation to the government-wide statements to assist in understanding the differences between the two perspectives.

The basic governmental fund financial statements can be found on pages 14-17 of this report.

Budgetary comparison statements are included in the basic financial statements for the general fund. These statements and schedules demonstrate compliance with the City's adopted and final revised budget.

The budgetary comparison statements can be found on page 35-37 of this report.

NOTES TO FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements begin immediately following the basic financial statements on page 18 of this report.

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

As year-to-year financial information is accumulated on a consistent basis, changes in net assets may be observed and used to discuss the changing financial position of the City as a whole.

Comparative data is accumulated and presented to assist analysis. The City's net assets at fiscal year-end are $3,102,167. This is a $530,194 increase from last year's net assets of $2,571,973.

A portion of the City's net assets (15.28%) reflects its investments in capital assets (e.g. building, streets and equipment). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

An additional portion of the City's net assets represents resources that are subject to external restriction on how they may be used. The remaining balance of unrestricted net assets $1,855,418, may be used to meet the government's ongoing obligation to citizens and creditors.

The following table provides a summary of the City's net assets at September 30:

Summary of Net Assets

	Governmental Activities	
	2025	2024
Current and other assets	$ 2,940,762	$ 2,419,698
Capital assets	473,910	494,007
Total assets	3,414,672	2,913,705
Current liabilities	312,505	341,732
Total liabilities	312,505	341,732
Net assets:		
Invested in capital assets, net of related debt	473,910	494,007
Restricted – ARPA grant	-	311,775
Restricted - EDC	641,096	520,135
Unrestricted	1,987,161	1,246,056
Total net assets	$ 3,102,167	$ 2,571,973

The City reported positive balances in net assets for its governmental activities. Net assets increased by $530,194.

Revenue and expenditures exceeded budgeted projections for the 2025 fiscal year.

- *Property tax revenues amounted to 32.39% of the City's total revenue.*
- *Permits and plat fee revenues amounted to 13.93% of the City's total revenue.*
- *The City's revenue relies partly on sales tax revenues. Sales tax revenues comprised 29.42% of the City's total revenue.*
- *The City also benefits from franchise fee revenues. Franchise fee revenues comprised 6.29% of the City's total revenue*

Investment income in the form of interest earned on bank and CD accounts is also a component of the resources funding the City's continuing operations and service levels. Occasionally the City will receive a developer contribution for a land agreement or other development infrastructure. During FY2025, the City did not receive any developer contributions. Earnings performance and market status are carefully monitored and remain stable.

Comparative data is accumulated and presented to assist analysis. The following table provides a summary of the City's changes in net assets for the year ended September 30:

Summary of Changes in Net Assets
Governmental Activities

	2025	%	2024	%
General Revenues:				
Property taxes	$ 486,466	32.39	$ 430,412	40.99
Sales taxes (with EDC)	441,785	29.42	293,684	27.97
Franchise fees	94,531	6.29	93,782	8.93
Permits, fines & plat fees	209,205	13.93	146,098	13.91
Interest & other income	269,827	17.97	86,148	8.20
Total revenues	1,501,814	100.00	1,050,124	100.00
Expenses:				
General government	$ 257,616	26.51	$ 180,042	25.59
City council	1,058	0.11	6,135	0.87
Public safety	87,507	9.01	53,567	7.61
Payroll expense	97,052	9.99	147,234	20.92
Planning & development	148,767	15.31	72,898	10.36
Streets & roads	279,016	28.72	114,892	16.33
Inspections	47,667	4.91	61,091	8.68
Municipal court	32,840	3.38	47,694	6.78
Depreciation	20,097	2.07	20,097	2.86
Total expenses	971,620	100.00	703,650	100.00
Increase in net assets before transfers:	530,194		346,474	
Transfers in	-		-	
Change in net assets	530,194		346,474	
Beginning net assets	2,571,973		2,225,499	
Prior period adjustment	-		-	
Ending net assets	$ 3,102,167		$ 2,571,973	

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of expendable resources. Governmental funds reported ending fund balances of $2,628,257. Of this year-end total, approximately $1,855,418 is unassigned indicating availability for continuing City service requirements.

Major Governmental Funds

The general fund is the City's primary operating fund. The fund balance of $1,987,191 is comprised of the unassigned general funds.

Other governmental funds consist of the Economic Development Corporation. The Economic Development Corporation is responsible for collecting the one-half percent sales tax to be used for parks and/or economic development. The Economic Development Corporation fund amounted to $641,096 of the combined governmental fund balances. The Economic Development Corporation made no contributions to the City during the fiscal year ending September 30, 2025.

GENERAL FUND BUDGETARY HIGHLIGHTS

The general fund budget for fiscal year 2025 was $1,598,920 for expenditures. The general fund budget complied with financial policies approved by the City Council and maintained core services.

Budgetary comparisons are found on pages 35-37 of this report.

CAPITAL ASSETS

The City's investment in capital assets for its governmental activities, net of depreciation, as of September 30, 2025 is $473,910. These include land, buildings, improvements, office furniture and equipment. Depreciation expense for the year ended September 30, 2025 amounted to $20,097.

Additional information regarding the City of Nevada's capital assets can be found in Note D on page 23.

ECONOMIC ENVIRONMENT AND NEXT YEAR'S BUDGETS AND RATES

Management believes the City of Nevada will continue to experience controlled growth with the addition of residential developments and will continue to provide the services necessary to the citizens.

General Fund expenses for the 2025-2026 fiscal year are budgeted to decrease 6% in total. Property taxes are estimated to be $525,400 which will make up about 40% of general fund revenues.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the City's finances, comply with finance related laws and regulations, and demonstrate the City's commitment to public accountability. If you have any questions about this report or would like to request additional information, contact the City office at 424 FM 6, Nevada, TX 75173, (972) 853-0027.

CITY OF NEVADA, TEXAS
STATEMENT OF NET ASSETS
SEPTEMBER 30, 2025

	Primary Government
	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	$ 813,518
CD and index fund investments	2,033,572
Accounts receivable	78,225
Other current assets	2,000
Deferred pension and OPEB assets	13,447
Total Current Assets	2,940,762
Non-Current Assets	
Capital assets, net of accumulated depreciation	473,910
Total Non-Current Assets	473,910
TOTAL ASSETS	3,414,672
LIABILITIES	
Current Liabilities	
Accounts payable	174,880
Deferred grant income	131,743
Deferred pension and OPEB liability	5,882
Total Current Liabilities	312,505
TOTAL LIABILITIES	312,505
NET ASSETS	
Invested in capital assets, net of related debt	473,910
Restricted for community development	641,096
Unrestricted	1,987,161
TOTAL NET ASSETS	$ 3,102,167

The accompanying notes are an integral part of the financial statements.

CITY OF NEVADA, TEXAS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Net (Expense) Revenue
Primary government:			
Governmental activities:			
General government	$ 257,616	$ -	$ (257,616)
City council	1,058	-	(1,058)
Public safety	87,507	-	(87,507)
Payroll expense	97,052	-	(97,052)
Planning & development	148,767	7,002	(141,765)
Streets & roads	279,016	-	(279,016)
Inspections	47,667	202,203	154,536
Municipal court	32,840	-	(32,840)
Depreciation	20,097	-	(20,097)
Total governmental activities	971,620	209,205	(762,415)
Total primary government	$ 971,620	$ 209,205	$ (762,415)
General Revenues:			
Property taxes			486,466
Sales taxes			441,785
Franchise fees			94,531
Interest and other income			269,827
Total general revenues			1,292,609
Change in net assets			530,194
Net assets-beginning			2,571,973
Net assets-ending			$ 3,102,167

The accompanying notes are an integral part of the financial statements.

CITY OF NEVADA, TEXAS
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General	Economic Development Corporation	Total Governmental Funds
ASSETS			
Cash and cash equivalents	$ 612,076	$ 201,442	$ 813,518
CD and index fund investments	1,577,189	456,383	2,033,572
Accounts receivable	78,225	-	78,225
Other current assets	2,000	-	2,000
Deferred pension and OPEB assets	13,447	-	13,447
Due to/from other funds	16,729	(16,729)	-
Total Assets	$ 2,299,666	$ 641,096	$ 2,940,762
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	$ 174,880	$ -	$ 174,880
Deferred grant income	131,743	-	131,743
Deferred pension and OPEB liability	5,882	-	5,882
Total Liabilities	312,505	-	312,505
Fund Balances			
Restricted for:			
Community development	-	641,096	641,096
Unassigned	1,987,161	-	1,987,161
Total Fund Balances	1,987,161	641,096	2,628,257
Total Liabilities and Fund Balance	$ 2,299,666	$ 641,096	$ 2,940,762

The accompanying notes are an integral part of the financial statements.

CITY OF NEVADA, TEXAS
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENT FUNDS
TO THE STATEMENT OF NET ASSETS
SEPTEMBER 30, 2025

Total fund balance - total governmental funds	$ 2,628,257
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets of $803,341 net of depreciation of $329,431 are not financial resources and, therefore, are not reported in the funds. See note D for detail.	473,910
Net Assets of governmental activities	$ 3,102,167

The accompanying notes are an integral part of the financial statements.

CITY OF NEVADA, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES-GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Governmental Fund Types		
	General	Economic Development Corporation	Total Governmental Funds
REVENUES			
Property taxes	$ 486,466	$ -	$ 486,466
Sales taxes	331,339	110,446	441,785
Franchise fees	94,531	-	94,531
Permits, fines and plat fees	209,205	-	209,205
Interest and other income	249,052	20,775	269,827
Total Revenues	1,370,593	131,221	1,501,814
EXPENDITURES			
General government	247,356	10,260	257,616
City council	1,058	-	1,058
Public safety	87,507	-	87,507
Payroll expense	97,052	-	97,052
Planning & development	148,767	-	148,767
Streets & roads	279,016	-	279,016
Inspections	47,667	-	47,667
Municipal court	32,840	-	32,840
Investment in fixed assets	-	-	-
Transfers	-	-	-
Total Expenditures	941,263	10,260	951,523
Excess (Deficiency) of Revenues over Expenditures	429,330	120,961	550,291
Fund Balances, beginning	1,557,831	520,135	2,077,966
Fund Balances, ending	$ 1,987,161	$ 641,096	$ 2,628,257

The accompanying notes are an integral part of the financial statements.

CITY OF NEVADA, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 550,291
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets are allocated over their useful lives and reported as depreciation expense. The amount by which capital outlays exceeded depreciation in the current period is	(20,097)
Changes in net assets of the governmental activities	$ 530,194

The accompanying notes are an integral part of the financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting framework and the more significant accounting principles and practices of the City of Nevada, Texas (City) are discussed in subsequent sections of this note. The remaining notes are organized to provide explanations, including required disclosures, of the City's activities for the fiscal year ended September 30, 2025.

Reporting Entity

The City of Nevada, Texas (the "City") was founded in 1861 and is located two miles east of Lavon Lake in southeastern Collin County. The City is a Type A General-Law city, in which citizens elect the mayor and five members of the City Council. The financial statements of the City of Nevada, Texas have been prepared in conformity with accounting principles applicable to governmental units, which are generally accepted in the United States of America. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

Component Unit

The accompanying financial statements of the City include the accounts of its operations and present the City's primary government and component unit over which the City exercises significant influence. Significant influence or accountability is based on operational or financial relationships with the City (as distinct from legal relationships). The City adopted a local sales and use tax of 2.0% and designated 0.5% for economic development. The City collects these taxes and remits this portion to the Nevada Economic Development Corporation (the "Corporation"). The Economic Development Corporation has the same fiscal year end as the City.

The City applied the criteria set forth in GASB Statement No. 14 to determine whether any other entities should be included in the comprehensive annual financial report. Criteria set forth in this standard include, but are not limited to, the legal status of the organization, the City's ability to impose its will on the organization, fiscal dependency of the organization and the City's financial accountability for the operations of the component unit.

The component unit's operations are reported in the City's financial statements as blended with the primary government. The Nevada Economic Development Corporation is considered a Type B corporation. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and improvements for professional and amateur sports and athletic facilities, tourism and entertainment facilities, convention facilities and public parks; related store, restaurant, concession, parking and transportation facilities; related street, water and sewer facilities; and affordable housing.

Separate financial statements of the Nevada Economic Development Corporation are not issued.

Government-wide financial statements

The government-wide financial statements include the statement of net assets and the statement of activities. These statements report financial information for the City as a whole. The primary government units are presented separately in the financial statements with the focus on the primary government. Individual funds are not displayed, but the statements distinguish governmental activities, generally supported by taxes and City revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers.

Fund Financial Statements

Fund financial statements are provided for governmental funds. Major governmental funds are reported in separate columns with composite columns for non-major funds. The City uses a general fund and special revenue funds.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statement uses the economic resources measurement focus and the accrual basis of accounting generally including the reclassification or elimination of internal activity (between or within funds). Reimbursements are reported as reductions to expenses. Financial statements of the component unit also report using this same basis of accounting although internal activity is not eliminated in these statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property tax revenues are recognized in the year for which they are levied while grants are recognized when grantor eligibility requirements are met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The City considers revenues to be available if they are collected within sixty days of the fiscal year-end. Expenditures are recorded when the related fund liability is incurred.

