AGENDA

CITY OF NEVADA

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

AGENDA

CITY COUNCIL MEETING

Tuesday, November 4, 2025

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 -**

   - October 7, 2025

REGULAR AGENDA

7. **The City Council of the City of Nevada would like to acknowledge and recognize Community ISD FFA for their outstanding service and support provided to the Guadalupe River Flood Disaster relief efforts. The city appreciates their dedication and commitment to helping those in need.**
   Summary: The City Council will present the Nevada Legacy of Impact Award to a representative of the Community ISD FFA in recognition of their dedication, compassion, and outstanding support toward the Guadalupe River Flood Disaster relief efforts.

8. **Deliberate and take any appropriate action on approving the Preliminary Plat for Keep Safe Storage Addition located at 551 E. FM 6, a 1.457-acre tract in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas.**
   Summary: City Engineer Chris Donnan, Hayter Engineering, recommends approval of the Keep Safe Storage Addition Preliminary Plat, subject to the conditions outlined in the Letter of Recommendation. Chris Donnan will present the item to the City Council and address any questions or concerns regarding the Preliminary Plat. The Planning and Zoning Commission has reviewed the plat and provided a Letter of Recommendation to the City Council for consideration.

9. **Deliberate and take any appropriate action regarding the proposal for the street repairs on South Street and CR 589.**
   Summary: NTS Contractors has submitted a proposal for cement-treated base repair and asphalt overlay on South Street, including repairs between West Street and FM 1138. The City Council will review the proposal and determine whether to approve the project.

10. **Deliberate and take any appropriate action to confirm compliance with new Texas Statute regarding zoning changes allowing manufactured housing in one or more zoning districts and marking the city zoning map as required by the statute.**
    The Planning and Zoning Commission reviewed the recently enacted Texas statute requiring municipalities to allow manufactured housing within city limits. The Commission identified the Single Family (SF-1/4/12) as the appropriate zoning district to allow manufactured housing. The Planning and Zoning Chairman prepared a Letter of Recommendation for submission to the City Council.

11. **Deliberate and take any appropriate action on approving an Ordinance restructuring the Schedule of Fees for Residential and Commercial Permitting for the City of Nevada.**
    Summary: An ordinance of the City of Nevada, Texas, adopting the Schedule of Fees listed in Exhibit "A" to reflect same; repealing the fee schedules in prior ordinances in conflict with the fee schedule of this ordinance; providing for severability, providing a penalty of $500 for each violation of this ordinance and providing an effective date.

12. **Deliberation and take any appropriate action on review and approval of the 2025 Audit Engagement Letter from MCPA, PC Certified Public Accountants.**
    Summary: The City Council will review and consider approval of the Audit Engagement Letter outlining the terms of engagement between the City of Nevada and MCPA, PC for the upcoming audit services.

13. **Deliberation and take any appropriate action approving an Ordinance for the 2025 Tax Roll Summary prepared by Collin County for the City of Nevada as presented by the Collin County Tax Assessor Collector's Office.**
    Summary: An Ordinance approving the Tax Roll provided to the City of Nevada by the Collin County Tax Assessor Collector for January 1, 2025.

14. **Deliberation and take any appropriate action on approving a written Resolution casting the City of Nevada's vote in the Election of Collin County Central Appraisal District Board of Directors for candidate Jerry Tartaglino.**
    Summary: A resolution of the City of Nevada, Collin County, Texas, nominating Jerry Tartaglino for a candidate for election to the Collin Central Appraisal District Board of Directors.

15. **Deliberation and take any appropriate action on approving an Ordinance amending the City of Nevada Fence Ordinance.**
    Summary: An ordinance of the City of Nevada, Texas, repealing Ordinance No(s). 09-05, 0'2-10 and 04-04, and establishing the regulation of construction, enlargement, alteration, and maintenance of all fences within the boundaries of the City of Nevada in order to provide a practical safeguarding of life, health, and property from hazards that may arise from the improper construction of such installations. providing for the issuance of permits and the collection of fees, providing for a penalty clause, a severability clause, a repealer clause, and an effective date.

16. **Deliberation and take any appropriate action regarding establishing two regular City Council meetings per month for the City of Nevada.**
Summary: The City Council will discuss the possibility of holding two regular meetings per month to allow additional time for discussion, planning, and review of city business. Council may take action to approve, modify, or deny the proposed meeting schedule.

FUTURE AGENDA ITEMS

17. **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.

18. **Executive Session –**
Time:

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

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

21. **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, October 29, 2025, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

CITY OF NEVADA
TEXAS

CITY SECRETARY REPORT

October 1, 2025

To the Honorable Mayor and City Officials

Re: Status Update on Atmos Energy Corporation's Mid-Tex Division's 2025 RRM Filing

As you are aware, on April 1, 2025, Atmos Energy Corporation ("Atmos Energy") filed the 2025 annual Rate Review Mechanism ("RRM") with your city. Since that filing, the Company has worked with city coalitions to reach an agreement that will reduce the monthly rate increase proposed in the Company's filing. Pursuant to this agreement, Atmos Energy's Mid-Tex Division has agreed to lower the requested rate increase from $9.34 per month for the average residential customers to $7.83 or 9.27% on the average residential bill over currently billed rates.

The settled tariffs can be found online at http://www.atmosenergy.com/MTXtariffs.

Atmos Energy appreciates your partnership in providing service to the citizens of your community. This filing is for informative purposes only, and no action is required on your City's part.

Should you have any questions, please contact your local Atmos Energy Manager of Public Affairs.

Sincerely,

Christopher Felan
Vice President, Rates and Regulatory Affairs

Atmos Energy Corporation
5420 LBJ Freeway, Suite 1800
Dallas, TX 75240
P (214) 206-2568 I F (214) 206-2126
Christopher.Felan@atmosenergy.com

Brooke T. Paup, *Chairwoman*
Catrina R. Gonzalez, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 15, 2025

Mr. Brent Miles
Coats Rose, PC
16000 North Dallas Parkway, Suite 350
Dallas, Texas 75240

Re: Greenwood Municipal Utility District No. 1 of Collin County, Order approving the Creation of the District

Dear Mr. Miles:

Enclosed is a certified copy of an Order issued by the Texas Commission on Environmental Quality regarding the referenced matter. This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality.

Should you have a question, please contact Mr. Jacob Houston at (512) 239-3582.

Sincerely,

Michele Risko, Deputy Director
Water Supply Division

MR/jbh

Enclosures

ccs: Mailing list

MAILING LIST

Greenwood Municipal Utility District No. 1 of Collin County
TCEQ Internal Control No. D-05302025-089

Mr. Brent Miles
Coats Rose, PC
16000 North Dallas Parkway, Suite 350
Dallas, Texas 75248-6637

M. Taylor Holmes, P.E.
Kimley-Horn and Associates, Inc.
Two Galleria Tower
13455 Noel Road, Suite 700
Dallas, Texas 75240-1533

Mr. Bryan Moody
Kimley-Horn and Associates, Inc.
Two Galleria Tower
13455 Noel Road, Suite 700
Dallas, Texas 75240-1533

Ms. Elizabeth Smith
TCEQ Region 4
2309 Gravel Drive
Fort Worth, Texas 76118-6951

The Honorable Candy Noble
State Representative, District No. 89
Room E1.508
P.O. Box 12910
Austin, Texas 78711-2910

The Honorable Angela Paxton
State Senator, District No. 8
P.O. Box 12068
Capital Station
Austin, Texas 78711-2068

City of Josephine
Attn: Patti Brooks, City Secretary
201 South Main Street
Josephine, Texas 75164-8451

City of Nevada
Attn: Heather Schell, City Secretary
424 East FM 6
Nevada, Texas 75173-8296

Collin County
Attn: Stacy Kemp, County Clerk
2300 Bloomdale Road, Suite 2106
McKinney, Texas 75071-8517

Nevada Special Utility District
Attn: Ms. Debra A. Caldwell, President
138 Center Street
Nevada, Texas 75173-7124

Caddo Basin Special Utility District
Attn: Mr. Jerry Leinart, President
1994 Private Road 1183
Greenville, Texas 75401-7995

Mike Eastland, Executive Director
North Central Texas Council of Governments
P.O. Box 5888
Arlington, Texas 76011-5888

Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Todd Galiga, Senior Attorney, Environmental Law Division, MC-173

Jacob Houston, Technical Manager, Districts Creation Review Team, MC-152

Justin P. Taack, Manager, Districts Section, MC-152

Sean Ables, Drinking Water Special Functions Section, Water Supply Division, MC-153

Garrett Arthur, Office of the Public Interest Counsel, MC-103

THE STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DOCUMENT, WHICH IS FILED IN THE PERMANENT RECORDS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

OCT 15 2025

OF THE COMMISSION, GIVEN UNDER MY HAND AND THE SEAL OF OFFICE ON
Laurie Gharis
LAURIE GHARIS, CHIEF CLERK
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

AN ORDER GRANTING THE PETITION FOR CREATION OF GREENWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY AND APPOINTING TEMPORARY DIRECTORS

A petition by Sai DallasNevada Ventures, LLC, a Texas limited liability company, (Petitioner) was presented to the Executive Director of the Texas Commission on Environmental Quality (TCEQ) for approval of the creation of Greenwood Municipal Utility District No. 1 of Collin County (District) pursuant to Article XVI, §59 of the TEXAS CONSTITUTION and TEX. WATER CODE Chapters 49 and 54.

The TCEQ, after having considered the petition, application material, and memorandum from the Executive Director dated September 29, 2025 (Memorandum), attached as Exhibit "B," finds that the petition for creation should be approved.

The TCEQ finds that the creation of the proposed District as set out in the application is feasible, practicable, and necessary, and would be a benefit to the land to be included in the proposed District.

The TCEQ further finds that the proposed District and its system and subsequent development within the proposed District will not have an unreasonable effect on land elevation, subsidence, groundwater level within the region, recharge capability of a groundwater source, natural runoff rates and drainage, water quality, or total tax assessments on all land located within the proposed District.

All of the land and property proposed may properly be included within the proposed District.

In accordance with LOCAL GOVERNMENT CODE §42.042 and TEX. WATER CODE §54.016, a petition was submitted to the City of Josephine, Texas and the City of Nevada, Texas, requesting the City of Josephine's and the City of Nevada's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City of Josephine and the City of Nevada to provide water or sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the TEX. WATER CODE §54.016(c) expired and information provided indicates that the Petitioner and the City of Josephine and the City of Nevada have not executed a mutually agreeable contract for service. Pursuant to TEX. WATER CODE §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to proceed to the TCEQ for creation of the District and inclusion of the land in the District.

All statutory and regulatory requirements for creation of Greenwood Municipal Utility District No. 1 of Collin County have been fulfilled in accordance with TEX. WATER CODE §54.021 and 30 TEX. ADMIN. CODE §§293.11–293.12.

NOW, THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY THAT:

1. The petition for the creation of Greenwood Municipal Utility District No. 1 of Collin County is hereby granted.

2. The District is created under the terms and conditions of Article XVI, §59 of the TEXAS CONSTITUTION and TEX. WATER CODE Chapters 49 and 54.

3. The District shall have, and shall be subject to, all of the rights, duties, powers, privileges, authority, and functions conferred and imposed by the TCEQ and the general laws of the State of Texas relating to municipal utility districts, including road powers under TEX. WATER CODE §54.234, subject to the requirements of the TCEQ and the general laws of the State of Texas relating to the exercise of such powers.

4. The District shall be composed of the area situated partially within the extraterritorial jurisdiction of the City of Josephine and partially within the extraterritorial jurisdiction of the City of Nevada, within Collin County, Texas, described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

5. The Memorandum dated September 29, 2025, attached as Exhibit "B," is hereby incorporated as part of this Order.

6. The persons listed in Recommendation No. 4 of the Memorandum are hereby named and appointed as temporary directors and shall, as soon as practicable after the date of entry of this Order, execute their official bonds and take their official oaths of office. All such bonds shall be approved by the Board of Directors of the District, and each bond and oath shall be filed with the District and retained in its records.

7. This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration.

8. The Chief Clerk of the TCEQ shall forward a copy of this Order to all affected persons.

9. If any provision, sentence, clause, or phrase of this Order is for any reason held to be invalid, the invalidity of any portion shall not affect the validity of the remaining portions of the Order.