Major revenue sources susceptible to accrual include: property taxes, sales and use taxes, franchise taxes (fees), intergovernmental revenues, and investment income. In general, other revenues are recognized when cash is received.

Allocation of indirect expenses: The City currently has no indirect expenses.

Estimates – The preparation of financial statements in accordance with generally accepted accounting principles requires management to make certain estimates and assumptions that affect certain reported amounts. Accordingly, actual results could differ from those estimates.

Fund Types and Major Funds

The City reports a general fund and a component fund, the EDC discussed above.

Other Significant Accounting Policies

Receivables – Sales taxes are collected and paid out by the comptroller typically within two months of collection. As such, the City records payments received within 60 days of year end as accounts receivable.

Capital Assets – The City's capital assets with useful lives of more than one year are stated at historical cost if purchased or constructed and comprehensively reported in the government-wide financial statements. Donated capital assets are recorded at their estimated fair value at the date of donation. The City generally capitalizes assets with cost of $5,000 or more as purchase outlays occur. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets held by the City are depreciated using the straight-line method over periods of between 5 and 39 years.

Impairment of Long-lived Assets – The City reviews potential impairments of long-lived assets when there is evidence that events or changes in circumstances have made the recovery of an asset's carrying value unlikely. An impairment loss is recognized if the sum of the expected, undiscounted future cash flows is less than the net book value of the asset. Generally, the amount of the impairment loss is measured as the excess of the net book value of the assets over the estimated fair value. As of September 30, 2025, no impairment of long-lived assets is necessary.

Deferred Outflows/Inflows of Resources – In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period(s) and thus, will not be recognized as an outflow of resources (expense/expenditure) until then. The City has only one item that qualifies for reporting in this category. Deferred outflows related to pensions, which arise only under an accrual basis of accounting, is reported only in the government-wide and proprietary statements of net position. This amount is deferred and amortized over the actuarial determined recognition period.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has only one type of item, which arises only under an accrual basis of accounting that qualifies for reporting in this category. This amount is deferred and amortized over the actuarial determined recognition period.

Pensions – For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due.

Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Fund Equity – Beginning with the fiscal year 2011, the City implemented GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions." This statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints:

Invested in capital assets, net of related debt – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government) through constitutional provisions or enabling legislation.

Unassigned fund balance – amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Other governmental funds might report a negative balance in this classification as the result of overspending for specific purposes for which amount had been restricted, committed, or assigned.

When both restricted and unrestricted resources are available for use, it is the government's policy to use externally restricted resources first, then unrestricted resources – committed, assigned, and unassigned, in order as needed.

Operating lease - In February 2016, the FASB issued ASU 2016-02, Leases, which will supersede the current lease requirements in ASC 840. The new standard requires lessees to recognize a right-of-use (ROU) asset and a related lease liability for all leases with terms longer than 12 months. Leases will be classified as either finance or operating, with classification affecting the pattern of expense recognition in the statement of activities and changes in net assets. Currently, leases are classified as either capital or operating, with only capital leases recognized on the statement of financial position. The new standard is effective for private entities for annual periods beginning after December 15, 2021.

The Organization has determined that the lease arrangement with Caroll Consulting Group Inc. qualifies as a short-term lease under ASC 842, with a term of 12 months or less and an option to extend. As a result, lease expenses related to this arrangement will be recognized as operating expenses in the statement of activities, rather than capitalizing the lease on the statement of financial position. This approach aligns with the exemption provided by ASC 842 for short-term leases. The Organization believes that this classification will not result in significant changes to the results of operations

NOTE B – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Annual budgets are prepared by the city council and city secretary. The mayor serves as the primary budget officer. The budget officer prepares each year a budget to cover the proposed expenditures of the municipal government for the succeeding year. In preparing the budget, the budget officer may require any municipal officer or Council member to furnish information necessary for the budget officer to properly prepare the budget. The proposed budget is available for inspection by any taxpayer. A public hearing on the proposed budget is held. Public notice of the hearing is provided for according to Texas statute. After the public hearing, action is taken on the proposed budget. The governing body may make any changes it considers warranted by law or in the best interest of the municipal taxpayers. Upon final approval of the budget by the Council, the Council files the budget with the municipal clerk. The budget of the general fund is prepared on the cash and expenditures/encumbrances basis.

The appropriated budget is prepared on a detailed line item basis. Revenues are budgeted by source. Expenditures are budgeted by class as follows: General government, city council, public safety, payroll expense, planning & development, streets & roads, inspections, municipal court and investment in fixed assets.

For the fiscal year ended September 30, 2025, the general fund expenses did exceed budgeted expectations, specifically in the area of legal fees, accounting services, and inspections.

NOTE C – DEPOSITS AND INVESTMENTS

Deposits – State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government obligations or obligations of Texas and its agencies that have a market value of not less than the principal amount of the deposits. At year-end the City's accounts are at a federally insured institution and the balances amounted to $2,847,091. This entire amount is covered by federal depository insurance and collateral pledged in the City's name.

Investments – The Texas Public Funds Investment Act and the City's investment policy authorize the City to invest in specific types of investments, including certificates of deposit.

Currently, all investments are held in an indexed savings account and/or certificates of deposit. The City's certificates of deposit are not rated.

NOTE D – CAPITAL ASSETS

The following is a summary of changes in capital assets for the year ended September 30, 2025:

Asset	Balance– 9/30/24	Additions	Adjustments	Balance- 9/30/25
Office Equipment	$ 2,461	$ -	$ -	$ 2,461
Building	31,534	-	-	31,534
Streets	761,846	-	-	761,846
Land	7,500	-	-	7,500
Accm Depreciation	(309,334)	(20,097)	-	(329,431)
Total Fixed Assets	$ 494,007	$ (20,097)	$ -	$ 473,910

*Fair value of existing assets was considered and there were no impairments to record.
** There were no capital asset additions during the current year.

NOTE E – COMPLIANCE AND ACCOUNTABILITY

Finance-Related Legal and Contractual Provisions

- In accordance with GASB Statement No. 38, "Certain Financial Statement Note Disclosures," violations of finance-related legal and contractual provisions, if any, are reported below, along with actions taken to address such violations:

Violation	Action Taken
None Reported	Not applicable

Deficit Fund Balance or Fund Net Position of Individual Funds

- Following are funds having deficit fund balances or net position at year end, if any, along with remarks which address such deficits:

Fund Name	Deficit Amount
None Reported	Not applicable

Budgets and Budgetary Accounting

- The Texas Uniform Budget Law requires each mayor or city manager to prepare a budget each year to cover all the expenditures of the municipality for the succeeding year. The budget should be prepared at least thirty days prior to the setting of a tax levy by the city. Not less than fifteen days prior to the levying of taxes a public hearing should be held, after being duly advertised. After this the Council should adopt the budget. The City complied with state requirements.

NOTE F – FEDERAL AND GRANT REVENUE

GRANT - CLFRF

Grant revenue is recognized when program expenditures are incurred in accordance with program guidelines. Such revenue is subject to review by the funding agency and may result in disallowance in subsequent periods.

Under the American Rescue Plan Act (ARPA) of 2021, the Coronavirus Local Fiscal Recovery Fund (CLFRF) provides emergency funding for eligible local governments. The U.S. Treasury manages the distribution of these funds to Texas counties and cities with populations above 50,000. Cities, villages, towns, and townships serving populations of less than 50,000 are classified as non-entitlement units of local government (NEUs) and will receive funding distributed by TDEM.

The City of Nevada was awarded a total of $311,775, and these funds were received in 2021 and 2022. These funds no longer have a restriction on use as long as the City spends these funds prior to December 31, 2026.

In accordance with CLFRF regulations, the City spent $180,031 on approved road repair projects during FY2025. The remaining funds ($131,743) were included in the financials as a deferred grant revenue liability and should be released to income in FY2026 when the funds are spent.

NOTE G – PROPERTY TAXES

Property taxes are levied by October 1 in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1, of the year following the year in which imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed. Property tax revenues are considered available when they become due or past due and receivable within the current period, including those expected to be collected during a 60-day period after the close to the City's fiscal year.

NOTE H – TMRS RETIREMENT PLAN

A. Plan Description

The City participates as one of 944 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available Comprehensive Annual Financial Report (Annual Report) that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

B. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statues governing TMRS. Plan provisions for the City were as follows:

Deposit Rate:	7%
City's Full Retirement Rate:	2024/9.71%; 2025/5.5%
Matching Ratio (City to Employee):	2 to 1
Years Required for Vesting:	5 years
Service Retirement Eligibilities:	5 yrs/age 60; 20 yrs/any age

Employees covered by benefit terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	0
Inactive employees entitled to but not yet receiving benefits	2
Active employees	1
	3

C. Contributions

Member contribution rates in TMRS are either 5%, 6% or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150% or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The city's contribution rate is based on the liabilities created from the benefit plan options selected by the city and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The full retirement contribution rates for the City were 9.71% and 5.5% in years 2024 and 2025 respectively. The city's contributions to TMRS for the year ended 2024 were $6,108 and were equal to the required contributions.

D. Net Pension Liability

The city's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.0%	6.7%
Core Fixed Income	6.0%	4.7%
Non-Core Fixed Income	20.0%	8.0%
Other Public and Private Markets	12.0%	8.0%
Real Estate	12.0%	7.6%
Hedge Funds	5.0%	6.4%
Private Equity	10.0%	11.6%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/2023	$l 14,405	$ 13,844	$ 561
Changes for the year:			
Service cost	14,587	-	14,587
Interest	1,465	-	1,465
Change of benefit terms	-	-	-
Difference between expected and actual experience	(6,117)	-	(6,117)
Changes of assumptions	-	-	-
Contributions - employer	-	11,340	(11,340)
Contributions - employee	-	8,175	(8,175)
Net investment income	-	1,463	(1,463)
Benefit payments, including refunds of employee contributions	-	-	-
Administrative expense	-	(9)	9
Other changes	-	-	-
Net changes	$ 9,935	$ 20,969	$ (11,034)
Balance at 12/31/2024	$ 24,340	$ 34,813	$ 10,473

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate(5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate(7.75%)
City's net pension liability	$ (5,017)	$ (10,473)	$ (14,616)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

E. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2025, the city recognized pension expense of $5,852.

At December 31, 2025, the city reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ -	$ 5,153
Difference between projected and actual investment earnings	-	555
Contributions subsequent to the measurement date	2,969	-
Total	$ 2,969	$ 5,708

The $2,969 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending December 31, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended Dec 31:		
2025	$	(1,100)
2026		(1,100)
2027		(1,100)
2028		(1,098)
2029		(977)
Thereafter		(333)
Total	$	(5,708)

F. Other Post Employment Benefit (SDBF)

Texas Municipal Retirement System ("TMRS") administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit ("OPEB") and is a fixed amount of $7,500. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated). This is a single employer defined benefit plan.

The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

Employees covered by benefit terms.

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms established by City Ordinance:

Inactive employees or beneficiaries currently receiving benefits	0
Inactive employees entitled to but not yet receiving benefits	0
Active employees	1
	1

Changes in OPEB	Total OPEB Liability
Balance at 12/31/2023	$ 102
Changes for the year:	
Service cost	105
Interest on Total OPEB	6
Change of benefit terms	-
Difference between expected and actual experience	(89)
Changes of assumptions or other inputs	(29)
Benefit payments, including refunds of employee contributions	-
Net changes	$ (7)
Balance at 12/31/2024	$ 95

Summary of Actuarial Assumptions:

Inflation	2.5%
Salary Increases	3.60% to 11.85% including inflation
Discount Rate *	4.08%
Retirees' share of benefit-related costs	$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates – service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality rates – disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the floor.

**The discount rate was based on the Fidelity Index's "20-Bond GO Index" rate as of December 31, 2024.*

***Note: The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.*

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the Total OPEB liability of the City, calculated using the discount rate of 3.77%, as well as what the City's Total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.77%) or 1-percentage-point higher (4.77%) than the current rate:

	1% Decrease (3.08%)	Discount Rate (4.08%)	1% Increase (5.08%)
Total OPEB liability	$ 152	$ 95	$ 72

OPEB Expense	Total OPEB Expense
Service Cost	$ 105
Interest on Total OPEB	6
Change of benefit terms	-
Employer administrative costs	-
Recognition of deferred outflows/inflows of resources	-
Differences between expected and actual expense	(10)
Changes in assumptions or other inputs	-
Total OPEB Expense	$ 101

Deferred (Inflows) / Outflows of Resources	Deferred (INFLOWS) of resources	Deferred OUTFLOWS of resources
Differences between expected and actual experience	$ (79)	$ -
Changes in assumptions and other inputs	-	5
Net Total	(74)	-
Contributions made subsequent to measurement date	-	-

Deferred Outflows and Deferred Inflows of Resources, by year, to be recognized in future OPEB expense (excluding city-provided contributions made subsequent to the measurement date):

Year ended Dec 31:	NET deferred out/(in)
2025	$ (10)
2026	(10)
2027	(10)
2028	(10)
2029	(10)
Thereafter	(24)
Total	$ (74)

Schedule of Contributions - (Retiree-only portion of the rate, for OPEB): Plan / Calendar Year	Total SBD Contribution Rate	Retiree portion SBD Contribution Rate
2025	0.02%	0.00%
2024	0.22%	0.00%
2023	0.22%	0.00%

Note 1: Due to the SDBF being considered an unfunded OPEB plan, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

*Note 2: In order to determine the retiree portion of the City's Supplemental Death Benefit Plan contributions (that which is considered OPEB), the city should perform the following calculation: Total covered payroll * Retiree Portion of SDB Contribution (Rate).*

NOTE I. OPERATING LEASES

The City entered into a month-to-month operating lease agreement on August 7, 2023 for a storage unit in Caddo Mills with a monthly payment of ($95) (increased to $107 in 2025). The lease payment was expensed under operating costs on the financial statements.

The City also entered into an operating lease agreement for an office building in Nevada with Caroll Consulting Group Inc. in 2024 with 12-month lease term and a fixed monthly minimum payment ($2,000) Two Thousand Dollars per month beginning February 1, 2024, until January 31, 2025, with an option to renew for 12 month period. The lease payment was expensed under operating costs on the audited financial statements.

NOTE J – OTHER INFORMATION

1. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Settled claims, if any, have not exceeded this commercial coverage in any of the past three fiscal years.

2. Commitments

Public Safety

- Fire: The City has an agreement with the Nevada Volunteer Fire Department to provide fire protection services to residents in the Nevada.
- Police: The City had an agreement with the Collin County Sherriff Department in FY2025.
- Emergency: The City has an agreement with City of Princeton to provide Ambulance Service.

Infrastructure

- During FY2025, the City contracted with WOPAC Construction Inc for various road repairs and Carroll Consulting Group for culvert reconstruction and drainage improvements.

Utilities

- Sewer is not provided by the City. Septic systems are individually owned and maintained personally by residents.
- Water is provided by Nevada Special Utility District.
- Electric service is deregulated and anyone that services the area may be chosen.
- Gas service is not provided by the City. Residents may privately own propane tanks for their personal use or can utilize the services of Atmos Energy.
- Trash collection is not provided by the City. However, the City has contracted with Community Waste Disposal, Inc. for trash pickup for the City residents and businesses.

NOTE K – SUBSEQUENT EVENTS

- Currently management is unaware of significant pending litigation against the City.
- The City has evaluated all events or transactions that occurred after September 30, 2025 up through January 19, 2026, the date the financial statements were available to be issued. During this period, there were no subsequent events requiring disclosure.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF NEVADA, TEXAS
GENERAL FUND
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES
IN FUND BALANCE-BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Actual	Budget	Variance
REVENUE			
City Sales Taxes	$ 441,785	$ 245,000	$ 196,785
Franchise Fees			
Electric Franchise Fee	69,886	70,000	(114)
Gas Franchise Fee	4,915	6,000	(1,085)
Telephone Franchise Fee	1,088	2,000	(912)
Trash Service Franchise Fee	18,641	20,000	(1,359)
Franchise Fees - Other	-	-	-
Total Franchise Fees	94,531	98,000	(3,469)
Other Revenue			
Interest Income	88,977	75,000	13,977
Credit Card Fee Revenue	633	2,000	(1,367)
ARPA Grant Revenue	180,031	311,776	(131,745)
City Fines	100	200	(100)
Miscellaneous Income	85	-	85
Total Other Revenue	269,826	388,976	(119,150)
Property Taxes			
General Property Taxes	486,466	474,500	11,966
Total Property Taxes	486,466	474,500	11,966
Fees			
Building Permit and Inspections	88,789	105,000	(16,211)
Contractor Registration	4,620	4,000	620
Health/Food Permit Fees	1,660	1,000	660
Capital Improvement Inspections	95,915	-	95,915
Septic Permit Fees	4,575	8,000	(3,425)
Planning and Development Fees	7,002	17,000	(9,998)
Permit Fees - Other	6,644	2,000	4,644
Total Permit Fees	209,205	137,000	72,205
TOTAL REVENUE	1,501,813	1,343,476	158,337

CITY OF NEVADA, TEXAS
GENERAL FUND
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES
IN FUND BALANCE-BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Actual	Budget	Variance
EXPENDITURES			
City Administration Expenses			
City Government Expenses			
Accounting Services	29,986	28,900	1,086
Animal Control	3,125	3,125	-
Annex Office Space	24,000	24,000	-
Bad Debt	13,914	-	13,914
Bank Service Fee	282	200	82
QuickBooks Payments Fees	585	1,125	(540)
Central Appraisal Dist budget	3,278	3,600	(322)
City Property Maintenance	7,083	251,697	(244,614)
Contracted Services	34,813	-	34,813
Director Certifications	775	-	775
Dues and Memberships	1,400	-	1,400
Electricity	11,319	14,100	(2,781)
Equipment and Furniture	-	31,000	(31,000)
Financial Audit	7,750	8,100	(350)
Software License	28,396	23,653	4,743
Insurance	5,907	4,700	1,207
Internet	1,159	500	659
Legal & Professional Fees	48,209	51,400	(3,191)
Legal Notices	3,608	2,100	1,508
Miscellaneous Expense	495	200	295
Office Supplies	5,645	11,800	(6,155)
Postage	786	1,100	(314)
Property Tax Collection Fees	-	800	(800)
Storage Rent	1,284	1,300	(16)
Technical/Legal Books	-	400	(400)
Telephone	1,687	3,200	(1,513)
Training/Seminars	2,030	4,280	(2,250)
Travel, Meals and Lodging	2,741	6,790	(4,049)
Water	417	500	(83)
Website	16,942	3,000	13,942
Total City Government Expenses	257,616	481,570	(223,954)
City Council Expenses			
City Councile Expenses	1,058	9,700	(8,642)
Total City Council Expenses	1,058	9,700	(8,642)

CITY OF NEVADA, TEXAS
GENERAL FUND
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES
IN FUND BALANCE-BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Actual	Budget	Variance
Payroll Expenses			
Salaries and Wages	75,484	158,800	(83,316)
Employee Benefits	15,787	29,900	(14,113)
Payroll Taxes	5,781	9,550	(3,769)
Total Payroll Expenses	97,052	198,250	(101,198)
Public Safety			
Ambulance Service	12,507	12,900	(393)
Fire Department Service	75,000	75,000	-
Police Services	-	190,000	(190,000)
Total Public Safety	87,507	277,900	(190,393)
Streets and Roads			
Ditch and culvert upkeep	94,132	53,200	40,932
Eugene/city share with county	-	75,000	(75,000)
Signs	4,852	10,000	(5,148)
Street Repairs	180,031	300,000	(119,969)
Trim bushes/trees	-	900	(900)
Total Streets and Roads	279,016	439,100	(160,084)
Inspections and P&D Expenses			
Building Inspections	39,967	44,000	(4,033)
Health/Food Inspections	-	2,500	(2,500)
Septic Inspections	7,600	10,700	(3,100)
Septic Reporting to TCEQ	-	1,500	(1,500)
Other Inspections	100	900	(800)
Development Consultant	17,100	8,600	8,500
Engineering Fees	131,667	66,400	65,267
Total Inspections/P&D Expenses	196,435	134,600	61,835
Municipal Court & Code Enforcement			
Municipal Court	5,510	5,800	(290)
Code Enforcement	27,329	52,000	(24,671)
Total Municipal Court Code Enf Exp	32,839	57,800	(24,961)
TOTAL EXPENDITURES	951,522	1,598,920	(647,398)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ 550,291	$ (255,444)	$ 805,735

CITY OF NEVADA, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CHANGES IN NET PENSION ASSET/LIABILITY AND RELATED RATIOS

LAST 10 FISCAL YEARS*

	2021	2022	2023	2024
Total Pension Liability				
Service Cost	$ -	$ -	$ 10,282	$ 14,587
Interest (on the Total Pension Liability)	-	-	598	1,465
Changes of benefit terms	-	-	3,718	-
Difference between expected and actual exp.	-	-	-	(6,117)
Change of assumptions	-	-	(193)	-
Benefit pay, incl. refunds of emp. contributions	-	-	-	-
Net Change in Total Pension Liability	-	-	14,405	9,935
Total Pension Liability - Beginning	-	-	-	14,405
Total Pension Liability - Ending (a)	$ -	$ -	$ 14,405	$ 24,340
Plan Fiduciary Net Position				
Contributions - Employer	$ -	$ -	$ 8,045	$ 11,340
Contributions - Employee	-	-	5,800	8,175
Net Investment Income	-	-	-	1,463
Benefit pay, incl. refunds of emp. contributions	-	-	-	-
Administrative Expense	-	-	-	(10)
Other	-	-	-	-
Net Change in Plan Fiduciary Net Position	-	-	13,845	20,968
Plan Fiduciary Net Position - Beginning	-	-	-	13,845
Plan Fiduciary Net Position - Ending (b)	$ -	$ -	$ 13,845	$ 34,813
Net Pension (Asset)/Liability - Ending (a) - (b)	$ -	$ -	$ 560	$ (10,473)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	0.00%	0.00%	96.11%	143.03%
Covered Employee Payroll	$ -	$ -	$ 82,851	$ 116,791
Net Pension Liability as a Percentage of Covered Employee Payroll	0.00%	0.00%	0.68%	-8.97%

* Schedule is intended to show information for 10 years.
Additional years will be displayed as they become available.

CITY OF NEVADA, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CONTRIBUTIONS

REQUIRED SUPPLEMENTARY INFORMATION

The Schedule of Changes in the City's Net Pension Liability and Related Ratios shows the changes in Total Pension Liability less the changes in Fiduciary Net Position, resulting in the net pension liability calculation for the city. Note that this is a 10-year schedule, to be created by the city prospectively, over the next 10-year period. This schedule is provided in the GRS Reporting Package (for the current period).

The Schedule of Employer Contributions shows the city's required annual contributions from the actuarial valuation, compared with the actual contributions remitted. This schedule is based on the city's respective fiscal year-end, and should be created by the city, and built over the next 10-year period. The city should also provide the Notes to Schedule of Contributions, including the methods and assumptions used to determine the contribution rates and information about benefit changes during the year, if any. Information to complete the Notes to Schedule of Contributions is provided in the GRS Reporting Package.

LAST 10 FISCAL YEARS

Fiscal year ending December 31,	2016	2017	2018	2019	2020
Actuarially Determined Contribution	$ -	$ -	$ -	$ -	$ -
Contributions in relation to the actuarially determined contribution	$ -	$ -	$ -	$ -	$ -
Contribution deficiency (excess)	-	-	-	-	-
Covered employee payroll	$ -	$ -	$ -	$ -	$ -
Contributions as a percentage of covered employee payroll	0.00%	0.00%	0.00%	0.00%	0.00%

Fiscal year ending December 31,	2021	2022	2023	2024	2025
Actuarially Determined Contribution	$ -	$ -	$ -	$ 8,768	$ 6,108
Contributions in relation to the actuarially determined contribution	$ -	$ -	$ -	$ (8,768)	$ (6,108)
Contribution deficiency (excess)	-	-	-	-	-
Covered employee payroll	$ -	$ -	$ -	$ 82,851	$ 69,456
Contributions as a percentage of covered employee payroll	0.00%	0.00%	0.00%	10.58%	8.79%

CITY OF NEVADA, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CONTRIBUTIONS

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes:	Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	N/A
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.5%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that very by age. Last update for the 2023 valuation pursuant to an experience study period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Other Information	There were no benefit changes during the year other than TMRS plan participation.

CITY OF NEVADA, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM
SCHEDULE OF CHANGES IN OPEB LIABILITY AND RELATED RATIOS

LAST 10 FISCAL YEARS*

	2021	2022	2023	2024
Total OPEB Liability				
Service Cost	$ -	$ -	$ 63	$ 105
Interest (on the Total OPEB Liability)	-	-	1	6
Changes of benefit terms	-	-	-	-
Benefit payments, including refunds of emp. contributions	-	-	-	-
Recognition of deferred outflows/inflows	-	-	-	-
Differences between expected and actual	-	-	-	(89)
Changes in assumptions or other inputs	-	-	38	(29)
Net Change in Total OPEB Liability	-	-	102	(7)
Total OPEB Liability - Beginning	-	-	-	102
Total OPEB Liability - Ending (a)	$ -	$ -	$ 102	$ 95
Covered Employee Payroll	$ -	$ -	$ 82,851	$ 116,791
Total OPEB Liability as a Percentage of Covered Employee Payroll	0.00%	0.00%	0.12%	0.08%

NOTE: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75 to pay related benefits

* Schedule is intended to show information for 10 years.
Additional years will be displayed as they become available.

MCPA, PC

Certified Public Accountants

KYLE CAPERTON, CPA | ERIC PASCHALL, CPA | KYLE ALLIS, CPA

January 19, 2026

To the Honorable Mayor and Members of the City Council
City of Nevada, Texas

We have audited the financial statements of the governmental activities, the aggregate discretely presented component units and each major fund of the City of Nevada, Texas, for the year ended September 30, 2025, and have issued our report thereon dated January 19, 2026. Professional standards require that we advise you of the following matters relating to our audit.

OUR RESPONSIBILITY IN RELATION TO THE FINANCIAL STATEMENT AUDIT

As communicated in our engagement letter dated October 9, 2025, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

PLANNED SCOPE AND TIMING OF THE AUDIT

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

COMPLIANCE WITH ALL ETHICS REQUIREMENTS REGARDING INDEPENDENCE

The engagement team has complied with all relevant ethical requirements regarding independence.