Issue Date: **October 13, 2025**

K Keel

For the Commission

GREENWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY DESCRIPTION

BEING a tract of land situated in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas, and being all of a called 148.671 acre tract of land described in a Special Warranty Deed to Sai DallasNevada Ventures, LLC, as recorded in Document No. 2023000118885 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northerly northeast corner of said 148.671 acre tract, common to the northwest corner of a called 25.00 acre tract of land described in a deed to Amin Bata, Karen Bata, Minaz Bata, Samantha Bata, and Amelia Bata, as recorded in Document No. 2023000088360 of the Official Public Records of Collin County, Texas, being on the southerly right of way line of County Road 596, a 120 foot wide right of way;

THENCE South 01°04'44" West, departing the southerly right of way line of said County Road 596, along the easterly line of said 148.671 acre tract, the westerly line of 25.00 acre tract and the westerly line of a called 47.48 acre tract of land described as Tract Two in a deed to Khoa Le Nguyen, as recorded in Document No. 20171212001639120 of the Official Public Records of Collin County, Texas, a distance of 3,248.48 feet to a 5/8 inch iron rod with plastic cap stamped "Sparr Surveys" found for the southwest corner of said 47.48 acre tract, common to an ell corner of said 148.671 acre tract;

THENCE North 89°54'46" East, along the northerly line of said 148.671 acre tract and the southerly line of said 47.48 acre tract, a distance of 1,066.10 feet to the southerly northeast corner of said 148.671 acre tract, from which, a 5/8 inch iron rod with plastic cap stamped "WAI 5714" bears South 13°25' West, 0.42 feet;

THENCE South 00°16'10" West, departing the southerly line of said 47.48 acre tract and along the easterly line of said 148.671 acre tract, a distance of 1,130.38 feet to a 1/2 inch iron rod found for the southeast corner of said 148.671 acre tract, being on the northerly line of a called 69.20 acre tract of land described in a deed to James Mark Webb, as recorded in Document No. 20170829001158440 of the Official Public Records of Collin County, Texas;

THENCE South 89°48'05" West, along the southerly line of said 148.671 acre tract and the northerly line of said 69.20 acre tract, a distance of 962.95 feet to a 1/2 inch iron rod found for the southerly southwest corner of said 148.671 acre tract, common to an ell corner of said 69.20 acre tract;

THENCE North 00°02'25" West, along the westerly line of said 148.671 acre tract, the easterly line of said 69.20 acre tract, and the easterly line of a called 10.00 acre tract of land described in a deed to John Robert Scott and Maria Rocio Scott, as recorded in Document No. 20211103002254220 of the Official Public Records of Collin County, Texas, a distance of 476.56 feet to a 5/8 inch iron rod found for the northeast corner of said 10.00 acre tract, common to an ell corner of said 148.671 acre tract;

THENCE South 89°49'58" West, along the southerly line of said 148.671 acre tract and the northerly line of said 10.00 acre tract, a distance of 1,446.51 feet to the northerly southwest

corner of said 148.671 acre tract, being on the easterly line of a called 11.04 acre tract of land described in a deed to Ngo Thi Nguyen, as recorded in Document No. 20140822000905110 of the Official Public Records of Collin County, Texas, same being in County Road 595, a variable width right of way, no record found, from which, a mag nail stamped "WAI RPLS 5714" found for witness bears South 75°54' East, 0.32 feet;

THENCE North 00°26'39" East, departing said County Road 595, along the westerly line of said 148.671 acre tract and the easterly line of said 11.04 acre tract, a distance of 1,198.96 feet to a 1/2 inch iron rod with plastic cap stamped "Roome" found for the northeast corner of said 11.04 acre tract, common to the southeast corner of Lexington Heights Addition, according to the plat thereof recorded in Volume 2022, Page 50 of the Plat Records of Collin County, Texas;

THENCE North 00°20'31" East, continuing along the westerly line of said 148.671 acre tract and along the easterly line of said Lexington Heights Addition, a distance of 1,206.88 feet to a 1/2 inch iron rod found for the northeast corner of said Lexington Heights Addition, common to the southeast corner of a called 69.615 acre tract of land described in a deed to Beryl Ann Turner and James Frank Tolbert, as recorded in Volume 826, Page 662 of the Deed Records of Collin County, Texas;

THENCE North 00°12'34" East, continuing along the westerly line of said 148.671 acre tract and along the easterly line of said 69.615 acre tract, a distance of 1,505.57 feet to the northwest corner of said 148.671 acre tract, common to the northeast corner of said 69.615 acre tract, same being on the southerly right of way line of aforesaid County Road 596;

THENCE South 89°46'40" East, along the northerly line of said 148.671 acre tract and the southerly right of way line of said County Road 596, a distance of 1,191.04 feet to a point at the beginning of a tangent curve to the left with a radius of 11,519.18 feet, a central angle of 00°58'50", and a chord bearing and distance of North 89°43'55" East, 197.13 feet, from which, a 1/2 inch iron rod found for witness bears South 88°19' East, 3.68 feet;

THENCE in an easterly direction continuing along the northerly line of said 148.671 acre tract and the southerly right of way line of said County Road 596, with said tangent curve to the left, an arc distance of 197.14 feet to the **POINT OF BEGINNING** and containing 148.67 acres (6,476,166 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com



Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager
Districts Section
9/29/2025

Date: September 29, 2025

Thru: Michael Briscoe, Team Lead
Districts Creation Review Team

From: Jacob Houston
Districts Creation Review Team

Subject: Petition by Sai DallasNevada Ventures, LLC for Creation of Greenwood Municipal Utility District No. 1 of Collin County; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-05302025-089 (TC)
CN: 606393668 RN: 112226113

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Greenwood Municipal Utility District No. 1 of Collin County (District). The petition was signed by Jaya Prakash Mudhireddy as Manager of Manager Nevada Ventures, LLC, a Texas limited liability company, Manager of Sai DallasNevada Ventures, LLC, a Texas limited liability company (Petitioner). The petition states that the Petitioner holds title to a majority of the assessed value of the real property in the proposed District and it further states that there is one lienholder, Regent Bank, an Oklahoma financial institution, on the land in the proposed District and the aforementioned entity has consented to the petition.

The District is proposed to be created and organized according to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code (TWC).

Location and Access

The proposed District is located in southeastern Collin County, Texas (County). The proposed District encompasses approximately 148.671 acres generally located north of Farm-to-Market Road (FM) 6, south of County Road (CR) 596, and east of FM 1138, southwest of the City of Josephine, Texas. A portion of the tract is located within the extraterritorial jurisdiction (ETJ) of the City of Josephine and a portion of the tract is located within the ETJ of the City of Nevada. The proposed District can be accessed from the west from State Highway 78 via CR 543/596, and from the south from FM 6 via CR 595.

Metes and Bounds Description

The proposed District contains 148.671 acres of land. The metes and bounds description of the proposed District has been checked by TCEQ's staff and has been found to form an acceptable closure.

City Consent

In accordance with Local Government Code Section 42.042 and TWC Section 54.016, petitions were submitted to the City of Josephine and the City of Nevada, requesting the City of Josephine's and the City of Nevada's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted petitions to the City of Josephine and the City of Nevada to provide water or sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by TWC Section 54.016(c) expired and the information provided indicates that neither the Petitioner and the City of Josephine or the Petitioner and the City of Nevada have executed a mutually agreeable contract for service. Pursuant to TWC Section 54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to initiate proceedings for creation of the District and inclusion of the land within the district.

County Notification

In accordance with TWC Section 54.0161, a certified letter, dated June 10, 2025, was sent to the Commissioners Court of Collin County which provided notice of the proposed District's pending creation application and provided them an opportunity to make their recommendations. To date, the county has not responded to this notification.

Statements of Filing Petition

Evidence of filing a copy of the petition with the City Secretary's office of the City of Josephine and the City of Nevada, the Collin County Clerks' office, the TCEQ's Dallas/Fort Worth regional office, the Texas state representative, and the Texas state senator was included in the application.

Type of Project

The proposed District will be considered a "developer project" as defined by 30 Texas Administrative Code (30 TAC) Section 293.44(a). Therefore, developer cost participation in accordance with 30 TAC Section 293.47 will be required.

Developer Qualifications

Application material indicates that Sai DallasNevada Ventures, LLC will be the developer of the proposed District. Sreedhar Aaloori of Sai DallasNevada Ventures, LLC has been involved in real estate development since 2015. He has purchased more than 333.2 acres of land to be developed to date.

Certificate of Ownership

By signed certificate dated April 22, 2025, the Collin Central Appraisal District has certified that the appraisal rolls indicate that the Petitioner is the owner of a majority in value of the land in the proposed District.

Temporary Director Affidavits

The TCEQ has received affidavits for consideration of the appointment of the following five temporary directors:

Janardhan Reddy	Prabhakar Varma Datla	Nanda K. Kancharla
Anil Kilaru	Dinesh R. Lankala	

Each of the above persons named is qualified, as required by 30 TAC Section 293.32(a), to serve as a temporary director of the proposed District as each (1) is at least 18 years old, (2) is a resident of the State of Texas, and (3) either owns land subject to taxation within the proposed District or is a qualified voter within the proposed District. Additionally, as required by TWC Section 54.022, the majority are residents of the county in which the proposed District is located, a county adjacent to the county in which the proposed District is located, or if the proposed District is located in a county that is in a metropolitan statistical area designated by the United States Office of Management and Budget or its successor agency, a county in the same metropolitan statistical area as the county in which the proposed District is located.

Notice Requirements

Proper notice of the application was published on July 1 and July 8, 2025, in the *Collin County Commercial Record*, a newspaper regularly published or circulated in Collin County, the county in which the district is proposed to be located. Proper notice of the application was posted on June 26, 2025, at the place for posting legal notices at the Collin County Courthouse. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied. The opportunity for the public to request a contested case hearing (comment period) expired August 7, 2025.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The proposed District is located partially with the water Certificate of Convenience and Necessity (CCN) of the City of Josephine and partially with the water CCN of Nevada Special Utility District (SUD). The City of Josephine and Nevada SUD have agreed to a CCN swap, and the proposed District anticipates receiving water service from Nevada SUD. The proposed District is not located within the wastewater CCN of any entity. Construction of the wastewater facilities are necessary since there are no other sources which have the facilities or capacity to serve the project at this time.

Water Supply and Distribution Improvements

Per the engineering report, it is estimated that the proposed District will contain 451 equivalent single-family connections (ESFCs) at ultimate development. Further, the engineering report indicates that Nevada SUD is expected to be the water provider for the proposed District. Service to the proposed District will be obtained via two connections to a 12-inch Nevada SUD waterline along CR 595. Upon completion of the construction of water improvements, they will be conveyed to Nevada SUD to own, operate, and maintain. All water supply and distribution system improvements to serve the proposed District will be designed in accordance with criteria established by TCEQ and Nevada SUD.

The water distribution system for full development of the District will consist of approximately 19,500 linear feet of 8-inch onsite and offsite transmission waterline along with all related appurtenances. The water distribution system will be looped where feasible to provide alternate service routes during emergencies and maintenance periods, and to equalize pressure in the system. Valves, fire hydrants, and flushing valves will be provided at intervals as required TCEQ and Nevada SUD.

Wastewater Treatment and Collection Improvements

It is estimated that the proposed District will contain 451 ESFCs at ultimate development, requiring 135,300 gallons per day of wastewater treatment capacity, using 300 gallons per day per connection. The wastewater generated by development within the proposed District will flow by gravity through internal sanitary wastewater lines to a proposed wastewater treatment plant onsite. A discharge permit will be applied for on behalf of the proposed District prior to development. Upon completion of the construction of sanitary wastewater improvements, they will be conveyed to the proposed District to own, operate, and maintain.

The wastewater collection system for full development of the proposed District is expected to consist of 8-inch diameter gravity flow wastewater line within each residential pod. The lines will be directed to a proposed wastewater treatment plant which will discharge into Bois D'Arc Creek. All wastewater treatment and collection improvements will be designed according to applicable criteria established by the TCEQ.

Storm Water Drainage System and Drainage Improvements

The storm water runoff within the proposed District will be directed within the streets via curb and gutters to collector lines provided by the proposed District. The storm water collection system will be designed to convey the 100-year storm within a pipe system to Bois D'Arc Creek which is a tributary to Sabine Creek. Upon completion of construction of storm drainage improvements, they will be conveyed to the proposed District to own, operate, and maintain.

Detention will be provided throughout the proposed District. At this time, detailed pond sizing has not been completed; however, four potential pond locations have been identified. During the design phase, each pond will be designed to sufficiently detain storm runoff to predeveloped flows as required by Collin County. All proposed improvements will be designed and constructed in accordance with Collin County design criteria. Drainage from the proposed District is not anticipated to have a negative impact on downstream landowners.