SIGNIFICANT AUDIT FINDINGS

Qualitative Aspects of the City's Significant Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Nevada, Texas are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. The most sensitive estimate affecting the City of Nevada, Texas's financial statements was:

> Management's estimate of the depreciation of the City's fixed assets is based upon management's estimate of the specific assets useful life and the cost of the assets is depreciated accordingly. We evaluated the key factors and assumptions used to develop the depreciation estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgement and are particularly sensitive because of their significance to financial statement users. There was no long-term debt or any other sensitive disclosures to note.

The financial statement disclosures are neutral, consistent, and clear.

Significant Unusual Transactions

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. There were no unusual transactions noted.

Significant Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 19, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City of Nevada, Texas's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City of Nevada, Texas's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

- *Under the American Rescue Plan Act (ARPA) of 2021, the Coronavirus Local Fiscal Recovery Fund (CLFRF) provides emergency funding for eligible local governments. The City has received $311,776.47 in ARPA funds. During FY2025, $180,031 was released for road repair projects. The remaining $131,743 is required to be spent by Dec. 31, 2026.*
- *Per the TML website: The Public Funds Investment Act (PFIA) governs the investment of government funds in Texas. Under this law, specific parameters are set for Texas cities, requiring them to adopt an investment policy and to designate an investment officer who is required to attend an approved training course. The treasurer, chief financial officer (if the treasurer is not the chief financial officer), and investment officer must attend at least one training session, ten hours in length, within 12 months after taking office and must take eight hours of instruction every two years after the initial training session.*

OTHER MATTERS

We applied certain limited procedures to the MD&A, Budget and Actual schedules by fund type, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

RESTRICTION ON USE

This information is intended solely for the information and use of the Honorable Mayor and City Council and management of the City of Nevada, Texas and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



MCPA, P.C.

AGENDA ITEM #8

2 Year Payment Schedule for Nevada 12-17-2025

Payment Plan

Inputs

Loan Amount	$1,000,000.00	
Annual Interest Rate	4.08%	
Amortization Period	24	months
# of Regular Payments	24	months
Begin Date	2/1/2026	

Summary

Monthly Payment	$43,460.54
Total Payments	$ 1,043,052.90
Total Interest Paid	$ 43,052.90

Assumptions

* Interest compounds monthly
* Annual Payments:
* Interest rate based on BBB/Unrated

FY 2026	304,223.78
FY 2027	521,526.48
FY 2028	217,302.64

1,043,052.90

Amortization Schedule

Month	Date	Payment	Interest	Principal	Balance
	2/1/2026	-	-	-	$ 1,000,000.00
1	3/1/2026	43,460.54	3,400.00	40,060.54	959,939.46
2	4/1/2026	43,460.54	3,263.79	40,196.75	919,742.71
3	5/1/2026	43,460.54	3,127.13	40,333.41	879,409.30
4	6/1/2026	43,460.54	2,989.99	40,470.55	838,938.75
5	7/1/2026	43,460.54	2,852.39	40,608.15	798,330.60
6	8/1/2026	43,460.54	2,714.32	40,746.22	757,584.38
7	9/1/2026	43,460.54	2,575.79	40,884.75	716,699.63
8	10/1/2026	43,460.54	2,436.78	41,023.76	675,675.87
9	11/1/2026	43,460.54	2,297.30	41,163.24	634,512.63
10	12/1/2026	43,460.54	2,157.34	41,303.20	593,209.43
11	1/1/2027	43,460.54	2,016.91	41,443.63	551,765.80
12	2/1/2027	43,460.54	1,876.00	41,584.54	510,181.26
13	3/1/2027	43,460.54	1,734.62	41,725.92	468,455.34
14	4/1/2027	43,460.54	1,592.75	41,867.79	426,587.55
15	5/1/2027	43,460.54	1,450.40	42,010.14	384,577.41
16	6/1/2027	43,460.54	1,307.56	42,152.98	342,424.43
17	7/1/2027	43,460.54	1,164.24	42,296.30	300,128.13
18	8/1/2027	43,460.54	1,020.44	42,440.10	257,688.03
19	9/1/2027	43,460.54	876.14	42,584.40	215,103.63
20	10/1/2027	43,460.54	731.35	42,729.19	172,374.44
21	11/1/2027	43,460.54	586.07	42,874.47	129,499.97
22	12/1/2027	43,460.54	440.30	43,020.24	86,479.73
23	1/1/2028	43,460.54	294.03	43,166.51	43,313.22
24	2/1/2028	43,460.54	147.26	43,313.28	-0.06
25	**3/1/2028**	**-0.06**	**0.00**	**-0.06**	**0.00**

5 Year Payment Schedule for Nevada 12-17-2025

Payment Plan

Inputs

Loan Amount	$1,000,000.00	
Annual Interest Rate	4.05%	
Amortization Period	60	months
# of Regular Payments	60	months
Begin Date	2/1/2026	

Summary

Monthly Payment	$18,439.09
Total Payments	$ 1,106,345.64
Total Interest Paid	$ 106,345.64

Assumptions

* Interest compounds monthly
* Annual Payments:
* Interest rate based on BBB/Unrated

FY 2026	129,073.63
FY 2027	221,269.08
FY 2028	221,269.08
FY 2029	221,269.08
FY 2030	221,269.08
FY 2031	92,195.69
	1,106,345.64

Amortization Schedule

Month	Date	Payment	Interest	Principal	Balance
	2/1/2026	-	-	-	$ 1,000,000.00
1	3/1/2026	18,439.09	3,375.00	15,064.09	984,935.91
2	4/1/2026	18,439.09	3,324.16	15,114.93	969,820.98
3	5/1/2026	18,439.09	3,273.15	15,165.94	954,655.04
4	6/1/2026	18,439.09	3,221.96	15,217.13	939,437.91
5	7/1/2026	18,439.09	3,170.60	15,268.49	924,169.42
6	8/1/2026	18,439.09	3,119.07	15,320.02	908,849.40
7	9/1/2026	18,439.09	3,067.37	15,371.72	893,477.68
8	10/1/2026	18,439.09	3,015.49	15,423.60	878,054.08
9	11/1/2026	18,439.09	2,963.43	15,475.66	862,578.42
10	12/1/2026	18,439.09	2,911.20	15,527.89	847,050.53
11	1/1/2027	18,439.09	2,858.80	15,580.29	831,470.24
12	2/1/2027	18,439.09	2,806.21	15,632.88	815,837.36
13	3/1/2027	18,439.09	2,753.45	15,685.64	800,151.72
14	4/1/2027	18,439.09	2,700.51	15,738.58	784,413.14
15	5/1/2027	18,439.09	2,647.39	15,791.70	768,621.44
16	6/1/2027	18,439.09	2,594.10	15,844.99	752,776.45
17	7/1/2027	18,439.09	2,540.62	15,898.47	736,877.98
18	8/1/2027	18,439.09	2,486.96	15,952.13	720,925.85
19	9/1/2027	18,439.09	2,433.12	16,005.97	704,919.88
20	10/1/2027	18,439.09	2,379.10	16,059.99	688,859.89
21	11/1/2027	18,439.09	2,324.90	16,114.19	672,745.70
22	12/1/2027	18,439.09	2,270.52	16,168.57	656,577.13
23	1/1/2028	18,439.09	2,215.95	16,223.14	640,353.99
24	2/1/2028	18,439.09	2,161.19	16,277.90	624,076.09
25	3/1/2028	18,439.09	2,106.26	16,332.83	607,743.26
26	4/1/2028	18,439.09	2,051.13	16,387.96	591,355.30

5 Year Payment Schedule for Nevada 12-17-2025

Month	Date	Payment	Interest	Principal	Balance
27	5/1/2028	18,439.09	1,995.82	16,443.27	574,912.03
28	6/1/2028	18,439.09	1,940.33	16,498.76	558,413.27
29	7/1/2028	18,439.09	1,884.64	16,554.45	541,858.82
30	8/1/2028	18,439.09	1,828.77	16,610.32	525,248.50
31	9/1/2028	18,439.09	1,772.71	16,666.38	508,582.12
32	10/1/2028	18,439.09	1,716.46	16,722.63	491,859.49
33	11/1/2028	18,439.09	1,660.03	16,779.06	475,080.43
34	12/1/2028	18,439.09	1,603.40	16,835.69	458,244.74
35	1/1/2029	18,439.09	1,546.58	16,892.51	441,352.23
36	2/1/2029	18,439.09	1,489.56	16,949.53	424,402.70
37	3/1/2029	18,439.09	1,432.36	17,006.73	407,395.97
38	4/1/2029	18,439.09	1,374.96	17,064.13	390,331.84
39	5/1/2029	18,439.09	1,317.37	17,121.72	373,210.12
40	6/1/2029	18,439.09	1,259.58	17,179.51	356,030.61
41	7/1/2029	18,439.09	1,201.60	17,237.49	338,793.12
42	8/1/2029	18,439.09	1,143.43	17,295.66	321,497.46
43	9/1/2029	18,439.09	1,085.05	17,354.04	304,143.42
44	10/1/2029	18,439.09	1,026.48	17,412.61	286,730.81
45	11/1/2029	18,439.09	967.72	17,471.37	269,259.44
46	12/1/2029	18,439.09	908.75	17,530.34	251,729.10
47	1/1/2030	18,439.09	849.59	17,589.50	234,139.60
48	2/1/2030	18,439.09	790.22	17,648.87	216,490.73
49	3/1/2030	18,439.09	730.66	17,708.43	198,782.30
50	4/1/2030	18,439.09	670.89	17,768.20	181,014.10
51	5/1/2030	18,439.09	610.92	17,828.17	163,185.93
52	6/1/2030	18,439.09	550.75	17,888.34	145,297.59
53	7/1/2030	18,439.09	490.38	17,948.71	127,348.88
54	8/1/2030	18,439.09	429.80	18,009.29	109,339.59
55	9/1/2030	18,439.09	369.02	18,070.07	91,269.52
56	10/1/2030	18,439.09	308.03	18,131.06	73,138.46
57	11/1/2030	18,439.09	246.84	18,192.25	54,946.21
58	12/1/2030	18,439.09	185.44	18,253.65	36,692.56
59	1/1/2031	18,439.09	123.84	18,315.25	18,377.31
60	2/1/2031	18,439.09	62.02	18,377.07	0.24
61	**3/1/2031**	**0.24**	**0.00**	**0.24**	**0.00**

10 Year Payment Schedule for Nevada 12-17-2025 10-year

Payment Plan

Inputs

Loan Amount	$1,000,000.00	
Annual Interest Rate	4.40%	
Amortization Period	120	months
# of Regular Payments	120	months
Begin Date	2/1/2026	

Summary

Monthly Payment	$10,315.70
Total Payments	$ 1,237,884.68
Total Interest Paid	$ 237,884.68

Assumptions

* Interest compounds monthly
* Annual Payments:
* Interest rate based on BBB/Unrated

FY 2026	72,209.90
FY 2027	123,788.40
FY 2028	123,788.40
FY 2029	123,788.40
FY 2030	123,788.40
FY 2031	123,788.40
FY 2032	123,788.40
FY 2033	123,788.40
FY 2034	123,788.40
FY 2035	123,788.40
FY 2036	51,579.18
	1,237,884.68

Amortization Schedule

Month	Date	Payment	Interest	Principal	Balance
	2/1/2026	-	-	-	$ 1,000,000.00
1	3/1/2026	10,315.70	3,666.67	6,649.03	993,350.97
2	4/1/2026	10,315.70	3,642.29	6,673.41	986,677.56
3	5/1/2026	10,315.70	3,617.82	6,697.88	979,979.68
4	6/1/2026	10,315.70	3,593.26	6,722.44	973,257.24
5	7/1/2026	10,315.70	3,568.61	6,747.09	966,510.15
6	8/1/2026	10,315.70	3,543.87	6,771.83	959,738.32
7	9/1/2026	10,315.70	3,519.04	6,796.66	952,941.66
8	10/1/2026	10,315.70	3,494.12	6,821.58	946,120.08
9	11/1/2026	10,315.70	3,469.11	6,846.59	939,273.49
10	12/1/2026	10,315.70	3,444.00	6,871.70	932,401.79
11	1/1/2027	10,315.70	3,418.81	6,896.89	925,504.90
12	2/1/2027	10,315.70	3,393.52	6,922.18	918,582.72
13	3/1/2027	10,315.70	3,368.14	6,947.56	911,635.16
14	4/1/2027	10,315.70	3,342.66	6,973.04	904,662.12
15	5/1/2027	10,315.70	3,317.09	6,998.61	897,663.51
16	6/1/2027	10,315.70	3,291.43	7,024.27	890,639.24
17	7/1/2027	10,315.70	3,265.68	7,050.02	883,589.22
18	8/1/2027	10,315.70	3,239.83	7,075.87	876,513.35
19	9/1/2027	10,315.70	3,213.88	7,101.82	869,411.53
20	10/1/2027	10,315.70	3,187.84	7,127.86	862,283.67
21	11/1/2027	10,315.70	3,161.71	7,153.99	855,129.68
22	12/1/2027	10,315.70	3,135.48	7,180.22	847,949.46
23	1/1/2028	10,315.70	3,109.15	7,206.55	840,742.91
24	2/1/2028	10,315.70	3,082.72	7,232.98	833,509.93
25	3/1/2028	10,315.70	3,056.20	7,259.50	826,250.43
26	4/1/2028	10,315.70	3,029.58	7,286.12	818,964.31

10 Year Payment Schedule for Nevada 12-17-2025 10-year

Month	Date	Payment	Interest	Principal	Balance
27	5/1/2028	10,315.70	3,002.87	7,312.83	811,651.48
28	6/1/2028	10,315.70	2,976.06	7,339.64	804,311.84
29	7/1/2028	10,315.70	2,949.14	7,366.56	796,945.28
30	8/1/2028	10,315.70	2,922.13	7,393.57	789,551.71
31	9/1/2028	10,315.70	2,895.02	7,420.68	782,131.03
32	10/1/2028	10,315.70	2,867.81	7,447.89	774,683.14
33	11/1/2028	10,315.70	2,840.50	7,475.20	767,207.94
34	12/1/2028	10,315.70	2,813.10	7,502.60	759,705.34
35	1/1/2029	10,315.70	2,785.59	7,530.11	752,175.23
36	2/1/2029	10,315.70	2,757.98	7,557.72	744,617.51
37	3/1/2029	10,315.70	2,730.26	7,585.44	737,032.07
38	4/1/2029	10,315.70	2,702.45	7,613.25	729,418.82
39	5/1/2029	10,315.70	2,674.54	7,641.16	721,777.66
40	6/1/2029	10,315.70	2,646.52	7,669.18	714,108.48
41	7/1/2029	10,315.70	2,618.40	7,697.30	706,411.18
42	8/1/2029	10,315.70	2,590.17	7,725.53	698,685.65
43	9/1/2029	10,315.70	2,561.85	7,753.85	690,931.80
44	10/1/2029	10,315.70	2,533.42	7,782.28	683,149.52
45	11/1/2029	10,315.70	2,504.88	7,810.82	675,338.70
46	12/1/2029	10,315.70	2,476.24	7,839.46	667,499.24
47	1/1/2030	10,315.70	2,447.50	7,868.20	659,631.04
48	2/1/2030	10,315.70	2,418.65	7,897.05	651,733.99
49	3/1/2030	10,315.70	2,389.69	7,926.01	643,807.98
50	4/1/2030	10,315.70	2,360.63	7,955.07	635,852.91
51	5/1/2030	10,315.70	2,331.46	7,984.24	627,868.67
52	6/1/2030	10,315.70	2,302.19	8,013.51	619,855.16
53	7/1/2030	10,315.70	2,272.80	8,042.90	611,812.26
54	8/1/2030	10,315.70	2,243.31	8,072.39	603,739.87
55	9/1/2030	10,315.70	2,213.71	8,101.99	595,637.88
56	10/1/2030	10,315.70	2,184.01	8,131.69	587,506.19
57	11/1/2030	10,315.70	2,154.19	8,161.51	579,344.68
58	12/1/2030	10,315.70	2,124.26	8,191.44	571,153.24
59	1/1/2031	10,315.70	2,094.23	8,221.47	562,931.77
60	2/1/2031	10,315.70	2,064.08	8,251.62	554,680.15
61	3/1/2031	10,315.70	2,033.83	8,281.87	546,398.28
62	4/1/2031	10,315.70	2,003.46	8,312.24	538,086.04
63	5/1/2031	10,315.70	1,972.98	8,342.72	529,743.32
64	6/1/2031	10,315.70	1,942.39	8,373.31	521,370.01
65	7/1/2031	10,315.70	1,911.69	8,404.01	512,966.00
66	8/1/2031	10,315.70	1,880.88	8,434.82	504,531.18
67	9/1/2031	10,315.70	1,849.95	8,465.75	496,065.43
68	10/1/2031	10,315.70	1,818.91	8,496.79	487,568.64
69	11/1/2031	10,315.70	1,787.75	8,527.95	479,040.69
70	12/1/2031	10,315.70	1,756.48	8,559.22	470,481.47
71	1/1/2032	10,315.70	1,725.10	8,590.60	461,890.87
72	2/1/2032	10,315.70	1,693.60	8,622.10	453,268.77
73	3/1/2032	10,315.70	1,661.99	8,653.71	444,615.06
74	4/1/2032	10,315.70	1,630.26	8,685.44	435,929.62
75	5/1/2032	10,315.70	1,598.41	8,717.29	427,212.33
76	6/1/2032	10,315.70	1,566.45	8,749.25	418,463.08

10 Year Payment Schedule for Nevada 12-17-2025 10-year

Month	Date	Payment	Interest	Principal	Balance
77	7/1/2032	10,315.70	1,534.36	8,781.34	409,681.74
78	8/1/2032	10,315.70	1,502.17	8,813.53	400,868.21
79	9/1/2032	10,315.70	1,469.85	8,845.85	392,022.36
80	10/1/2032	10,315.70	1,437.42	8,878.28	383,144.08
81	11/1/2032	10,315.70	1,404.86	8,910.84	374,233.24
82	12/1/2032	10,315.70	1,372.19	8,943.51	365,289.73
83	1/1/2033	10,315.70	1,339.40	8,976.30	356,313.43
84	2/1/2033	10,315.70	1,306.48	9,009.22	347,304.21
85	3/1/2033	10,315.70	1,273.45	9,042.25	338,261.96
86	4/1/2033	10,315.70	1,240.29	9,075.41	329,186.55
87	5/1/2033	10,315.70	1,207.02	9,108.68	320,077.87
88	6/1/2033	10,315.70	1,173.62	9,142.08	310,935.79
89	7/1/2033	10,315.70	1,140.10	9,175.60	301,760.19
90	8/1/2033	10,315.70	1,106.45	9,209.25	292,550.94
91	9/1/2033	10,315.70	1,072.69	9,243.01	283,307.93
92	10/1/2033	10,315.70	1,038.80	9,276.90	274,031.03
93	11/1/2033	10,315.70	1,004.78	9,310.92	264,720.11
94	12/1/2033	10,315.70	970.64	9,345.06	255,375.05
95	1/1/2034	10,315.70	936.38	9,379.32	245,995.73
96	2/1/2034	10,315.70	901.98	9,413.72	236,582.01
97	3/1/2034	10,315.70	867.47	9,448.23	227,133.78
98	4/1/2034	10,315.70	832.82	9,482.88	217,650.90
99	5/1/2034	10,315.70	798.05	9,517.65	208,133.25
100	6/1/2034	10,315.70	763.16	9,552.54	198,580.71
101	7/1/2034	10,315.70	728.13	9,587.57	188,993.14
102	8/1/2034	10,315.70	692.97	9,622.73	179,370.41
103	9/1/2034	10,315.70	657.69	9,658.01	169,712.40
104	10/1/2034	10,315.70	622.28	9,693.42	160,018.98
105	11/1/2034	10,315.70	586.74	9,728.96	150,290.02
106	12/1/2034	10,315.70	551.06	9,764.64	140,525.38
107	1/1/2035	10,315.70	515.26	9,800.44	130,724.94
108	2/1/2035	10,315.70	479.32	9,836.38	120,888.56
109	3/1/2035	10,315.70	443.26	9,872.44	111,016.12
110	4/1/2035	10,315.70	407.06	9,908.64	101,107.48
111	5/1/2035	10,315.70	370.73	9,944.97	91,162.51
112	6/1/2035	10,315.70	334.26	9,981.44	81,181.07
113	7/1/2035	10,315.70	297.66	10,018.04	71,163.03
114	8/1/2035	10,315.70	260.93	10,054.77	61,108.26
115	9/1/2035	10,315.70	224.06	10,091.64	51,016.62
116	10/1/2035	10,315.70	187.06	10,128.64	40,887.98
117	11/1/2035	10,315.70	149.92	10,165.78	30,722.20
118	12/1/2035	10,315.70	112.65	10,203.05	20,519.15
119	1/1/2036	10,315.70	75.24	10,240.46	10,278.69
120	2/1/2036	10,315.70	37.69	10,278.01	0.68
121	**3/1/2036**	**0.68**	**0.00**	**0.68**	**0.00**

AGENDA ITEM #9

ORDINANCE NO. 2026-2
(Order and Notice of May 2, 2026, General Election)
(Mayoral and Aldermen Places 1 and 2)

AN ORDINANCE OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 2, 2026, TO ELECT THE CITY COUNCIL MEMBERS FOR THE MAYOR AND PLACES 1 AND 2; PROVIDING FOR EARLY VOTING; PROVIDING FOR ORDER AND NOTICE OF THE ELECTION; AND PROVIDING FOR OTHER MATTERS RELATING TO THE ELECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS:

SECTION 1. The Mayor of the City of Nevada, Texas, with the concurrence of the City Council, orders a General Election to be held on May 2, 2026, for the purpose of electing the Mayor and City Council Members for Places 1 and 2. The elected Mayor and Council Members will serve two-year terms.

SECTION 2. The polling places for registered voters of the City of Nevada for this election are as follows:

All voting locations for early voting are prepared by the Collin County Elections Department and are to be finalized by March 10, 2026. Voting locations for election day, May 2, 2026, are to be finalized by March 10, 2026, unless changed at the direction of the Collin County Elections Department. Other deadlines for the May 2026 voting and elections are shown on Exhibit A, attached to this Ordinance.

SECTION 3. The polls for early voting days shall be open from 7:00 a.m. until 7:00 p.m. The polls on May 2, 2026, shall be open from 7:00 a.m. until 7:00 p.m.

SECTION 4. Said election shall be conducted in accordance with the Texas Election Code and only registered qualified voters of the City of Nevada will be entitled to vote.

SECTION 5. Applications for ballot by mail may be requested from and mailed to the Elections Office, Attn: Collin County Early Voting Clerk, 2010 Redbud Blvd., Suite 102, McKinney, TX 75069. Applications for ballots by mail must be received no later than the close of business on April 21, 2026. Various exceptions to this deadline may apply.

SECTION 6. Candidates must adhere to the filing deadlines accordingly. Candidate packets are available in the City Secretary's office. The candidate filing deadlines for the General Election for Mayor and Council Members are as follows:

January 14, 2026, through February 13, 2026, at 5:00 p.m.

Candidates must file in the City Secretary's office located at 201 West FM 6, Nevada, Texas 75173.

SECTION 7. The City Secretary is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be so published and/or posted in connection with the conduct of this election. The Collin County election contract shall designate the election judges for the election. The County has not provided all such dates, times and places for the election at the time this Ordinance is passed.

SECTION 8. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordered herein.

DULY PASSED AND APPROVED by the City Council of the City of Nevada, Texas, this 3rd day of February 2026.

APPROVED:

_____
Donald Deering, Mayor

ATTEST:

_____
Heather Schell, City Secretary

APPROVED AS TO FORM:

_____
James E. Shepherd, City Attorney

EXHIBIT A: Collin County Joint General and Special Election - May 2, 2026

Collin County Joint General and Special Election – May 2, 2026

Listed below are important dates to mark on your calendar for the **Saturday, May 2, 2026** uniform election date.

Contracts – Contracts will be generated and delivered to all jurisdictions beginning **Tuesday, February 3, 2026.**

Order of General Election – Deadline for political subdivisions to order a general election – **Friday, February 13, 2026**. Please send your Order of Election to Cheryl Gorena at cgorena@co.collin.tx.us no later than **Monday, February 16, 2026**.

Order of Special Election to Fill a Vacancy – Deadline to order a special election to fill a vacancy – **Saturday, February 21, 2026**.

Executed Contracts – Executed contracts should be returned by **Tuesday, March 3, 2026.**

Candidate Filing Deadline for a Regular Election – The SOS Election Law Calendar for the May 2, 2026 Election is not yet available, but you may view Important Election Dates here: https://www.sos.texas.gov/elections/voter/important-election-dates.shtml .

- Candidate filing deadline for Regular Election – **Friday, February 13, 2026 at 5 p.m.**
- Write-In Candidates filing deadline for General Election **Tuesday, February 17, 2026 at 5 p.m.** (TEC Sec. 144.006, 146.054 (b) (2)).
- Candidate Withdrawal - Last day for a candidate or write-in candidate to withdraw name from the ballot – **Friday, February 20, 2026 at 5 p.m.**

Election Cancellation – The recommended first day to cancel your election is **Friday, February 20, 2026**. If your election can be cancelled, please email a copy of your Certification of Unopposed Candidates to Cheryl (cgorena@co.collin.tx.us) as soon as possible**. NOTE: NEW LAW -** SB 1 (2021, 2nd C.S) amended Sections 2.053 and 2.056 of the Texas Election Code to make this cancellation process mandatory, rather than discretionary. For additional information, consult the outline on Cancellation of Election for Local Political Subdivisions.

Ballot – Email ballot materials to Cheryl at cgorena@co.collin.tx.us.

- Recommended deadline for Drawing for Place on Ballot – **Monday, February 23, 2026.** TEC Sec. 52.094 (Note: The ballot drawing notice must be posted 72 hours prior to the drawing).
- **Deadline to receive final ballot wording – Monday, February 23, 2026**.
    - Please provide all office titles, candidate names (in order of drawing), and, if applicable, all propositions as they are to appear on the ballot. All ballot wording must be provided in both English and Spanish. Ballot wording can be delivered as early as available, **but not later than 5 p.m. on Monday, February 23, 2026.**
    - The Election Code does not provide direction on how to list multiple write-in candidates for the same office on the List of Declared Write-in Candidates. If there are two or more declared write-in candidates in any one race, the Secretary of State recommends that you list them in alphabetical order or conduct a ballot drawing pursuant to Section 52.04(a) and (c) of the Code.