Road Improvements

The proposed District will construct internal and perimeter roads. Upon completion of the construction of paving improvements, roads will be conveyed to the proposed District, and Collin County as appropriate to own, operate, and maintain. All roadway facilities will be designed in accordance with criteria established by Collin County.

Floodplain

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 48085C0465J, dated June 2009, approximately 37.4 acres of the proposed District lies within Zone "A." The remainder of the proposed District lies within Zone "X".

Topography/Land Elevation

Elevations in the proposed District range from approximately 615 feet above mean sea level (msl) in the northeast corner to approximately 581 feet above msl. The Developer has no plans to significantly alter land elevations or the natural topography on land in the proposed District. Elevations may be lowered or raised as needed to provide positive drainage. Therefore, the development of the proposed District is not expected to have an unreasonable effect on land elevation.

Subsidence

Application material indicates that no facilities are proposed that will cause or contribute to subsidence. Based on readily available information, the applicant is not aware of the City of Josephine experiencing any land subsidence resulting from groundwater extraction in the area. Therefore, the proposed District is not expected to have an unreasonable impact on subsidence.

Groundwater Levels/Recharge

The water supply utilized by Nevada SUD is sourced via surface water. Groundwater extraction is not expected to be necessary to serve the proposed District. Upon development, the proposed District is anticipated to be 27% impervious cover, leaving ample area pervious to allow for recharge of the groundwater within the area. Therefore, the proposed District is not expected to have an unreasonable impact on groundwater levels or recharge.

Natural Run-off and Drainage

The proposed District is located on moderately sloped pastureland. Most of the existing drainage is through runoff which collects and is conveyed to Bois D'Arc Creek. Bois D'Arc Creek creates the floodplain areas generally through the middle of the proposed District's property. According to application material, at this time it is expected that most of the floodplain will remain undeveloped. The detention structures will be designed and constructed to not increase the rate of runoff from the proposed District. Therefore, the proposed District is not expected to have an unreasonable impact on natural runoff or drainage.

Water Quality

The proposed District will utilize underground water lines throughout the proposed District for water service, and wastewater collection from the proposed District will be captured through onsite collection and treatment at an onsite wastewater treatment plant generally at the center of the proposed District. Therefore, the proposed District is not expected to have an unreasonable impact on water quality.

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the proposed District and confirmed by letter dated April 16, 2025, that there appear to be a couple of small ponds within the proposed District's boundaries. The ponds do not appear to be in TCEQ jurisdiction. However, if they are classified as dams in TCEQ jurisdiction, they will need to be evaluated for hydraulic adequacy and hazard classification.

C. SUMMARY OF COSTS

WATER, WASTEWATER, AND DRAINAGE

Construction Costs		District Share [1]
A. Major Water Distribution Improvements	$	377,984
B. Major Sanitary Wastewater Improvements		5,715,819
C. Major Strom Drainage Improvements		7,051,513
TOTAL CONSTRUCTION COSTS (76.40% of BIR)	$	13,145,316
Non-Construction Costs		
A. Legal Fees	$	430,125
B. Fiscal Agent Fees		344,100
C. Interest Costs		
1. Capitalized Interest (1 year at 4.5%)		774,225
2. Developer Interest (2 years at 4.5% of Construction Costs)		1,183,079 [2]
D. Bond Discount (3%)		516,150
E. Bond Issuance Expenses		251,787
F. Bond Application Report Costs		300,000
G. Creation Costs		100,000
H. Organization and Operating Costs		100,000
I. Attorney General Fee (0.1%)		17,205
J. TCEQ Bond Issuance Fee (0.25%)		43,013
TOTAL NON-CONSTRUCTION COSTS	$	4,059,684
TOTAL W, WW, & D BOND ISSUE REQUIREMENT	**$**	**17,205,000**

Notes:
(1) Assumes 74.16% funding of anticipated developer contribution items, where applicable. The proposed bond requirement does not include funding for internal developer facilities.
(2) Based on developer advancing funds approximately two years prior to reimbursement.

Eligibility of costs for District funding and 30% developer contribution requirements will be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

ROAD IMPROVEMENTS

Construction Costs		District Share [1]
Major Roadway System: Perimeter Roads	$	4,458,814
TOTAL CONSTRUCTION COSTS (78.71% of BIR)	$	4,458,814
Non-Construction Costs		
A. Legal Fees	$	141,625
B. Fiscal Agent Fees		113,300
C. Interest Costs		
1. Capitalized Interest (1 years at 4.5%)		254,925

2. Developer Interest (2 years at 4.5% of Construction Costs)		401,293 [2]
D. Bond Discount (3%)		169,950
E. Bond Issuance Expenses		69,428
F. Bond Application Report Costs		50,000
G. Attorney General Fee (0.1%)		5,665
TOTAL NON-CONSTRUCTION COSTS	$	1,206,186
TOTAL ROAD BOND ISSUE REQUIREMENT	**$**	**5,665,000**

Notes:
(1) Assumes 74.16% funding of anticipated developer contribution items, where applicable. The proposed bond requirement does not include funding for internal developer facilities.
(2) Based on developer advancing funds approximately two years prior to reimbursement.

A preliminary layout of roads proposed for funding has been provided, and they appear to benefit the proposed District, and the land included within the proposed District. TCEQ's review of eligibility of costs may be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

D. ECONOMIC ANALYSIS

Land Use

The land use for the proposed District is intended to accommodate single-family residential development. Planned ultimate development in the proposed District, as shown in the land use plan provided in the engineering report, is as follows:

Land Use	Acreage	ESFCs
Single Family/Residential	61.171	451
Perimeter Right-of-Way Dedication	8.701	0
Internal Right-of-Way Dedication	19.161	0
Open Space/Floodplain/Detention	55.039	0
Wastewater Treatment Plant	4.600	0
Total	**148.672**	**451**

Market Study

A market study, prepared in April 2025 by Residential Strategies, Inc., was submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 451 ESFCs on a tract totaling approximately 148.7 acres. The home values are expected to be approximately $275,000 to $355,000 for 40-foot lots and $315,000 to $395,000 for 50-foot lots. The study indicates single-family homes for that price range within the study's market area are expected to be absorbed at a rate of approximately 113 homes/year over the first four years.

Project Financing

Per the engineering report, the projected taxable assessed valuation (AV) for the proposed District is as follows:

Development Description	Lots	Developed Unit Value (per home per lot)	Total Buildout Value
40-foot single-family lots	255	$ 315,000	$ 80,325,000
50-foot single-family lots	196	$ 355,000	$ 69,580,000
		Total Assessed Valuation	**$ 149,905,000**

Considering the issuance of a total of $22,870,000 ($17,205,000 for utilities and $5,665,000 for roads) in bonds, assuming 74.16% financing, a bond coupon rate of 4.5%, and a 25-year bond life, the average annual debt service requirement would be $1,542,331 ($1,160,288 for utilities plus $382,042 for roads). Assuming a 98% collection rate and an ultimate AV of $149,905,000, a projected ultimate tax rate of approximately $1.05 ($0.79 for utilities and $0.26 for roads) per $100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional $0.15 per $100 AV is projected to be levied for operation and maintenance tax, for a combined proposed District tax rate of $1.20.

Based on the information provided and assuming 100% financing, the total year 2024 overlapping tax rates on land within the proposed District are shown as follows:

Taxing Jurisdiction	Tax Rates (Collin County) [1] [2][3]
Greenwood MUD 1 of Collin County (District)	$ 1.200000
Collin College	$ 0.081220
Collin County	$ 0.149343
Community ISD	$ 1.255200
TOTAL TAX per $100 AV:	**$ 2.685763**

Notes:
(1) Tax rate per $100 AV.
(2) Represents $0.79 for utilities, $0.26 for roads, and $0.15 for operation and maintenance tax.
(3) Assuming 74.16% funding of anticipated developer contribution items, where applicable.

Based on the proposed District tax rate and the year 2024 overlapping tax rate on land within the proposed District, and assuming 74.16% financing, the project is considered economically feasible.

Water and Wastewater Rates

According to information provided, Nevada SUD will provide retail water and the proposed District will provide wastewater services to the proposed District's customers.

The estimated monthly fee for 10,000 gallons of water and wastewater would be $177.43.

Comparative Water District Tax Rates

A combined projected tax rate of $1.20 per $100 AV, as indicated above, for 74.16% financing for the proposed District, is comparable to other districts in the target market area. Based on the requirements and intent of 30 TAC Section 293.59, this project is considered economically feasible. Each particular bond issue will be evaluated based on its own economic feasibility merits and the rules and regulations in place at the time prior to the issuance of any bonds by the proposed District.

E. SPECIAL CONSIDERATION

Request for Road Powers

A request for approval of road powers was included in the petition for creation of the proposed District. Pursuant to TWC Section 54.234, approval of road powers may be requested at the time of creation. The engineering report provided with the application included a summary of the estimated costs. The proposed roads appear to benefit the proposed District, and financing appears feasible.

F. CONCLUSIONS

1. Based on TCEQ policy, compliance with TCEQ rules, and review of the engineering report and supporting documents, the proposed District is considered feasible, practicable, a benefit to the land within the proposed District, and necessary as a means to finance utilities and to provide utility service to future customers.

2. Based on a review of the preliminary engineering report; market study; the proposed District's water, wastewater, drainage, and road facilities; a combined projected tax rate of $1.20 per $100 AV when assuming 74.16% financing; the proposed District obtaining a 4.5% bond coupon rate; and other supporting data, the proposed District is considered feasible under the intent of the feasibility limits prescribed by 30 TAC Section 293.59.

3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATIONS

1. Grant the petition for creation of Greenwood Municipal Utility District No. 1 of Collin County.

2. Grant the District's request to acquire road powers in accordance with TWC Section 54.234 and 30 TAC Sections 293.11(d)(11), 293.201, and 293.202 subject to the requirement imposed by the TCEQ and the general laws of the state relating to the exercise of such powers.

3. The Order granting the petition should include the following statements:

   "This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration."

4. Appoint the following five persons to serve as temporary directors until permanent directors are elected and qualified:

Janardhan Reddy	Prabhakar Varma Datla	Nanda K. Kancharla
Anil Kilaru	Dinesh R. Lankala	

H. ADDITIONAL INFORMATION

The Petitioner's professional representatives are:

Attorney:	Mr. Brent Miles – Coats Rose, PC
Creation Engineer:	Mr. M. Taylor Holmes, P.E. – Kimley-Horn and Associates, Inc.
Creation Engineer:	Mr. Bryan Moody, P.E. – Kimley-Horn and Associates, Inc
Market Analyst:	Residential Strategies, Inc.

Nevada X-treme Green Event

Saturday, November 22, 2025 · 8:00 am - Noon

Braves Stadium - Home Parking Lot

600 N FM 1138, Nevada TX 75173



We will be collecting:

Household Hazardous Waste
Used Electronics
Bulky Waste
Brush
Appliances
Tires - No Rims

On-site document shredding will also be available.



Before leaving home, please stack items in your vehicle trunk/bed so that CWD personnel can remove them safely and efficiently as you drive through the event site.

CWD
Community Waste Disposal.com
Since 1984

2010 California Crossing Road
Dallas, TX 75220-2310
phone 972.392.9300
fax 972.392.9301
website www.CWD.to

Nevada

The City of Nevada
424 E. FM 6
Nevada TX 75173
phone 972.853.0027
website www.cityofnevadatx.org



City of Nevada X-treme Green Event

X-treme CWD green event

Saturday
November 22, 2025
8:00 am - Noon

Braves Stadium
Home Parking Lot
600 N FM 1138
Nevada, TX 75173

IMPORTANT

This event is explicitly for Nevada residents with active CWD services. Your CWD invoice must be provided for entry into the event.

CWD
Community Waste Disposal.com
Since 1984

City of Nevada X-treme Green Event

Saturday, November 22, 2025 ▪ 8:00 am - Noon

Braves Stadium - Home Parking Lot, 600 N FM 1138, Nevada TX 75173

Used Electronics

By bringing your electronics to be recycled, you are helping to reduce pollution, energy waste, and our reliance on new resources.

We accept computers, monitors (cathode ray tubes), televisions, printers, scanners, copiers, radios, CD players, VCRs, telephones (cellular, cordless and wireless).



PLEASE NOTE DISPOSAL FEE OF $25 PER CRT. CREDIT CARDS ONLY, PLEASE.

Bulky Waste & Brush

Extra trash, household appliances, furniture, mattresses, and other large household items will be accepted for disposal. Individual items should weigh no more than 150 lbs.