Notes on Ballot Layout: Please see Chapter 52. BALLOT FORM, CONTENT, AND PREPARATION, Subchapter A. PREPARING THE BALLOT for ballot layout and wording regulations.

Ballot Proofing - Please respond with revisions or an approval signature **within 24 hours** of receiving your ballot proof.

- Ballot Proofing Note: If you fail to approve the ballot proof within 24 hours of receiving the proof the Elections Office will presume that the ballot proof has been approved. Any costs incurred by making any changes to the ballot (designing, printing, programming, etc.) from this point forward will be the responsibility of the jurisdiction.

Polling Locations – Our deadline to finalize polling locations is **Tuesday, March 10, 2026.** Delivery schedules will be supplied once the locations have been confirmed.

Deposits – The 90% deposit for election services is due by **Friday, March 27, 2026.** Please use the deposit amount shown on your Estimated Cost of Election Services. The deposit should be made payable to the **"Collin County Treasury"** with a note **"For election services"** included with the check documentation and delivered to:

Collin County Treasury
2300 Bloomdale Rd., #3138
McKinney, Texas 75071

Notice of Bond Elections – Entities holding bond elections must provide additional notice per TEC Section 4.003 (f) added by SB637. A debt obligation order under TEC Section 3.009 must be posted:

1. (Elections Department will post) On Election Day and during Early Voting by personal appearance, in a prominent location at each polling location.
2. (Entity will post) Not later than the 21st day before Election Day, in three public places.
3. (Entity and County will post) During the 21 days before Election Day, on the entity's website.

See full notation for Bond Notices and the required information for the Order/Notice of Bond Election in the SOS Election Law Calendar, when available. The Elections Department will place the bond notice materials you provide in each EV and ED polling location. Materials to be posted in the polling locations is needed by **Tuesday, April 7, 2026**. *(Equipment delivery will likely begin Wednesday, April 15, 2026.)*

Notice of Election – TEC Section 4.002. AUTHORITY RESPONSIBLE FOR GIVING NOTICE: Except as otherwise provided by law, the following authority shall give notice of an election: (1) the county judge of each county wholly or partly in the territory covered by the election, for an election ordered by the governor; *(2) the presiding officer of the governing body of a political subdivision, for an election ordered by the presiding officer or the governing body*; and (3) the authority ordering the election, for an election ordered by any other authority. The last day of period during which notice of election must be published is **Saturday, April 11, 2026**. (NOTE: If your jurisdiction happens to be a part of more than one county, the Notice of Election must be published in each County. Collin County Elections will post one Notice of Election in the Dallas Morning News. The notice will include every political jurisdiction included in the joint election.)

For additional information regarding posting requirements, please see this new checklist from the Secretary of State's Office: https://www.sos.state.tx.us/elections/forms/website-posting-requirements.pdf

FPCA Ballot 45th Day Deadline – **Wednesday, March 18, 2026**

Voter Registration

- Last day to register to vote – **Thursday, April 2, 2026.**
- A list of eligible registered voters will be delivered to each entity by **Friday, April 10, 2026** (allowing all registration activity to be processed).

Voter Registration Applications should be mailed to Registrar of Voters, 2010 Redbud Blvd., Suite 102, McKinney, TX 75069, or faxed to 972-547-1995, or emailed to voterregistration@collincountytx.gov. (If faxed or emailed, the original application must be mailed and received within 4 business days.)

Ballot by Mail

- Last day to receive an application for ballot by mail (received, not postmarked) is close of business on **Tuesday, April 21, 2026.**

Ballot by Mail Applications should be mailed to the Early Voting Clerk, 2010 Redbud Blvd., Suite 102, McKinney, TX 75069, or faxed to 972-547-1996 or emailed to absenteemailballoting@collincountytx.gov. (If faxed or emailed, the original application must be mailed and received within 4 business days.)

Public Logic & Accuracy (L&A) and Tabulation Equipment Test – **Friday, April 10, 2026** (anticipated)

Early Voting Dates and Times

Monday, April 20, 2026	8 a.m. – 5 p.m.
Tuesday, April 21, 2026 (San Jacinto Day)	No Voting – State Holiday
Wednesday, April 22 – Saturday, April 25, 2026	8 a.m. – 5 p.m.
Sunday, April 26, 2026	No Voting
Monday, April 27 – Tuesday, April 28, 2026	7 a.m. – 7 p.m.

Website Information – Beginning **Tuesday, April 21, 2026**, the daily Early Voting Rosters will be posted to the Collin County Election Information page no later than 11 a.m., to reflect the previous day's voters. The rosters will show names of voters who have voted in person or whose voted mail ballot has been returned to the Elections Department. (TEC Section 87.121)

Election Reporting and Special Reports

- Unofficial Early Voting results will be posted to the Collin County Election website at 7 p.m. on Election Night and Election Day results will be posted beginning at 8:30 p.m. and continue in 30 minute increments until complete. In addition we will email the results to the jurisdiction contact email on file.
- After the Election Night results are at 100%, no further election results will be posted on the Election website until all provisional and overseas ballots have been counted.
- A list of voters who voted on Election Day will be posted on the Collin County Election website the day after the election by 11 a.m.

Election Canvass

- First possible day to canvass the election (TEC Sec. 67.003) – **Tuesday, May 5, 2026.**
  - **Monday, May 4, 2026 at 5 p.m.** - Deadline to receive "late domestic ballots" mailed within the United States from non-military voters and from any military voters who submitted an Application for Ballot By Mail ("ABBM") (not a Federal Postcard Application – "FPCA"), if the carrier envelope was placed for delivery by mail or common or contract carrier AND bears a cancellation mark of a Postal Service or a receipt mark of a common or contract carrier or a courier indicating a time not later than 7 p.m. at the location of the election on Election Day.
  - **Tuesday, May 5, 2026** - The first possible day to conduct official local canvass of returns by governing authority of the political subdivision. However, the canvass may not be conducted until the ballot board has verified and counted all provisional ballots, if a provisional ballot has been cast in the election, AND counted all timely received mailed domestic ballots cast from addresses within the United States, and all timely received mailed ballots cast from outside the United States. Notice of canvass must be posted at least 72 hours continuously before the canvass is conducted.
  - **Thursday, May 7, 2026** - The last day to receive ballots from non-military and any military voters casting ballots from outside of the United States, who submitted an ABBM, (not an FPCA) AND who placed their ballots in delivery by 7 p.m. on election day as evidenced by a postal service cancellation mark or a receipt mark of a common or contract carrier or a courier (TEC Sec. 86.007, 101.057, 101.001).
  - **Friday, May 8, 2026** - Last day that a voter can cure their ID related Provisional ballot or mail ballot defect at our office (TEC Sec. 65.054(b), 65.0541(a))
  - **Monday, May 11, 2026** - Last day that the Early Voting Ballot Board may convene to qualify/county mail ballots cast (TEC Sec. 87.125(a)) or Provisional ballots cast (TEC Sec. 65.051(a), 1.006). New Law: SB1703 allows the EV Ballot Board until the 9th day after the election to qualify and count any provisional or overseas ballots.
- Last day to canvass the election (TEC Sec. 67.003) – **Wednesday, May 13, 2026.**

Collin County Joint General and Special Runoff Election – June 13, 2026 (if applicable)

Ballot Proofing – Anticipated ballot proofing for the runoff election will be within a week of the canvass.

Polling Locations – Will be based on jurisdictions' offices/races in the Runoff.

Early Voting Dates and Times

Monday, June 1, 2026 – Saturday, June 6, 2026	8 a.m. – 5 p.m.
Sunday, June 7, 2026	No Voting
Monday, June 8 – Tuesday, June 9, 2026	7 a.m. – 7 p.m.

Voter Registration

- Last day to register to vote – **Thursday, May 14, 2026**
- A list of eligible registered voters will be delivered to each entity by **Friday, May 22, 2026** (allowing all registration activity to be processed).

Voter Registration Applications should be mailed to Registrar of Voters, 2010 Redbud Blvd., Suite 102, McKinney, TX 75069, or faxed to 972-547-1995, or emailed to voterregistration@collincountytx.gov. (If faxed or emailed, the original application must be mailed and received within 4 business days.)

Ballot by Mail

- Last day to receive (not postmarked) close of business on **Tuesday, June 2, 2026.**

Ballot by Mail Applications should be mailed to Early Voting Clerk, 2010 Redbud Blvd., Suite 102, McKinney, TX 75069, or faxed to 972-547-1996 or emailed to absenteemailballoting@collincountytx.gov. (If faxed or emailed, the original application must be mailed and received within 4 business days.)

Public Logic and accuracy & Tabulation Equipment Test – **Friday, May 22, 2026** (anticipated)

Website Information – Early Voting rosters will be posted to the Collin County Election Information page no later than 11 a.m. daily to reflect the previous day's voters. The rosters will show names of voters who have voted in person or if a mail ballot has been received back into our office. (TEC Section 87.121)

Election Reporting and Special Reports

- Unofficial early voting results will be posted to the Collin County Election website at 7 p.m. on Election Night and Election Day results will be posted beginning at 8:30 p.m. and continue in 30 minute increments until complete. In additional we will email the results to the jurisdiction contact email on file.
- After the Election Night results are at 100%, no further election results will be posted on the Collin County Election website until all provisional and overseas ballots have been counted.
- A list of voters who voted on Election Day will be posted on the Elections website the day after the election by 11 a.m.

Election Canvass

- First possible day to canvass the election if your entity has NO Provisional Ballots and NO Overseas ballots that have not been received to be counted. (Canvass notice must be posted 72 hours before the canvass is conducted.) – **Tuesday, June 16, 2026**
- Last day that a voter can cure their ID related Provisional ballot or mail ballot defect at our office (TEC Sec. 65.054(b), 65.0541(a)) – **Friday, June 19, 2026**
- Last day that the Early Voting Ballot Board may convene to qualify/county mail ballots cast (TEC Sec. 87.125(a)) or Provisional ballots cast (TEC Sec. 65.051(a), 1.006) – **Monday, June 22, 2026**
- Last day to canvass the election (TEC Sec. 67.003) – **Wednesday, June 24, 2026**

AGENDA ITEM #10

Chapter 1181

S.B. No. 785

AN ACT

relating to the regulation of new HUD-code manufactured housing.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1201.008, Occupations Code, is amended by amending Subsections (b) and (d) and adding Subsections (d-1), (g), and (h) to read as follows:

(b) Subject to Subsection (g), on [~~On~~] application, the municipality shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the municipality, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the municipality in writing denies the application and states the reason for the denial not later than the 45th day after the date the application is received.

(d) Except as approved by the department and subject to Subsection (d-1), a local governmental unit may not require a permit, a fee, a bond, or insurance for the transportation and installation of manufactured housing by a licensed retailer or installer. This subsection does not prohibit the collection of actual costs incurred by a local governmental unit that result from the transportation of a manufactured home.

(d-1) A municipality may not require a specific use permit or

other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home if:

(1) the home has been constructed in accordance with federal law and this chapter; and

(2) the municipality does not require a specific use permit for other residential property in the same zoning classification.

(g) Except as provided by Subsection (h), a municipality with zoning regulations or zoning district boundaries:

(1) shall permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the municipality's boundaries under at least one:

(A) residential zoning classification;

(B) type of residential zoning district; or

(C) dedicated zoning classification for residential HUD-code manufactured homes;

(2) shall ensure at least one of the residential zoning classifications or districts described by Subdivision (1) has been adopted and applies to an area of land within the municipality's boundaries; and

(3) if the municipality has a comprehensive zoning classification map, shall indicate on the map the areas within the municipality's boundaries that comply with Subdivision (2).

(h) Subsection (g) does not:

(1) limit the authority of a municipality to adopt or enforce an ordinance, rule, or other measure to protect historic landmarks or include properties within the boundaries of a local

historic district;

(2) affect deed restrictions established before January 2, 2025; or

(3) apply to a municipality:

(A) in which all areas zoned for residential use have deed restrictions on September 1, 2025, prohibiting the placement of manufactured homes; or

(B) that does not have any areas or districts zoned for business or industrial use.

SECTION 2. This Act takes effect September 1, 2026.

President of the Senate

Speaker of the House

I hereby certify that S.B. No. 785 passed the Senate on April 10, 2025, by the following vote: Yeas 28, Nays 2; and that the Senate concurred in House amendment on May 30, 2025, by the following vote: Yeas 30, Nays 1.

Secretary of the Senate

I hereby certify that S.B. No. 785 passed the House, with amendment, on May 27, 2025, by the following vote: Yeas 96, Nays 41, two present not voting.