HHW

Household Hazardous Waste (HHW) includes any household products containing substances that require special care when being disposed of.

Common HHW products include gasoline, pesticides, fertilizers, motor oil, antifreeze, and automotive and household batteries. Drop off your leftover household paint cans in quantities up to 10.

Household Appliances

Accepted at this event are water heaters, washers, dryers, refrigerators and freezers (must be tagged certifying removal of refrigerants), and small metal scrap (screws, utensils, hinges, pipes, bolts, etc.).

Tires

Eligible items are tires from standard passenger vehicles, SUVs, lawn mowers, tractors, and 4-wheelers.

NO RIMS WILL BE ACCEPTED!

Document Shredding

Shredding paper is a safe and effective way of ensuring your valuable information doesn't end up in the wrong hands. Items such as confidential documents, bank statements, old bills, and magazines can be safely shredded during this event.



Please remove staples, paper clips, rubberbands, etc. before shredding.

UP TO FIVE BOXES WILL BE ACCEPTED.





City of Nevada X-treme Green Event						
	Deering	Laye	Baker	Wilson	Laughter	Little
8:00AM - 9:00AM						
9:00AM - 10:00AM						
10:00AM - 11:00AM						
11:00AM - 12:00PM						

CITY ATTORNEY REPORT

CODE ENFORCEMENT REPORT

Code Enforcement Report - Officer

Working Code Enforcement Report for Code Enforcement Officer

Date Started from Cases feed: 10/02/2024 - 10/02/2025

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
06/09/2025 at 12:50 PM	25-000007	202 S Fm 1138	Junk & Trash	"mattress un yard that people are literally sleeping on every night, trash all over yard, tires and junk everywhere, grass overgrown and house falling apart, fence falling apart, and animals out of yard everyday." reported via Leea White	-96.374704058, 33.038669185	active	Inspect After Notice of Violation - Nuisance | Inspect After Citation Order - Nuisance	
09/11/2025 at 10:57 AM	25-000022	323 Cedar Elm Ln	OTHER: Property Maintenance Code Violation	Fence not permitted	-96.410534842, 33.048954919	active	Inspect After Verbal - Nuisance	
08/29/2025 at 2:58 PM	25-000021	435 Kerens St	Septic Issues	POSSIBLE SEPTIC DRAINING INTO DITCH. REPORTED BY THE CONTRACTORS COMPLETING WORK ON THE DOWNTOWN DRAINAGE PROJECT.	-96.367206887, 33.039072282	active	Inspect After Verbal - Nuisance | Print Notice of Violation Letter	
09/18/2025 at 3:19 PM	25-000029	435 Kerens St	High Grass/Landscaping	HIGH GRASS PER CASE OFFICER	-96.367206887, 33.039072282	active	Inspect Initial - Nuisance	
09/18/2025 at 3:22 PM	25-000030	435 Kerens St	Abandoned/Junked Vehicle	2 JMV on property per code enforcement officer	-96.367206887, 33.039072282	active	Inspect Initial - Nuisance	
09/16/2025 at 8:37 AM	25-000027	700 Republic Row	Septic Issues	Septic system not per city or TCEQ code compliance. Aerobic sprinkler sprays onto Lexington Lane and neighborhood mail boxes. Public health and safety concern.	-96.358730111, 33.058483135	active	Inspect After Notice of Violation - Nuisance	
09/18/2025 at 9:30 AM	25-000031	804 Lexington Ln	OTHER: Property Maintenance Code Violation		-96.358638353, 33.060088267	active		

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
09/16/2025 at 8:36 AM	25-000026	808 Liberty Ln	Septic Issues	Septic system not properly maintained.	-96.355014493, 33.057297499	active	Inspect After Notice of Violation - Nuisance	
09/18/2025 at 1:39 PM	25-000033	Cedar Elm Ln	OTHER: Property Nuisance Code Violation	Destruction to City Property	-96.410535404, 33.043316953	active	Office Review	

TOTAL

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Code Enforcement Report - Officer

Working Code Enforcement Report for Code Enforcement Officer

Date Started from Cases feed: 10/09/2024 - 10/09/2025

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
10/01/2025 at 2:12 PM	25-000034	1064 Atlanta	Animal Nuisance	CHICKENS IN THE OWNERS YARD AT 1068 ATLANTA STREET AND CAUSING DESTRUCTION TO HIS PROPERTY.	-96.405045261, 33.047691069	active	Office Review	
06/09/2025 at 12:50 PM	25-000007	202 S Fm 1138	Junk & Trash	"mattress un yard that people are literally sleeping on every night, trash all over yard, tires and junk everywhere, grass overgrown and house falling apart, fence falling apart, and animals out of yard everyday." reported via Leea White	-96.374704058, 33.038669185	active	Inspect After Notice of Violation - Nuisance | Inspect After Citation Order - Nuisance	
09/11/2025 at 10:57 AM	25-000022	323 Cedar Elm Ln	OTHER: Property Maintenance Code Violation	Fence not permitted	-96.410534842, 33.048954919	active	Inspect After Verbal - Nuisance	
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TOTAL

10

Code Enforcement Report - Officer

Working Code Enforcement Report for Code Enforcement Officer

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09/18/2025 at 1:39 PM	25-000033	Cedar Elm Ln	OTHER: Property Nuisance Code Violation	Destruction to City Property	- 96.410535404, 33.043316953	active	Office Review	

TOTAL

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Code Enforcement Report - Officer

Working Code Enforcement Report for Code Enforcement Officer

Date Started from Cases feed: 10/23/2024 - 10/23/2025

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
06/09/2025 at 12:50 PM	25-000007	202 S Fm 1138	Junk & Trash	"mattress un yard that people are literally sleeping on every night, trash all over yard, tires and junk everywhere, grass overgrown and house falling apart, fence falling apart, and animals out of yard everyday." reported via Leea White	-96.374704058, 33.038669185	active	Inspect After Notice of Violation - Nuisance | Inspect After Citation Order - Nuisance	
09/11/2025 at 10:57 AM	25-000022	323 Cedar Elm Ln	OTHER: Property Maintenance Code Violation	Fence not permitted	-96.410534842, 33.048954919	active	Inspect After Verbal - Nuisance	
09/18/2025 at 1:39 PM	25-000033	336 Cedar Elm Ln	OTHER: Property Nuisance Code Violation	Destruction to City Property	-96.41010253, 33.049959261	active		
08/29/2025 at 2:58 PM	25-000021	435 Kerens St	Septic Issues	POSSIBLE SEPTIC DRAINING INTO DITCH. REPORTED BY THE CONTRACTORS COMPLETING WORK ON THE DOWNTOWN DRAINAGE PROJECT.	-96.367206887, 33.039072282	active	Inspect After Verbal - Nuisance | Print Notice of Violation Letter	
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TOTAL

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Code Enforcement Report - Officer

Working Code Enforcement Report for Code Enforcement Officer

Date Started from Cases feed: 10/30/2024 - 10/30/2025

DATE STARTED	CASE NUMBER	CASE ADDRESS	TEMPLATE NAME	CASE DESCRIPTION	COORDINATES	STATUS	ACTIVE STEPS	OBSERVATIONS
06/09/2025 at 12:50 PM	25-000007	202 S Fm 1138	Junk & Trash	"mattress un yard that people are literally sleeping on every night, trash all over yard, tires and junk everywhere, grass overgrown and house falling apart, fence falling apart, and animals out of yard everyday." reported via Leea White	-96.374704058, 33.038669185	active	Inspect After Notice of Violation - Nuisance | Inspect After Citation Order - Nuisance	
09/11/2025 at 10:57 AM	25-000022	323 Cedar Elm Ln	OTHER: Property Maintenance Code Violation	Fence not permitted	-96.410534842, 33.048954919	active	Inspect After Verbal - Nuisance	
09/18/2025 at 1:39 PM	25-000033	336 Cedar Elm Ln	OTHER: Property Nuisance Code Violation	Destruction to City Property	-96.41010253, 33.049959261	active		
08/29/2025 at 2:58 PM	25-000021	435 Kerens St	Septic Issues	POSSIBLE SEPTIC DRAINING INTO DITCH. REPORTED BY THE CONTRACTORS COMPLETING WORK ON THE DOWNTOWN DRAINAGE PROJECT.	-96.367206887, 33.039072282	active	Inspect After Verbal - Nuisance | Print Notice of Violation Letter	
09/18/2025 at 3:22 PM	25-000030	435 Kerens St	Abandoned/Junked Vehicle	2 JMV on property per code enforcement officer	-96.367206887, 33.039072282	active	Inspect Initial - Nuisance	
09/16/2025 at 8:36 AM	25-000026	808 Liberty Ln	Septic Issues	Septic system not properly maintained.	-96.355014493, 33.057297499	active	Inspect After Notice of Violation - Nuisance	

TOTAL

6



P&Z REPORT



EDC REPORT

FINANCIAL REPORT

Monthly Report

September 2025

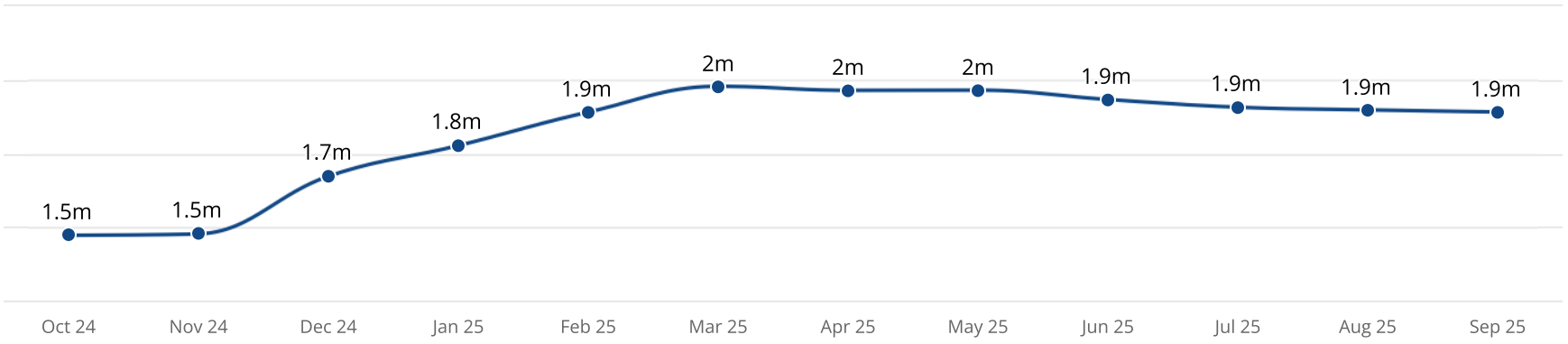
City of Nevada, TX



Financial Metrics

September 2025 | City of Nevada, TX

General Fund Cash Reserves



Monthly Financial Report - General Fund

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
Revenue										
40100 Sales Tax Revenue	$23,641	$277,933	$245,000	113%	-$32,933	$22,833	$195,789	$195,789	100%	$183,500
41000 Franchise Fees										
41001 Electric Franchise Fee	-	69,886	70,000	100%	114	-	62,812	62,812	100%	62,800
41002 Gas Franchise Fee	-	4,915	6,000	82%	1,085	-	4,685	4,685	100%	4,700
41003 Telephone Franchise Fee	-	1,088	2,000	54%	912	-	980	980	100%	950
41004 Trash Service Franchise Fee	4,580	18,641	20,000	93%	1,359	4,105	25,305	25,305	100%	17,670
Total 41000 Franchise Fees	**4,580**	**94,531**	**98,000**	**96%**	**3,469**	**4,105**	**93,782**	**93,782**	**100%**	**86,120**
41500 Property Taxes	402	486,466	474,500	103%	-11,966	40	430,412	430,412	100%	430,373
42000 Permit, Inspection and Development Fees	6,720	202,203	120,000	169%	-82,203	2,364	129,149	129,149		112,700
42070 Planning and Development Fees	1,250	7,002	17,000	41%	9,998	-	16,958	16,958	100%	15,500
43000 Other Revenue	-	-	-		-	-	-	-	100%	-
43001 Interest Income	6,219	68,202	75,000	91%	6,798	5,412	71,303	71,303		74,850
43002 Credit Card Fee Revenue	-	633	2,000	32%	1,367	44	1,675	1,675	100%	1,800
43003 Donations	-	-	-		-	-	-	-	100%	-
43004 ARPA Grant Revenue	22,354	180,031	311,776	58%	131,745	-	-	-		-
43005 City Fines	100	100	200	50%	100	-	-	-		100
43006 Miscellaneous	-	85	-		-85	-	-	-		-
Total 43000 Other Revenue	**28,674**	**249,052**	**388,976**	**64%**	**139,924**	**5,456**	**72,978**	**72,978**		**76,750**
Billable Expense Income	-	-	-		-	-	-	-	100%	-
Total Revenue	**65,267**	**1,317,187**	**1,343,476**	**98%**	**26,289**	**34,798**	**939,067**	**939,067**		**904,943**
Expenditures										

Monthly Financial Report - General Fund

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
50100 Administrative Expenses	-	-	-		-	-	-	-	100%	-
50101 Accounting Services	2,093	29,869	28,900	103%	-969	2,521	26,873	26,873		27,000
50102 Animal Control	-	3,125	3,125	100%	-	-	3,125	3,125	100%	3,125
50103 Annex Office Space	2,000	24,000	24,000	100%	-	2,000	18,000	18,000	100%	18,000
50104 Bad Debt	-	13,914	-		-13,914	-	-	-	100%	-
50105 Bank Service Fee	26	282	200	141%	-82	5	72	72		100
50106 QuickBooks Payments Fees	-	575	1,125	51%	550	354	4,371	4,371	100%	4,450
50107 Bond(s)	-	-	-		-	-	-	-	100%	-
50108 Central Appraisal Dist budget	-	3,278	3,600	91%	322	-	4,353	4,353		3,300
50109 City Property Maintenance	540	6,813	251,697	3%	244,884	270	7,627	7,627	100%	4,875
50110 Contingency	-	-	-		-	-	-	-	100%	-
50111 Contracted Services	4,000	34,813	-		-34,813	-	-	-		-
50115 Electricity	1,007	11,319	14,100	80%	2,781	895	11,074	11,074		13,100
50116 Equipment and Furniture	-	-	31,000	-	31,000	650	5,492	5,492	100%	4,300
50117 Financial Audit	-	7,750	8,100	96%	350	-	7,550	7,550	100%	7,550
50118 Software License	431	28,396	23,653	120%	-4,743	-	4,867	4,867	100%	4,900
50119 Insurance	-	5,907	4,700	126%	-1,207	-	4,274	4,274	100%	4,300
50120 Internet	116	1,095	500	219%	-595	123	761	761	100%	390
50121 Legal & Professional Fees	3,882	45,249	51,400	88%	6,151	3,750	45,943	45,943	100%	48,000
50122 Legal Notices	-	3,608	2,100	172%	-1,508	3,099	4,639	4,639	100%	1,200
50123 Miscellaneous Expense	-	-	200	-	200	-	106	106	100%	150
50124 NSF Return Check	-	-	-		-	-	-	-	100%	-
50125 Office Supplies	541	5,087	11,800	43%	6,713	303	12,550	12,550		11,000
50126 Postage	84	786	1,100	71%	314	438	1,440	1,440	100%	1,000

Monthly Financial Report - General Fund

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
50127 Property Tax Collection Fees	-	-	800	-	800	-	-	-	100%	700
50128 Software	-	-	-		-	127	1,330	1,330		1,300
50129 Storage Rent	107	1,284	1,300	99%	16	107	1,177	1,177	100%	1,200
50130 Technical/Legal Books	-	-	400	-	400	-	-	-	100%	300
50131 Telephone	127	1,687	3,200	53%	1,513	234	2,844	2,844		2,900
50132 Training/Seminars	-	860	4,280	20%	3,420	930	3,210	3,210	100%	2,600
50133 Travel, Meals and Lodging	330	2,571	6,790	38%	4,219	181	2,777	2,777	100%	1,500
50134 Water	34	417	500	83%	83	1	439	439	100%	450
50135 Website	604	14,392	3,000	480%	-11,392	-	-	-	100%	2,750
Total 50100 Administrative Expenses	**15,921**	**247,076**	**481,570**	**51%**	**234,494**	**15,988**	**174,893**	**174,893**		**170,440**
51000 City Council Expenses	-	-	-		-	-	-	-	100%	-
51001 Council Meeting Supplies	101	207	1,500	14%	1,293	-	1,064	1,064		1,490
51002 Dues and Memberships	-	776	1,000	78%	224	-	946	946	100%	950
51003 Election Fees and Supplies	-	75	4,200	2%	4,125	-	4,125	4,125	100%	4,125
51004 Training/Seminars	-	-	3,000	-	3,000	-	-	-	100%	-
Total 51000 City Council Expenses	**101**	**1,058**	**9,700**	**11%**	**8,642**	**-**	**6,135**	**6,135**		**6,565**
51500 Employee Costs	-	-	-		-	-	-	-	100%	-
51510 Salaries and Wages	5,385	75,484	158,800	48%	83,316	9,462	110,879	110,879		111,000
51520 Employee Benefits	-	-	-		-	-	-	-	100%	-
51521 Employee Health Insurance	869	9,416	18,000	52%	8,584	1,612	18,675	18,675		19,750
51522 Employee Life Insurance	-	181	-		-181	-	248	248	100%	-

Monthly Financial Report - General Fund

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
51523 OPEB Expense	-	-	-		-	87	87	87	100%	-
51524 Retirement	300	5,171	11,900	43%	6,729	-931	9,140	9,140	100%	11,100
Total 51520 Employee Benefits	**1,169**	**14,768**	**29,900**	**49%**	**15,132**	**768**	**28,149**	**28,149**	**100%**	**30,850**
51530 Payroll Taxes	-	-	-		-	-	-	-	100%	-
51531 FICA	412	5,718	8,800	65%	3,082	667	7,970	7,970		8,000
51532 State Unemployment Taxes	-	63	750	8%	687	-	236	236	100%	475
51533 Federal Unemployment Tax	-	-	-		-	-	-	-	100%	-
Total 51530 Payroll Taxes	**412**	**5,781**	**9,550**	**61%**	**3,769**	**667**	**8,206**	**8,206**		**8,475**
51540 Payroll Processing Fees	-	-	-		-	-	-	-	100%	-
Total 51500 Employee Costs	**6,966**	**96,033**	**198,250**	**48%**	**102,217**	**10,896**	**147,234**	**147,234**		**150,325**
52000 Public Safety	-	-	-		-	-	-	-	100%	-
52001 Ambulance Service	-	10,858	12,900	84%	2,042	-	11,567	11,567		12,000
52002 City of Nevada Radios	-	-	-		-	-	-	-	100%	-
52003 Fire Department Service	-	75,000	75,000	100%	-	-	42,000	42,000		42,000
52004 Police Services	-	-	190,000	-	190,000	-	-	-	100%	-
Total 52000 Public Safety	**-**	**85,858**	**277,900**	**31%**	**192,042**	**-**	**53,567**	**53,567**		**54,000**
52500 Streets and Roads	-	-	-		-	-	-	-	100%	-
52501 Ditch and culvert upkeep	-	94,132	53,200	177%	-40,932	-	-	-		-
52502 Eugene/city share with county	-	-	75,000	-	75,000	-	-	-		-
52503 Signs	-	4,852	10,000	49%	5,148	1,054	9,883	9,883		10,000
52504 Street Repairs	22,354	180,031	300,000	60%	119,969	6,628	104,709	104,709	100%	88,300

Monthly Financial Report - General Fund

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
52505 Trim bushes/trees	-	-	900	-	900	-	300	300	100%	750
Total 52500 Streets and Roads	**22,354**	**279,016**	**439,100**	**64%**	**160,084**	**7,682**	**114,892**	**114,892**	**100%**	**99,050**
53000 Inspections and P&D Expense	-	-	-		-	-	-	-	100%	-
53001 Building Inspections	1,294	39,967	44,000	91%	4,033	4,252	43,931	43,931		40,000
53002 Health/Food Inspections	-	-	2,500	-	2,500	-	2,550	2,550	100%	2,250
53003 Septic Inspections	-	7,600	10,700	71%	3,100	1,600	12,770	12,770	100%	10,000
53004 Septic Reporting to TCEQ	-	-	1,500	-	1,500	-	-	-	100%	1,400
53006 Other Inspections	40	100	900	11%	800	40	1,840	1,840		800
53010 Planning and Development	-	-	-		-	-	-	-	100%	-
53011 Development Consultant	3,078	17,100	8,600	199%	-8,500	-	-	-		8,000
53012 Engineering Fees	4,654	113,597	66,400	171%	-47,197	2,160	72,898	72,898		62,000
Total 53010 Planning and Development	**7,732**	**130,697**	**75,000**	**174%**	**-55,697**	**2,160**	**72,898**	**72,898**	**100%**	**70,000**
Total 53000 Inspections and P&D Expense	**9,066**	**178,365**	**134,600**	**133%**	**-43,765**	**8,052**	**133,989**	**133,989**	**100%**	**124,450**
53500 Municipal Court	-	-	-		-	-	-	-	100%	-
53501 Court Clerk Fees	400	4,800	4,800	100%	-	-	-	-		-
53502 Deputy Services	-	-	-		-	-	210	210		-
53503 Judge Fees	500	500	1,000	50%	500	-	-	-	100%	-
53504 Mileage Reimbursemen	-	211	-		-211	442	1,307	1,307		-
Total 53500 Municipal Court	**900**	**5,511**	**5,800**	**95%**	**289**	**442**	**1,517**	**1,517**	**100%**	**-**
54000 Code Enforcement	-	-	-		-	-	-	-	100%	-

Monthly Financial Report - General Fund

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	Fiscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
54001 Clean up of Properties	-	-	3,500	-	3,500	-	3,200	3,200		3,200
54002 Code Enforcement Services	1,880	26,739	43,900	61%	17,161	3,360	42,096	42,096	100%	41,000
54003 Legal Services	-	590	3,600	16%	3,010	-	2,187	2,187	100%	3,300
54004 Mileage Reimbursement	-	-	1,000	-	1,000	-	-	-	100%	875
Total 54000 Code Enforcement	**1,880**	**27,329**	**52,000**	**53%**	**24,671**	**3,360**	**47,483**	**47,483**		**48,375**
PayBill	-	-	-		-	-	-	-	100%	-
Total Expenditures	**57,188**	**920,245**	**1,598,920**	**58%**	**678,675**	**46,421**	**679,709**	**679,709**		**653,205**
Net Operating Income	8,079	396,942	-255,444	-155%	-652,386	-11,623	259,359	259,359	100%	251,738
Other Income										
900000 Transfer from Prior Year Surplus	-	-	255,444	-	255,444	-	-	-		-
Total Other Income	**-**	**-**	**255,444**	**-**	**255,444**	**-**	**-**	**-**		**-**
Other Expense										
70000 Capital Expenditures	-	-	-		-	-	-	-	100%	-
80001 Depreciation Exp	-	-	-		-	20,097	20,097	20,097		-
80002 Reconciliation Discrepancies-1	-	-	-		-	-	-	-	100%	-
Total Other Expense	**-**	**-**	**-**		**-**	**20,097**	**20,097**	**20,097**		**-**
Surplus (Deficit)	$8,079	$396,942	$-		-$396,942	-$31,720	$239,262	$239,262	100%	$251,738

Monthly Financial Report - Economic Development Corporation

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	FIscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
Revenue										
40100 Sales Tax Revenue	$11,821	$138,973	$95,000	146%	-$43,973	$11,417	$97,895	$97,895	100%	$65,000
43000 Other Revenue										
43001 Interest Income	1,825	20,775	13,660	152%	-7,115	1,699	13,160	13,160		410
43002 Credit Card Fee Revenue									100%	
Total 43000 Other Revenue	**1,825**	**20,775**	**13,660**	**152%**	**-7,115**	**1,699**	**13,160**	**13,160**		**410**
Billable Expense Income									100%	
Total Revenue	**13,646**	**159,748**	**108,660**	**147%**	**-51,088**	**13,116**	**111,055**	**111,055**		**65,410**
Expenditures										
50100 Administrative Expenses									100%	
50101 Accounting Services		118			-118	175	3,473	3,473		15,000
50102 Animal Control									100%	
50105 Bank Service Fee										100
50112 Director Certifications		775	12,000	6%	11,225		1,600	1,600		12,152
50113 Dues and Memberships		1,400	1,000	140%	-400				100%	
50114 Economic Development							-7,500	-7,500		
50115 Electricity									100%	
50116 Equipment and Furniture			2,100		2,100		-774	-774		3,650
50117 Financial Audit									100%	
50120 Internet		63			-63					
50121 Legal & Professional Fees	198	2,960	25,000	12%	22,040					
50123 Miscellaneous Expense		495	400	124%	-95					
50125 Office Supplies		558	1,500	37%	942		907	907		1,800