Chief Clerk of the House

Approved:

6-17-25

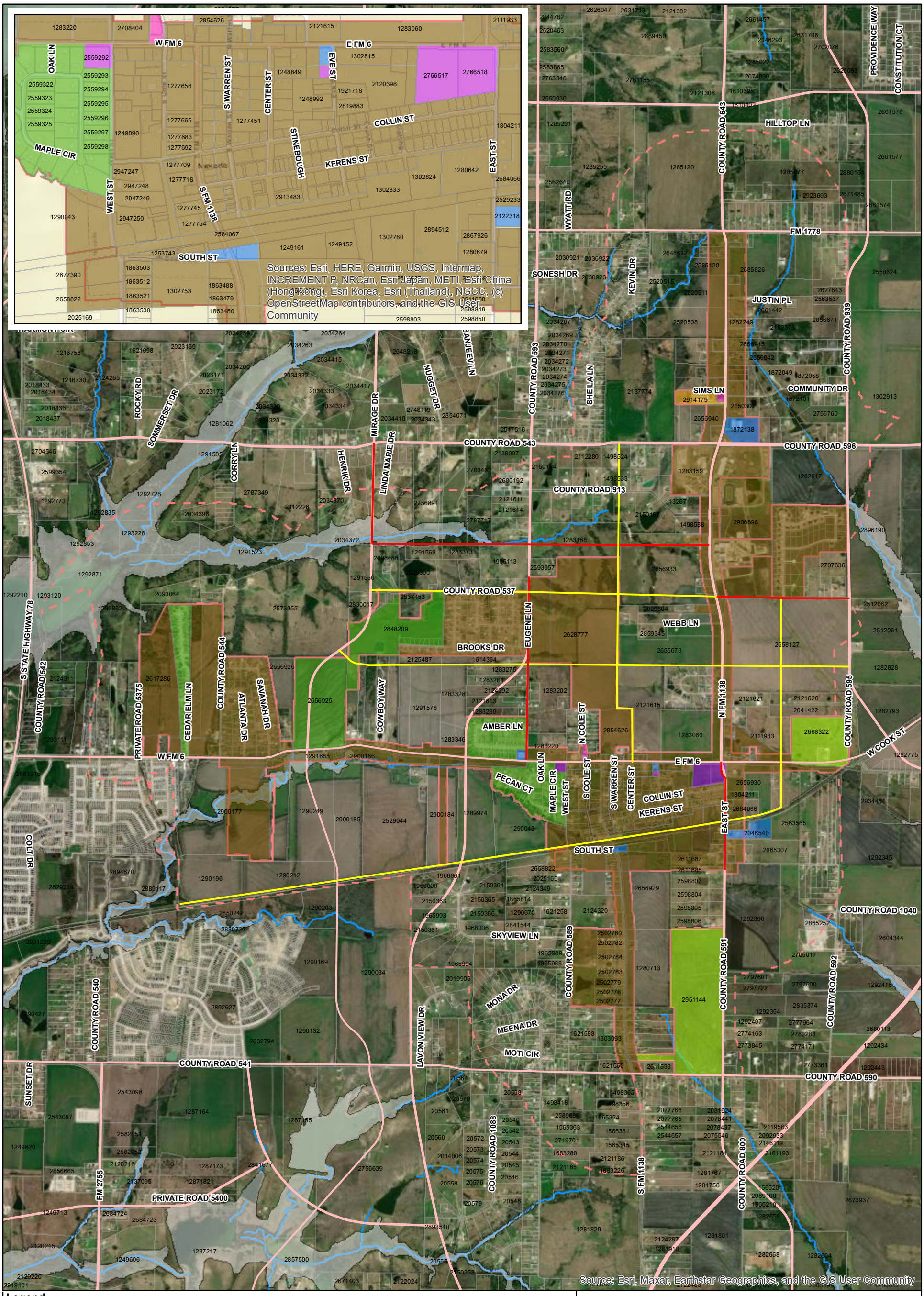
Date

Governor

FILED IN THE OFFICE OF THE
TEXAS SECRETARY OF STATE
10:00 pm O'CLOCK

JUN 22 2025

Secretary of State



Legend

Zoning Districts
- No Zoning Established
- Single Family (1 ac)
- Single Family (1/2 ac)
- Commercial Corridor
- Community Retail
- Neighborhood Service
- Light Industrial

Nevada Thoroughfare Plan
- Arterial
- Collector

Collin County Thoroughfare Plan
- Freeway
- Major Arterial
- Principal Arterial

- Nevada City Limits
- Nevada ETJ
- Parcels
- FEMA Zone AE
- FEMA Zone A
- FEMA Stream

N

0 2,400 4,800 Feet

Zoning Map

Nevada, Texas

HAYTER ENGINEERING
Practical Infrastructure Solutions

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

September 2025	PROJECT NO.: 385006	EXHIBIT 2

AGENDA ITEM #11

ORDINANCE NO. 091923
(Property Maintenance)

AN ORDINANCE OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS REGULATING PROPERTY MAINTENANCE AND COMMUNITY APPEARANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY CLAUSE BASED ON STATE LAW AND THE TYPE OF VIOLATION NOT TO EXCEED $200.00, $500.00; OR $2000.00 FOR EACH VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that welfare and safety of the citizens of Nevada would be improved with the requirement of property maintenance and community appearance as set forth below; and

WHEREAS, the regulations below are authorized by the laws of the State of Texas, and are hereby adopted by the City Council of the City of Nevada, and

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

Section 1. Definitions

Brush means lawn trimmings, tree trimmings or other miscellaneous harvested vegetation.

Contractor means any person(s), firm, corporation or other entity that has been hired by an owner, as defined herein, to perform any new construction, remodel, or repair of said property within the corporate limits of the City. If the owner is also the builder/developer/contractor, as defined herein, then the owner is held to the limitations of a contractor as specified in this article.

Nuisance. The following items are hereby declared a nuisance:

(1) Anything that is dangerous to human life or health.

(2) Anything that renders the ground, the water, the air, or the food a hazard or injurious to human life or health.

(3) Anything that gives off an offensive odor; or

(4) Anything that is detrimental to the public health.

(5) Metal storage buildings of all sizes, sometimes referred to as shipping containers or "PODS", on the property either with no permit from the City, or after a City permit for the storage building has expired. A permit must be requested prior to delivery of a container, and the permit will expire in thirty (30) days. A container on property without a permit is a violation of this ordinance.

Owner means any person(s) or entities owning, claiming, occupying, or having supervision or control of any lot, tract, or parcel of land, occupied or unoccupied, improved, or unimproved, within the corporate limits of the City.

Parkway The area between the edge of paving of any public roadway bounding the property in accordance with this article. Bounding the property means the area between the property line of the property, and the edge of the paving of any public roadway.

Rubbish means trash, debris, rubble, concrete, cement, stone, excess or useless fragments of construction materials, or other miscellaneous useless waste or rejected matter.

Vehicle owner means any person(s) or entities owning, claiming, occupying or having supervision or control of any vehicle within the corporate limits of the City.

Weeds and vegetation means vegetation, including grass, that because of its height is objectionable, unsightly or unsanitary, but excluding shrubs, bushes, trees, cultivated flowers, and cultivated crops.

Section 2. Duty to maintain property; prohibited conditions—Trees and vegetation

(a) Minimum tree branch clearance. A property owner is responsible to maintain and trim street trees and private trees on the owner's private property, and on public property contiguous to the owner's private property to prevent limbs and branches from overhanging the public property at a height of less than fourteen feet. The failure of the property owner to maintain such trees at not less than 14 feet above the public property, including rights-of-way, sidewalks, and access easements is a violation of this division. A public roadway which is a prescriptive easement is included in the definition of "public property" for the purposes of this ordinance.

(b) Duty to maintain property; prohibited conditions. Parkway and private property

(1) It shall be unlawful for any owner to allow any weeds and vegetation to grow to a height greater than twelve (12) inches upon any real property within the city. This does not apply to cultivated crops for agricultural purposes.

(2) It is the responsibility of the property owner to maintain the property to include the Parkway area up to the edge of paving of any public roadway bounding the property in accordance with this ordinance. Mowing of grass and other vegetation in the Parkway is required.

(3) All. drainage and bar ditches within the City of Nevada shall be kept free of debris, weeds, trees, and brush. In cases where a drainage ditch or portion thereof is located on the Parkway and/or private property, it shall be the responsibility of the property owner to maintain the condition of such ditch so that adequate water flow will be maintained. The required slope, width, and depth of the drainage ditch may not be changed by the property owner without permission from the City.

(4) In the event that a drainage ditch on private property is found to be providing inadequate water flow due to failure of the property owner to maintain the same, such that the property, health, safety or welfare of the public is put at risk, the City shall notify the property owner in writing of the nature of maintenance that is required and the date by which such maintenance must be completed.

(5) It shall be a violation for a property owner to intentionally or knowingly fail or refuse to complete the prescribed maintenance of a drainage ditch within ten days following notification under subsection (4) of this section. Such violation shall constitute a misdemeanor, and upon conviction, such property owner shall be punished by a fine not to exceed $2,000.00 for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

(6) In addition to or in lieu of prosecuting a property owner pursuant to this section, the City, acting through the City Secretary; Code Enforcement Officer or his or her designee, may issue and serve notice to the owner of such property by personal delivery or by letter addressed to the owner at the address according to the most recent tax roll of the city informing the owner that if the maintenance is not performed that the city will perform or pay for the same and will place a lien on the property where the drainage ditch is located. Any violations which constitute a nuisance will be noticed and prosecuted as all other nuisance cases under this ordinance, and as required by state law.

(7) An Agricultural Property tax exemption is not zoning and is not exempt from the terms of this ordinance.

(g) It shall be the duty of any owner to maintain his or her property in a reasonable, neat and orderly fashion. Therefore:

(1) Storage, within public view, of auto parts, appliances and building materials or any items that fall within the definition of "nuisance" as defined in this ordinance, or any other ordinance of the city defining nuisances, is strictly prohibited; and

(2) If a building permit is current, it shall be reasonable to temporarily store, within public view, such building materials as needed to complete the permitted construction, and only for a reasonable period of time, not to exceed 90 days.

(h) A violation of this section is subject to notice and penalties as described herein.

Sec. 3 Parking of large vehicles; obstructing street, easement or other public property

(a) The parking of large vehicles on residential streets presents a hazard to drivers and can limit emergency access. In order to provide for public safety, all boats, campers, trailers, recreational vehicles and vehicles with three (3) or more axles:

(1) Must be parked on an improved surface contiguous with the driveway within the boundaries of the owner's property and in front of the front building line (except for lots less than ½ acre or larger than one acre); or

(2) Must be parked on an improved or unimproved surface within the boundaries of the owner's property and behind the front building line; and

(3) Must comply with all applicable City ordinances.

(b) It shall be unlawful to park boats, campers, trailers, recreational vehicles or vehicles with three (3) or more axles on City streets for a period of three (3) or more hours.

(c) It shall be unlawful to park any vehicles upon any street, roadway, right-of-way or other public property in a manner that impedes or could impede traffic or emergency access.

(d) It shall be unlawful to place any item, including equipment, dirt, rubbish or brush, upon any street, roadway, right-of-way or other public property, in a manner that impedes or could impede traffic or emergency access.

(e) It shall be a direct violation of this article for any vehicle to be parked on a City easement which is not a road easement or right of way.

(1) It shall be the responsibility of the owner to have knowledge of the City's easements as it relates to the owner's property.

(2) Any violation of this section may be enforced without notice and at the expense of the owner.

(f) The City shall not be required to give notice to an owner for failure to comply with the provisions of this section in the event the situation is deemed an immediate public health or safety risk. *In all other instances the City shall follow the established policy for notifying the owner of the violation with a warning notice, sticker or letter before the vehicle is towed or a citation issues.*

(g) Any law enforcement officer of the City, at their discretion, may issue a citation or summons to appear in municipal court to the property owner or vehicle owner for any violation of this section.

Sec. 4 Responsibility for enforcement

Enforcement of this article shall be the responsibility of the proper state, county and City authorities, the City police department and/or the duly appointed code enforcement official of the City.

Sec. 5 Notice of nuisance violation

(a) In the event that any owner fails to comply with the provisions of section 2 of this article, upon receiving a written complaint, or based on a complaint by an authorized person or entity pursuant to section 4, the City shall give ten (10) days' written notice to such owner by personal delivery, or by certified mail, return receipt requested, addressed to such owner at owner's last known mailing address, demanding compliance with this article. If such registered card or letter is returned unclaimed, or if personal service has not been had or if the owner's address is not known, the notice shall be published two (2) times within ten (10) consecutive days in any newspaper in general circulation in the area or by posting the notice on or near the front door of each building on the property to which the violation relates, or by posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates if the property contains no building. Failure of the owner to abate the nuisance within the ten (10) day time period after any such notice will constitute prima facie evidence of a violation of this article.

(b) Pursuant to the Texas Health and Safety Code, section 342.006, such notice shall be the only notice that will be given for the subsequent twelve (12) month period. If, within the subsequent twelve (12) month period, the same violation(s) occurs again, the City, without notice, may take the appropriate actions to bring the property into compliance and assess its expenses as provided by section 6 herein.

Sec. 6 Abatement by City

(a) Authorized. If an owner fails or refuses to comply with the City's demand for compliance with this ordinance within ten (10) days of the notice provided pursuant to section 5 herein, the City may go upon the property, and do such work or cause the work to be done to bring the property into compliance with this article.

(b) Payment of costs. The expense incurred in correcting any condition of a property in violation of this ordinance, including the cost for publishing the notice in the newspaper, shall be paid by the City and charged to the owner of such property. A statement of expenses incurred by the City shall be mailed to the owner. Such statement shall be paid by the owner within thirty (30) days of the date of the mailing thereof. In the event that the statement of expenses has not been paid within the thirty (30) day period, the City may pursue and exhaust any and all remedies available under this article and state law.