Monthly Financial Report - Economic Development Corporation

September 2025

City of Nevada, TX

Preliminary

	Sep 25	Current YTD Actuals	Fiscal 2025 Adopted Budget	% Budget	Fiscal 2025 Budget Variance	Sep 24	Prior YTD Actuals	FIscal 2024 Actuals	YTD % of Total	Fiscal 2024 Amended Budget
50126 Postage							15	15	100%	
50127 Property Tax Collection Fees									100%	
50128 Software										1,368
50132 Training/Seminars	-75	1,170	6,000	20%	4,830					
50133 Travel, Meals and Lodging		170			-170		1,979	1,979		
50134 Water									100%	
50135 Website		2,550	2,500	102%	-50		4,143	4,143		5,000
Total 50100 Administrative Expenses	**123**	**10,260**	**50,500**	**20%**	**40,240**	**175**	**3,842**	**3,842**	**100%**	**39,070**
51000 City Council Expenses									100%	
Total Expenditures	**123**	**10,260**	**50,500**	**20%**	**40,240**	**175**	**3,842**	**3,842**		**39,070**
Net Operating Income	13,523	149,488	58,160	257%	-91,328	12,941	107,213	107,213	100%	26,340
Other Income										
900000 Transfer from Prior Year Surplus			141,840		141,840					73,660
Total Other Income			**141,840**		**141,840**					**73,660**
Other Expense										
70000 Capital Expenditures			200,000		200,000					100,000
Total Other Expense			**200,000**		**200,000**					**100,000**
Surplus (Deficit)	$13,523	$149,488			-$149,488	$12,941	$107,213	$107,213		

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, October 7, 2025
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, Jim Shepherd, City Attorney, Chris Donnan, City Engineer

Citizens:
Bruce Mathews, Lester Smith, Walt Newell, Kathleen Manning, James Gracy, Diane Tracy, Russell Newton, Bart Carroll, Phillip Hooks, Michel Dorman

REGULAR MEETING

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

   Time: 7:03PM

2. **Invocation –**

   Mayor Donald Deering asked EDC President Bruce Mathews to 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 –**

Kathleen Manning, with Vested Networks, presented a proposal to the City Council outlining the company's services, equipment, and training. She expressed interest in providing communication services to the City of Nevada.

REPORTS

5. Reports –

a. City Secretary Report –

Heather Schell, City Secretary, provided the following updates:

- Court was held on October 1, 2025, at 5:30 PM. The next court date has not yet been scheduled. The Court Clerk will advise once the next Municipal Court date is set.
- The Land Use Assumptions & Capital Projects Committee application has been created and uploaded to the city website. As of today, no applications have been submitted; therefore, this item is not included on tonight's agenda.
  Jim provided clarification on the membership requirements and confirmed that individuals who meet the occupation rule—meaning they are involved in real estate, development, or the construction industry—are not required to reside within the city limits. The committee must have a minimum of five members, with at least 50% representing those industries. However, candidates cannot be government officials or employees.
- The city has posted the Nevada Volunteer Fire Department Annual Raffle on all social media platforms. A live drawing will take place each night from December 1st through December 25th. To purchase tickets, please contact any member of the NVFD or email Chief Wilson.
- The city has posted the quarterly Newsletter on all social media platforms for the community to view. A copy has also been provided in the agenda packet and provided to each Council Member.
- The Nevada Special Utility District has notified the City and residents of a Notice of Water Rate Change effective October 1, 2025**.** The new rates will apply to bills due on November 15, 2025**.** A copy of the notice has been attached for the Council to review.
- I spoke with Wanda from CWD regarding the brush pile on Collin Street. She stated that CWD would send out a brush truck to remove the brush pile from the homeowner's property. This could be done as a one-time courtesy with the City's approval. The mayor spoke to Mr. Gracy and confirmed approval. CWD has been notified to remove the brush pile. I requested an update when the brush pile has been removed. CWD removed the brush pile on the corner of Collin Street and Slatting Street. Mr. Gracy gave the city consent for CWD to remove the brush pile, and this service was completed on October 3, 2025.
- The city is planning for a small Christmas event this year! While details are still being finalized, we are considering having a hot cocoa and apple cider bar, cookies, pictures with Santa, and possibly even an Angel Tree for the community. With that said, if anyone had Christmas decorations they would like to donate to the city, it would be greatly appreciated.
- The City of Nevada is preparing for the Fall X-treme Green Event.
  The event is scheduled for Saturday, November 22, 2025, from 8:00 AM to 12:00 PM at the Braves Stadium. We expect to have official notices sent out by the last week of October.
- I would like to inform the Council that Lana Carroll was officially hired as the Assistant City Secretary on September 29, 2025. Over the past year, she has shown great dedication to the

city, always striving for what is best for our community. She has played an important role in helping implement processes to ensure the city is run more efficiently and has been a strong advocate for community involvement. I believe she is an excellent fit for this position, and I want to congratulate her on her employment with the City of Nevada.

- Provided City Council with an update on City Hall Renovations. Three contractors have been contacted and waiting on proposals.

b. City Attorney Report –

Jim Shepherd, City Attorney, provided the following updates:

- TML Convention is coming up October 29, 2025.

c. Code Enforcement Report –

City Council reviewed the Code Enforcement Report provided by City Secretary, Heather Schell. City Secretary provided updates to City Council regarding the report provided.

d. P&Z Report -

Russell Newton, P&Z Chairman, provided the following updates:

- P&Z reviewed the Preliminary Plat for South Meadow Estates. P&Z did approve it with the conditions recommended by Hayter Engineering.

e. EDC Report –

Bruce Mathews, EDC President, provided the following updates:

- EDC provided for the council and EDC Leadership a workshop that we conducted, and I felt like it was very successful and informative. Packets are available if needed.

f. Financial Report –

The City Council reviewed the August 2025 Financial Report. No Comments.

g. Mayor Pro Tem Report -

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

- Nevada Legacy Impact Award – Any organizations or individuals that make an impact on our city will receive this award moving forward.

h. Mayor's Report/Status -

Donald Deering, Mayor, provided the following updates:

- The stop light at FM 6 & Eugene is operating. I have not traveled down 1138 to see if that one is up and running.

i. NVFD Report –

Chavez Wilson, NVFD Fire Chief, was not present.

CONSENT AGENDA

6. **Approval of Previous Meeting Minutes –**
   Council Member Mike Laye made a motion to approve the previous meeting minutes on September 2, 2025, as written. Mayor Pro Tem Amanda Wilson seconded the motion to approve the minutes. Motion carried unanimously.

REGULAR AGENDA

7. **Deliberation and take any appropriate action regarding the proposal for Eugene Lane Reconstruction, County Road 593, from FM 6 North to just North of the Nevada Lakes Subdivision entrance.**
   Mayor Pro Tem Amanda Wilson made a motion to move forward with the proposal for Eugene Lane Reconstruction, County Road 593, from FM 6 North to just North of the Nevada Lakes Subdivision entrance. Council Member Derrick Little seconded the motion.
   YAY – Wilson, Laughter, Little
   NAY – Laye, Baker
   Motion passed 3:2

8. **Deliberation and take any appropriate action regarding the proposal for the street repairs on South Street and CR 589.**
   Council Member Mike Laye made a motion that we table this for next month and see if NTS Contractors can give us a new quote with that section added that Chris specified. Mayor Donald Deering Tabled Agenda Item 8.

9. **Deliberation and take any appropriate action on approving the Preliminary Plat for South Meadow Estates, 150 Residential Lots located in the John W. Foote Survey, Abstract No. 312, City of Nevada, Collin County, Texas.**
   Council Member Mike Laye made a motion that we approve the Preliminary Plat with the additions that Chris has stated. Council Member Derrick Little seconded the motion. Motion carried unanimously.

10. **Deliberation and take any appropriate action regarding a Variance Requests for a tract of land situated in the William Barker Survey, Abstract No. 50, City of Nevada, Collin County, Texas, and being all of lots 3, 4, and 5, Block 5 of the original Town of Nevada, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 12, Mape Records, Collin County, Texas, commonly known as 322 Kerens Street, Nevada, Collin County, Texas.**
    Council Member Mike Laye made a motion that we accept the variance requests. Council Member Derrick Little seconded the motion. Motion carried unanimously.

    The Zoning Board of Adjustment Meeting is Adjourned:

    Time: 8:47PM

    The City Council Meeting will now reconvene the remaining items on the agenda.

11. **Deliberate and take any appropriate action to confirm compliance with new Texas Statute regarding zoning changes allowing manufactured housing in one or more zoning districts and marking the city zoning map as required by the statute.**

Mayor Donald Deering Tabled Agenda Item 11.

12. **Deliberation 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.**
Council is open to selling city owned property, however there are still additional questions that need to be answered. Mayor Donald Deering Tabled Agenda Item 12.

13. **Deliberation and take any appropriate action on the Official Ballot for the Texas Municipal League (TML) Regional 13 Director Election.**
Mayor Pro Tem Amanda Wilson made a motion to move forward with voting for West Mays on behalf of Nevada City Council for the Official Ballot for the Texas Municipal League Regional 13 Director Election. Council Member Derrick Little seconded the motion. Motion carried unanimously.

14. **Deliberation and take any appropriate action on approving a Resolution casting the City of Nevada's vote in the Election of Collin County Central Appraisal District Board of Directors for candidate Jerry Tartaglino.**
Council Member Clayton Laughter made a motion to approve the Resolution casting the City of Nevada's vote in the election of Collin County Central Appraisal District Board of Directors for candidate Jerry Tartaglino. Council Member Mike Laye seconded the motion. Motion carried unanimously.

15. **Deliberation and take any appropriate action regarding the City of Nevada's support of the Collin County Outer Loop – Southeast development.**
Mayor Pro Tem Amanda Wilson made a motion to move forward with sending the letter stating our support of the Collin County Outer Loop – Southeast Development. Council Member Derrick Little seconded the motion. Motion carried unanimously.

FUTURE AGENDA ITEMS

16. **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. Manufactured Housing Zoning
2. Sale of City Property
3. Proposal South Street & CR 589
4. Fence Ordinance
5. Meeting more than once a month
6. Tornado Siren
7. Land Use Assumption & Capital Projects Committee Appointment
8. Schedule of Fees

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.

17. **Executive Session –**

    Time: 9:20PM

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

    Time: 9:56PM

19. **If required, act on items reviewed in Executive Session –**
    No action is required.

20. **Adjournment/Closing –**

    Time: 9:56PM

_____
Donald Deering, Mayor

Attest:

_____
Heather Schell, City Secretary

AGENDA ITEM #7



NO DOCUMENTS

AGENDA ITEM #8

HAYTER®
ENGINEERING

Don Deering, Mayor
City of Nevada
424 FM 6
Nevada, TX 75173

October 14, 2025

RE: Keep Safe Storage Addition – Preliminary Plat
HEI Job Number 385001-86.64

Dear Mayor Deering,

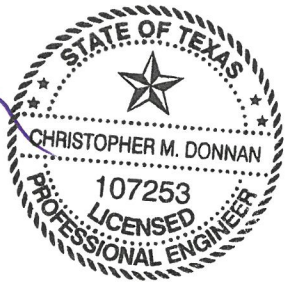
Hayter Engineering has reviewed the Keep Safe Storage Addition Preliminary Plat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Construction plans and specifications were not submitted and as such Hayter Engineering's review was of the preliminary plat only. After review, Hayter Engineering recommends that the Keep Safe Storage Addition Preliminary Plat be approved with the following conditions:

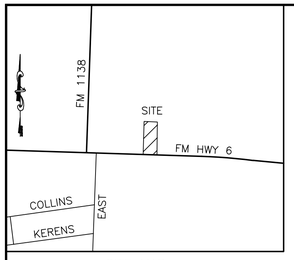
1. Please provide a closure report (Subdivision Ordinance 17).
2. Please show the city limit boundary on this plat (Subdivision Ordinance 17 (1) (b)).
3. Please show existing structures and driveways (Subdivision Ordinance 17 (1) (b)).
4. Please show any existing underground franchise utilities (Subdivision Ordinance 17 (1)(c)).
    a. There appears to be an AT&T pedestal in front of the subject tract.
5. This site will most likely require a detention pond. As such, please place this proposed pond within a drainage easement (Subdivision Ordinance 17 (2) (f)).
6. It is unclear how drainage will move through the site; however, it may be beneficial to denote the "24' Fire Lane, Access & Utility Easement" a drainage easement as well (Subdivision Ordinance 17 (2) (f)).
7. Please show and label side and rear yard setbacks (Subdivision Ordinance 17 (2) (g)).
8. A TxDOT Driveway Permit will be required for new or improved drive onto FM 6 (Subdivision Ordinance 17 (2) (h)).
9. Please submit engineering plans for review and approval prior to the preparation and the final plat (Subdivision Ordinance Section 17 (3)).
10. Please update the approval block to read "Approved for Preparation of Final Plat". Please also remove the "Accepted" line (Subdivision Ordinance 17 (6)).

If you have any questions regarding this replat, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com).

HAYTER ENGINEERING, INC.



Christopher M. Donnan, P.E., CFM
Principal/Project Manager



SITE MAP
NOT TO SCALE

"Recommended for Approval"

_____ _____
Chairman, Planning and Zoning Commission Date
City of Nevada, Texas

"Approved"

_____ _____
Mayor, City of Nevada, Texas Date

"Accepted"

_____ _____
Mayor, City of Nevada, Texas Date

The undersigned, the City Secretary of the City of Nevada, Texas, hereby certifies that the foregoing plat of KEEP SAFE STORAGE ADDITION an addition to the City of Nevada, Collin County, Texas was submitted to the City Council on the _____ day of _____, 20___, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public placed, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20___.

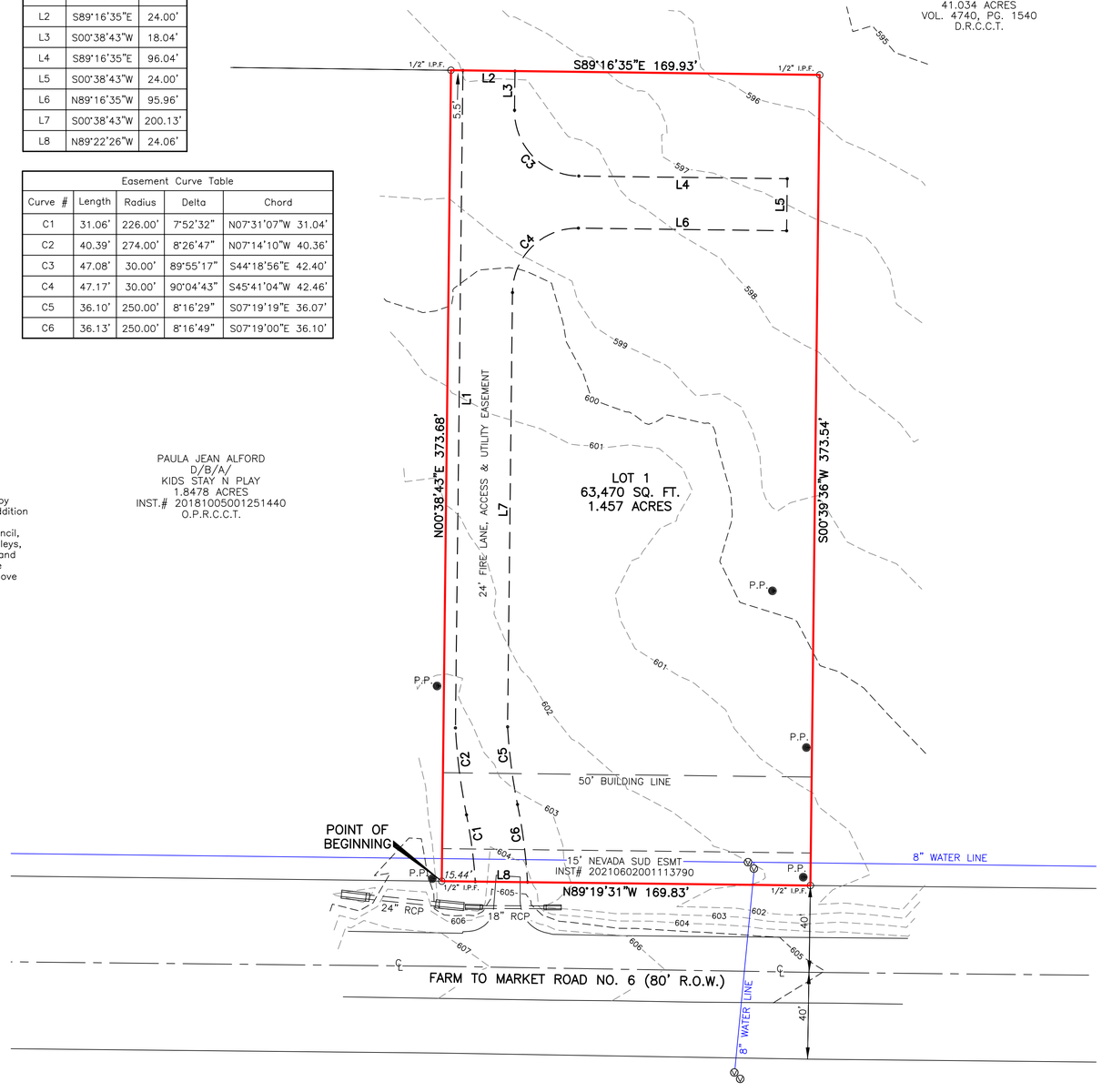
_____
City Secretary
City of Nevada, Texas

Easement Line Table		
Line #	Direction	Length
L1	N00°38'43"E	302.99'
L2	S89°16'35"E	24.00'
L3	S00°38'43"W	18.04'
L4	S89°16'35"E	96.04'
L5	S00°38'43"W	24.00'
L6	N89°16'35"W	95.96'
L7	S00°38'43"W	200.13'
L8	N89°22'26"W	24.06'

Easement Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	31.06'	226.00'	7°52'32"	N07°31'07"W 31.04'
C2	40.39'	274.00'	8°26'47"	N07°14'10"W 40.36'
C3	47.08'	30.00'	89°55'17"	S44°18'56"E 42.40'
C4	47.17'	30.00'	90°04'43"	S45°41'04"W 42.46'
C5	36.10'	250.00'	8°16'29"	S07°19'19"E 36.07'
C6	36.13'	250.00'	8°16'49"	S07°19'00"E 36.10'

PAULA JEAN ALFORD
D/B/A/
KIDS STAY N PLAY
1.8478 ACRES
INST.# 20181005001251440
O.P.R.C.C.T.

WILLIAM SCOTT SMITH
41.034 ACRES
VOL. 4740, PG. 1540
D.R.C.C.T.



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, James Barton Carroll and Karla Carroll are the owners of a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas and being all of a 1.455 acre tract of land conveyed to James Barton Carroll and Karla Carroll, by deed recorded in Instrument No. 20200827001425690, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the north right-of-way line of Farm to Market Road No. 6 (80' R.O.W.), being the southwest corner of said 1.455 acre tract and the southeast corner of a 1.8478 acre tract of land conveyed to Paula Jean Alford, by deed recorded in Instrument No. 20181005001251440, Official Public Records, Collin County, Texas;

Thence North 00°38'43" East, along the west line of said 1.455 acre tract and the east line of said 1.8478 acre tract, a distance of 373.68 feet to a 1/2" iron pin found, being the northwest corner of said 1.455 acre tract, the northeast corner of said 1.8478 acre tract and on a south line of a 41.034 acre tract of land conveyed to William Scott Smith, by deed recorded in Volume 4140, Page 1540, Deed Records, Collin County, Texas;

Thence South 89°16'35" East, along the north line of said 1.455 acre tract and a south line of said 41.034 acre tract, a distance of 169.93 feet to a 1/2" iron pin found, being the northeast corner of said 1.455 acre tract and a reentrant corner of said 41.034 acre tract;

Thence South 00°39'36" West, along the east line of said 1.455 acre tract and a west line of said 41.034 acre tract, a distance of 373.54 feet to a 1/2" iron pin found on the north right-of-way line of Farm to Market Road No. 6 (80' R.O.W.), being the southeast corner of said 1.455 acre tract and a southwest corner of said 41.034 acre tract;

Thence North 89°19'31" West, along the north right-of-way line of Farm to Market Road No. 6 (80' R.O.W.) and the south line of said 1.455 acre tract, a distance of 169.83 feet to the Point of Beginning and containing 63,470 square feet or 1.457 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, James Barton Carroll and Karla Carroll, do hereby adopt this plat as KEEP SAFE STORAGE ADDITION, an Addition to the City of Nevada, Collin County, Texas and do hereby dedicate to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS my hand this the _____ day of _____, 2025.

_____ _____
James Barton Carroll, Owner Karla Carroll, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Barton Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
Notary Public for the State of Texas
My Commission expires _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Karla Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
Notary Public for the State of Texas
My Commission expires _____

SURVEYOR'S CERTIFICATE

I, James Barton Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Nevada, Texas.

_____
James Barton Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Barton Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2025.

_____
Notary Public for the State of Texas
My Commission expires: _____

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0465J, EFFECTIVE DATE JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY LIES IN ZONE 'X' AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE PLATTED LOT FROM A NON PLATTED TRACT.
- SUBDIVISION OF THIS LOT BY METES AND BOUNDS CONSTITUTES A VIOLATION OF CITY ORDINANCES AND STATE LAW, AND SHALL BE GROUNDS FOR WITHHOLDING OF PERMITS AND UTILITIES.

COUNTY RECORDING INFORMATION

LEGEND

Ⓦ	– WATER VALVE
P.P.●	– POWER POLE
RCP	– REINFORCED CONCRETE PIPE
I.P.F.	– IRON PIN FOUND
P.F.C.	– POINT FOR CORNER
D.R.C.C.T.	– DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	– OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

PRELIMINARY PLAT

KEEP SAFE STORAGE ADDITION

LOT 1
1.457 ACRES
JAMES OSGOOD SURVEY, ABSTRACT NO. 673
CITY OF NEVADA
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.
203 W, FM 6, NEVADA, TX 75173
Phone (972) 840-1506
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3706-25	1"=30'	OCTOBER 9, 2025	SC

CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027 | CITYSECRETARY@CITYOFNEVADATX.ORG

October 21, 2025

Honorable Mayor & City Council
City of Nevada
424 E. FM 6
Nevada, Texas 75173

RE: Keep Safe Storage Addition Preliminary Plat Approval

To Whom It May Concern,

This letter it to formally notify you that the Planning and Zoning Commission of the City of Nevada met on October 21, 2025, and approved the Keep Safe Storage Addition Preliminary Plat. The approval was granted with the conditions as recommended by Hayter Engineering.

Respectfully submitted,

Russell Newton, Chairman
Planning and Zoning Commission
City of Nevada, Texas

★Designed by TownMapsUSA.com

AGENDA ITEM #9

Proposal 10932-R1

09 / 26 / 2025 (Revised 10/27/25)

CUSTOMER

Heather Schell
City of Nevada, TX
asst.citysecretary@cityofnevadatx.org
469/788-7473

PROJECT ADDRESS

Cement Treated Base Repair and Asphalt Overlay
South Street
(Repairs between West St and FM 1138)
Nevada, TX
dp/gr

SCOPE OF WORK	PRICE

Cement Treated Base Repairs and Asphalt Overlay: 5600SF; 6 Areas
• Cement Treated Base Repairs:
  • Mill Existing Asphalt Paving and Subgrade to a depth of 9” from top of pavement
  • Grade to 2” below top of existing asphalt pavement
  • Spread Portland Cement over repair at a rate of 30 Pounds per Square Yard
  • Re-Mill to blend Portland Cement into subgrade, creating Cement Treated Base (CTB)
  • Hydrate Mixed CTB for proper Moisture Content
  • Grade and Compact using Steel Single Drum Roller
• Asphalt Overlay (Overlay on top of Cement Treated Base)
  • Apply Asphalt Tack to edges of repair to facilitate bond with new asphalt
  • Overlay Repair with Type D Asphalt, Compact to 2” with Steel Wheeled, Double Drum Rollers
• Barricade off areas of repair as needed during construction
	$33,600.00

Mobilization Charge (Discounted by 50% due to quanitity of repair) • Deliver and Stage Bomag Reclaimer and Associated Compaction Equipment to Site • Remove from site upon completion of Scope of Work	$1,125.00