Sec. 7 Abatement of dangerous weeds

(a) The City may abate, without notice, weeds that have grown higher than forty-eight (48) inches and are an immediate danger to the health, life, or safety of any person.

(b) Not later than the 10th day after the date the City abates weeds under this section, the City shall give notice to the property owner in the manner required by section 342.006 of the Health and Safety Code.

(c) The notice shall contain:

(1) Identification, which is not required to be a legal description, of the property;

(2) A description of the violations of this article that occurred on the property;

(3) A statement that the City abated the weeds; and

(4) An explanation of the property owner's right to request an administrative hearing related to the City's abatement of the weeds.

(d) The City shall conduct an administrative hearing on the abatement of weeds under this section if, not later than the 30th day after the date of the abatement of the weeds, the property owner files with the City a written request for a hearing.

(e) An administrative hearing conducted under this section shall be conducted not later than the 20th day after the date a request for a hearing is filed. The owner may testify or present any witnesses or written information relating to the City's abatement of the weeds.

(f) The City may assess expenses and create liens under this section as it assesses expenses and creates liens under section 342.007 of the Health and Safety Code. A lien created under this section is subject to the same conditions as a lien created under section 342.007 of the Health and Safety Code.

(g) The authority granted a City by this section is in addition to the authority granted by Health and Safety Code, section 342.006.

State law reference–Additional authority to abate dangerous weeds without notice, V.T.C.A., Health and Safety Code, sec. 342.008.

Sec. 8 Administrative fee

In addition to collecting the costs and expenses incurred for correcting any violation(s) involving abatement by the City, the City shall charge an administrative fee in the amount set forth in the current fee schedule of this code. If no fee is set in the current fee schedule, the fee shall be not less than $250.00, plus legal fees incurred by the City, which sum is hereby found to be the administrative cost to the City for administering the terms of this article.

Sec. 9 Penalty; lien for unpaid costs and fees

(a) Any owner, as defined herein, violating any of the provisions of this article shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine in accordance with the general penalty provided in this ordinance for each offense. Each day a violation of any provision of this article shall continue shall constitute a separate offense.

(b) Any vehicle owner, as defined herein, violating any of the provisions of section 3 of this article, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine in accordance with the general penalty provided in this ordinance for each offense. Each day a violation shall continue shall constitute a separate offense.

(c) After any required notice has been sent to the owner, the owner's failure, or refusal to comply with any demand for compliance within the applicable time period shall be deemed as maintaining a public nuisance, and the mayor, mayor pro tem, City council or City secretary may file a lien upon and against such real property to include all costs, City administrative fees, filing fees, charges and expenses.

(d) The owner's failure to comply with this article may result in the City securing a lien against the property. In such event, the City will file with the county clerk a statement of expenses incurred in correcting the condition of the property. The City shall have a privileged lien on the property second only to tax liens and liens for street improvements, together with ten percent (10%) interest on the delinquent amount from the date such payment was due. The City may bring suit for foreclosure of the lien in the name of the City to recover the expenditure and interest due, and in said suit, the statement of costs and expenses, or a certified copy of the statement, shall be prima facie proof of the expenses incurred by the City in doing the work or making the improvements.

Sec. 8.07.010 Release of liens

(a) The mayor or his or her designee is hereby authorized to execute release of liens on behalf of the City of all liens created under the provisions of this article.

(b) The mayor or his or her designee shall have no right to execute such releases until he has satisfied himself that the debt or portion thereof secured by the lien and for which a release is requested has been paid in full to the City, and such lien shall be released only insofar as it affects the property for which the debt secured thereby has been paid in full.

SECTION 9. SAVINGS CLAUSE. 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 the Code of Ordinances as a whole.

SECTION 10. REPEALER CLAUSE. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 11. PENALTY.
General penalty for violations of code; continuing violations

(a) Whenever in this code or in any ordinance of the City an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor or whenever in this code or such ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this code or any such ordinance shall be punished by a fine of not exceeding five hundred dollars ($500.00).

(b) A fine or penalty for the violation of a rule, ordinance or police regulation that governs fire safety, zoning or public health and sanitation, including the dumping of refuse, may not exceed two thousand dollars ($2,000.00).

(c) A person convicted of an offense under title 7, subtitle C, Transportation Code (the Uniform Act Regulating Traffic on Highways) for which another penalty is not provided shall be punished by a fine of not less than one dollar ($1.00) or more than two hundred dollars ($200.00) plus such other penalties and costs as may be provided by such subtitle C.

(d) Unless otherwise specifically stated in this code, any violation of this code or of any ordinance that is punishable by a fine that does not exceed five hundred dollars ($500.00) does not require a culpable mental state, and a culpable mental state is hereby not required to prove any such offense. Unless otherwise specifically stated in this code, any violation of this code or of any ordinance that is punishable by a fine that exceeds five hundred dollars ($500.00) shall require a culpable mental state.

(e) No penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state.

(f) Unless otherwise stated in this code or in any ordinance, each day any violation of this code or of any ordinance shall continue shall constitute a separate offense.

(g) In the event that any such violation is designated as a nuisance under the provisions of this code, such nuisance may be summarily abated by the City. In addition to the penalty prescribed above, the City may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

State law references–Penalties for violations, V.T.C.A., Local Government Code, sec. 54.001; penalty for class C misdemeanor, V.T.C.A., Penal Code, sec. 12.23; requirement of culpability, V.T.C.A., Penal Code, sec. 6.02.

SECTION 12. EFFECTIVE DATE. This Ordinance shall become effective upon publication of the caption as required by law.

PASSED AND APPROVED this 19th day of September, 2023.

CITY OF NEVADA, TEXAS

By: _____
Ben Ponce

ATTEST:

_____
Deuce Waters, City Secretary

APPROVED AS TO FORM:

_____
James E. Shepherd, City Attorney

AGENDA ITEM #12

Board & Committee Application

PLEASE NOTE: This application is considered to be public record.

I am interested in being considered for appointment to the following Boards & Committees:

☐ Planning & Zoning Committee ☑ Economic Development Committee ☐ Land Use Committee

Name of Nominee: Noah Thomas Samuel

Home Address: 743 Mustang Ridge Drive

City: Murphy State: TX Zipcode: 75094

E-mail: noahsamuel03@gmail.com

Number of years as a Nevada Resident: n/a

Nominated by (if not nominated by self): Bruce Mathews

Occupation: Foreign Currency Exchange Specialist/ Teller

Business/Company Name: Texas Foreign Currency Exchange

Work Address: 621 W Park Blvd D11

City: Plano State: Texas Zipcode: 75093

Work Phone: —— Cell Phone: 512-919-2838

Degree(s) Earned and School Attended *(i.e. Bachelor of Science from UTA)*

Bachelor of Arts in Philosophy, Politics, and Economics (Economics Concentration) from Austin College

Professional experience: *(include professional memberships and previous employment)*

Community Outreach Intern - Callie Clinic
Grant Writing Intern - CASA of Grayson County
Student Researcher (Anthropology) - Austin College

Community activities: *(include civic clubs, volunteer activities, service organizations, etc.)*

N/A

Comments/Special qualifications:

Microsoft Office Specialist (Word, Excel, PowerPoint, Access)

Form 2201 - Statement of Officer
(General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions
A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

***Mail*:** P.O. Box 12887, Austin, Texas 78711-2887.
***Overnight mail or hand deliveries*:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.
***Fax**:* (512) 463-5569**.**
***Email*:** Scanned copies of the executed Statement may be sent to *register@sos.texas.gov*

NOTE: The Statement of Officer form, commonly referred to as the "Anti-Bribery Statement," must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).

Commentary

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att'y Gen. No. JC-0575 (2002) (determining the meaning of "state officer" as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85th Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

> Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and
> Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State– these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons**: Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD's).

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov

Revised 05/2020

Form #2201 Rev. 05/2020 **Submit to:** **SECRETARY OF STATE** **Government Filings** **Section P O Box 12887** **Austin, TX 78711-2887** **512-463-6334** **512-463-5569 - Fax** **Filing Fee: None**	**STATEMENT OF OFFICER**

Statement

I, Noah Samuel , do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: Economic Development Corporation Director

Execution

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: 02/03/2026

Signature of Officer

Print Reset

Form 2204 - Oath of Office
(General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

An Oath of Office that is required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office. The Oath of Office may be administered to you by a person authorized under the provisions of Chapter 602 of the Texas Government Code. Authorized persons commonly used to administer oaths include notaries public and judges.

***Mail*:** P.O. Box 12887, Austin, Texas 78711-2887.
***Overnight mail or hand deliveries*:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.
***Fax*:** (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.
***Email*:** Scanned copies of the executed Oath may be sent to register@sos.texas.gov. If sent by email, the original Oath should also be mailed to the appropriate address above.

***NOTE**: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the "Anti-Bribery Statement") with the Office of the Secretary of State*.

Commentary

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12.

***Officers Required to File Oath of Office with the Secretary of State*:**

Gubernatorial appointees
District attorneys
Appellate and district court judges
Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas
Associate judges appointed under subchapter B or C, chapter 201 of the Texas Family Code
Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Texas Water Code, Sections 36.055(d) and 49.055(d)

***Officers Not Required to File Oath of Office with the Secretary of State*:**

Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.

All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

As a general rule, city and county officials do not file their oath of office with the Secretary of State– these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office. **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons**: Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges (*except County Court of Law Judges who file with the Elections Division),* County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD's). Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions.

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov't Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer's qualification so that the commission may be issued.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.texas.gov.

Revised 9/2017

Form #2204 Rev 9/2017 **Submit to:** **SECRETARY OF STATE** **Government Filings Section** **P O Box 12887** **Austin, TX 78711-2887** **512-463-6334** **FAX 512-463-5569** **Filing Fee: None**	**This space reserved for office use**

OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Noah Samuel , do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Economic Development Corporation Director for the City of Nevada of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of Texas

County of Collin

Sworn to and subscribed before me on this 3rd day of February, 2026.

(Affix Notary Seal, only if oath administered by a notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An Oath

Printed or Typed Name

Print Reset

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

MINUTES

NEVADA ECONOMIC DEVELOPMENT CORPORATION

Tuesday, January13, 2026
7:00PM at City Hall

President – Bruce Mathews

Secretary – Russell Newton
Treasurer – Walt Newell
Director – Amanda Wilson

Vice President – Rocky Turner
Director – Donald Deering
Director – Amanda Saucedo

EDC Attendance:
Bruce Mathews Russell Newton
Amanda Saucedo Walt Newell

City Staff:
N/A

Citizens:
N/A

REGULAR MEETING

1. **Call to Order and Declaration of Quorum-**
   Time: 7:14PM

2. **Public Comment-**
   Citizens are invited to address the Economic Development Corporation (EDC) 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.

   None

CONSENT AGENDA: ACTION

3. **A. Approval of Previous Meeting Minutes, December, 2025 –**

   Motion by Director Walt Newell, to approve the minutes, seconded by Director Amanda Saucedo.
   3-Yeas, 0-Nays

4. FY2026 Budget.

Motion by Treasurer Walt Newell to approve FY2026 budget, seconded by Director/Secretary Russell Newton.
4-Yeas 0-Nays

5. Workshop for Business Owners:
This item was tabled.

6. ICSC Red River:

- President Bruce Mathews plan to attend the conference.
- President Bruce Mathews will research what to present at the conference and create a marketing package.
- Marketing Company 'Retail Coach' provided an estimated package cost of $5,500 to create a marketing package.

Motion by Treasurer Walt Newell to accept 'Retail Coach' Marketing Package estimate, seconded by Amanda Saucedo.
3-Yeas 1-Nay

- President Bruce Mathews will present to EDC a high-level overview of the presentation he will present at the ICSC Red River Conference.

7. 2026 Conference Planning:

- Directors Amanda Wilson and Amanda Saucedo plan to attend the Economic Development Corporation (EDC) Conference.

8. EDC Email Status:

- President Bruce Mathews will contact Council person Clayton Lauder to get an update on the status of setting up email for the EDC.

This item was tabled.

9. EDC Social Presence:

- Director Amanda Saucedo volunteered to create the Social Presence.
- President Bruce Mathews will provide email information.

This item was tabled.

10. Approval of New Board Member:
Director/Secretary Russell Newton made a motion to approve Noah Thomas Samuel as a member of the EDC, seconded by Treasurer Walt Newell.

4-Yeas 0-Nays

FUTURE AGENDA

Future Agenda Items-

1. Workshop for Business Owners
2. Review ICSC Red River
3. EDC Email Status
4. EDC Social Presence

Future agenda items shall be designated by the President. In addition, a motion and a second from any two Directors shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the President to add an agenda item for a future meeting.

11. Executive Session – Time: 8:36 PM

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.

12. Regular Session: Reconvene from Executive Session – Time: 8:59 PM

Future agenda items shall be designated by the President. In addition, a motion and a second from any two NEDC persons shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the president to add an agenda item for a future meeting.

13. Adjournment/Closing – Time: 9:14 PM

_____
Bruce Mathews, NEDC President

_____
Russell Newton, NEDC Secretary

AGENDA ITEM #13



NO DOCUMENTS

FUTURE AGENDA ITEMS

Future Agenda Items

- Plat Submittal Calendar
- Land Use Committee Appointments (Pending Applications)
- Tornado Siren

EXECUTIVE SESSION



NO DOCUMENTS