Subtotal	**$34,725.00**
Tax	**$2,864.81**
Total	**$37,589.81**

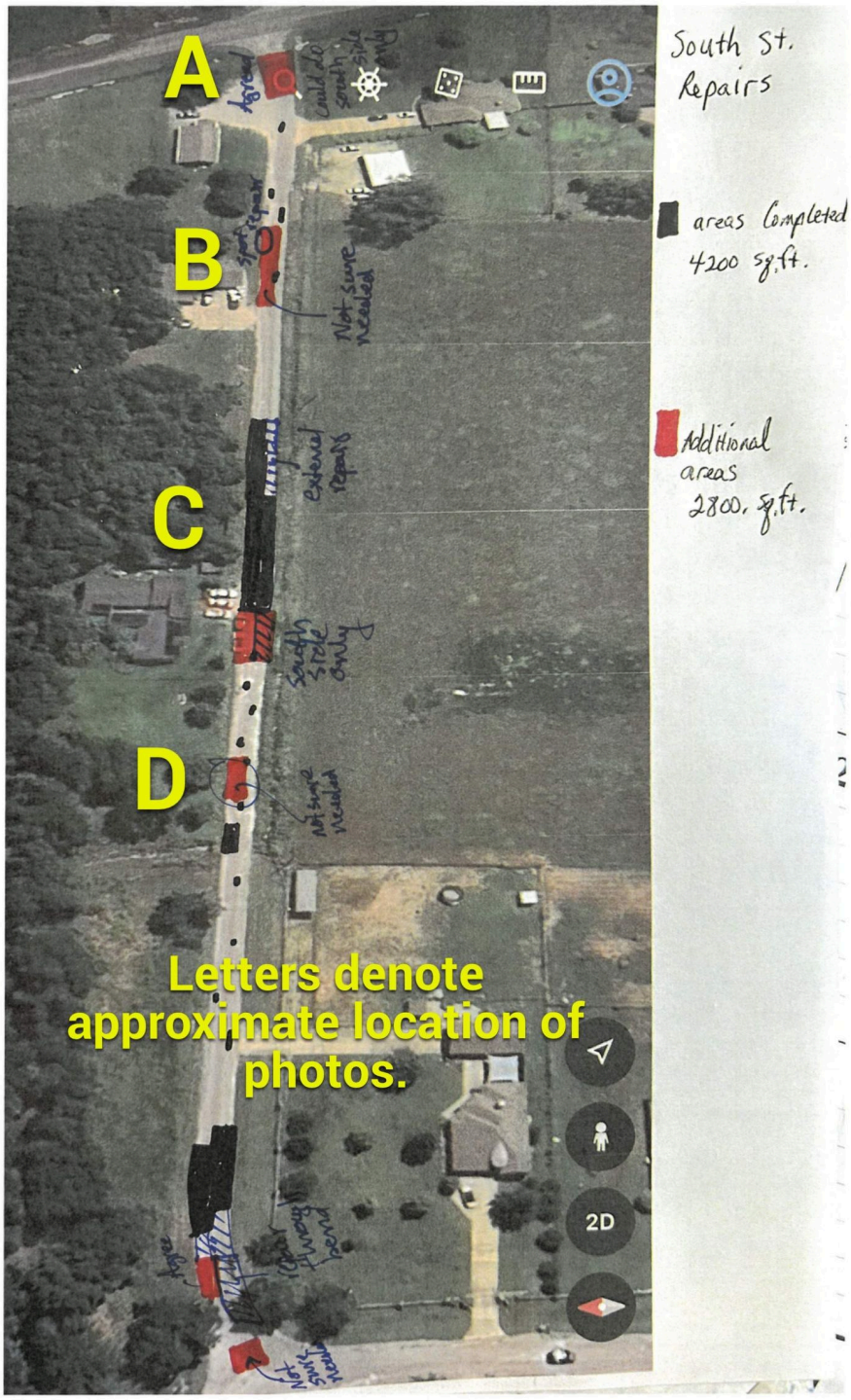
Terms and Conditions

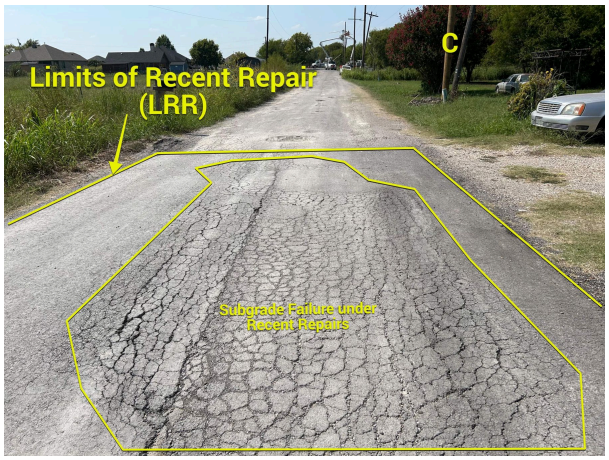
- Proposal good for 30 days.
- If asphalt is thicker than what is called out above owner will be notified and a change order will be necessary
- Proposal is based on regular work hours M-F 7am -5pm
- Proposal based on six repairs, along roughly 1/4 mile section of West St; 8' minimum width of repairs.
- Will require Site Visit prior to Mobilization to confirm and mark exact locations of six repair areas.
- All areas available at one time; Work will disrupt traffic through area while crew is on site.
- NOTE: Mobilization Charge will be reduced by 50% if 5,000SF of repairs is available at one time; will be eliminated completely if 10,000SF or more available at one time.
- Adjustments to this scope of work will require re-bid and may impact the final unit cost for repairs. Minimum mobilization for repairs will apply. Future work will have to be inspected, verified, and re-bid on a per repair basis.
- All repairs, labor and materials are warranted for one year after completion of work.
- This is a unit price based on quantities. If quantity discrepancies are noted, unit price is to be used.
- Proposal based on one mobilization unless otherwise stated.
- Payment Terms: Net 30

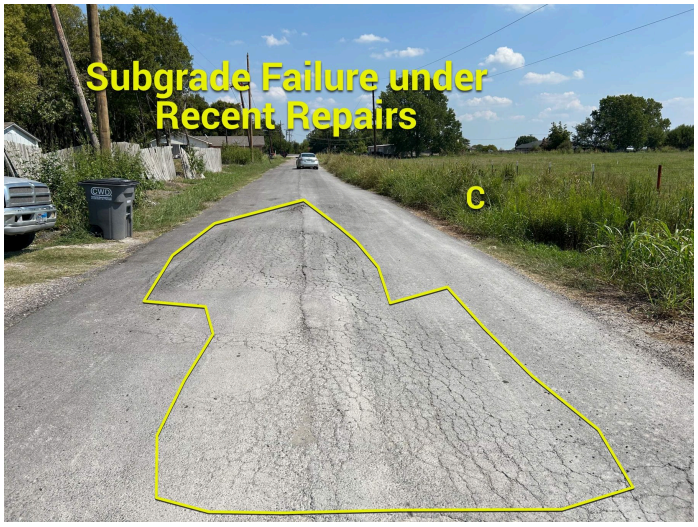
The following items are specifically excluded from our proposal.

- Permits, bonds, and inspection fees
- Repair of unmarked underground utilities damaged during our work.
- Sleeves or conduits of any type
- After Hours Work
- Testing of materials and subgrades
- Traffic Control Plan
- Rock excavation, drill through sandstone/limestone seams and layers, requiring carbide-tipped Rock-drilling auger, which cannot be penetrated by a conventional earth or rock auger, is not included in this proposal. No rock coring is included in this quote.

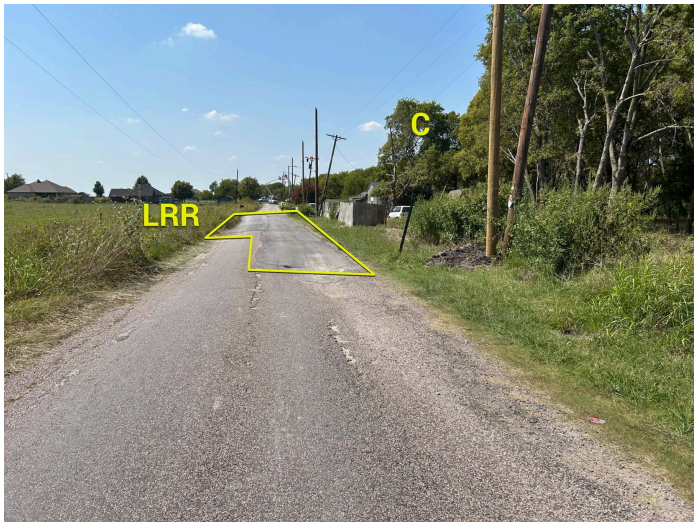
Signature _____ Date _____


A
B
C
D
South St.
Repairs
areas Completed
4200 sq.ft.
Additional
areas
2800. sq.ft.
Letters denote
approximate location of
photos.
2D









Site Photos:
Recent Repairs with
Subgrade Failures



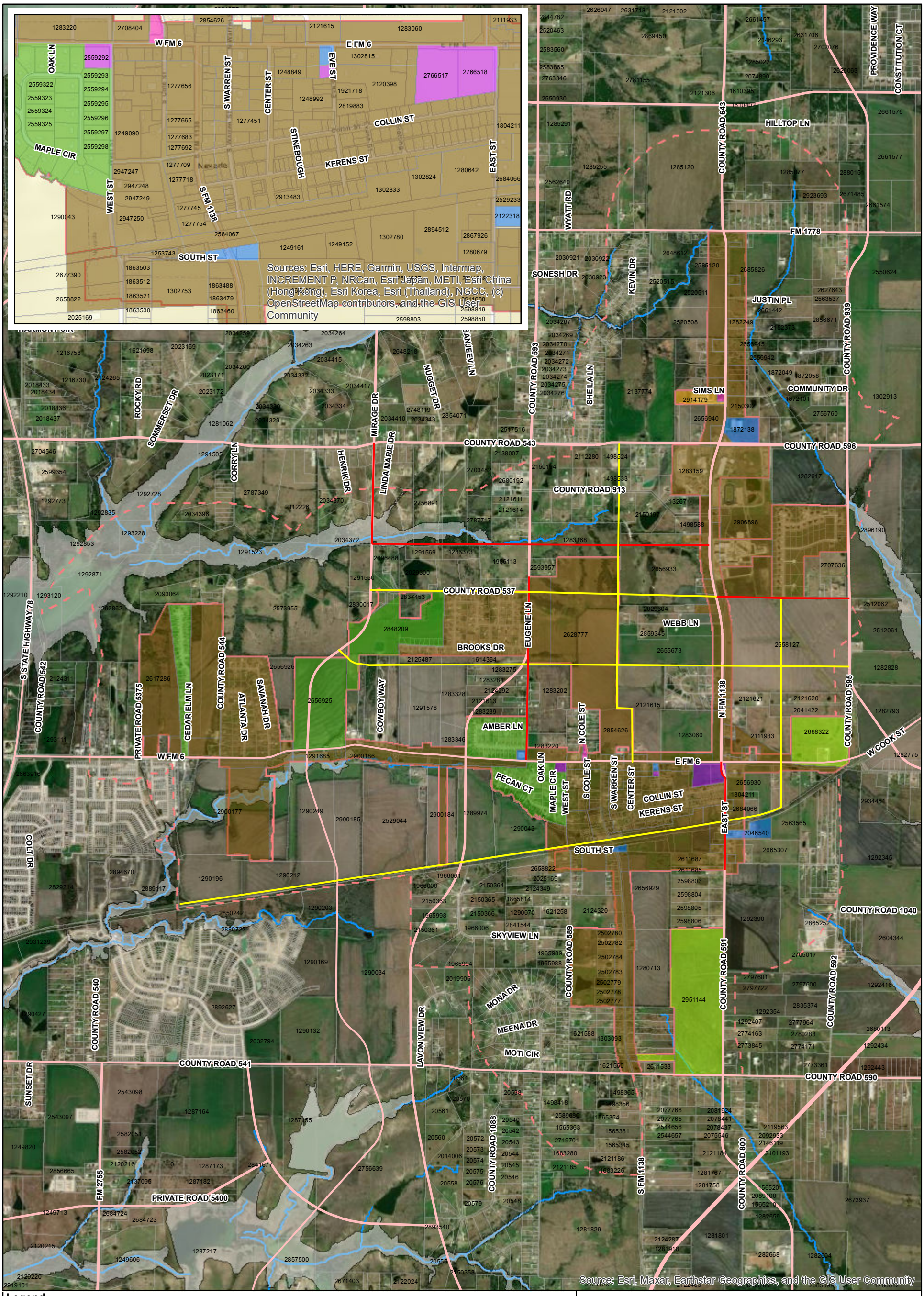






Representative Photos of Existing Conditions

AGENDA ITEM #10



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

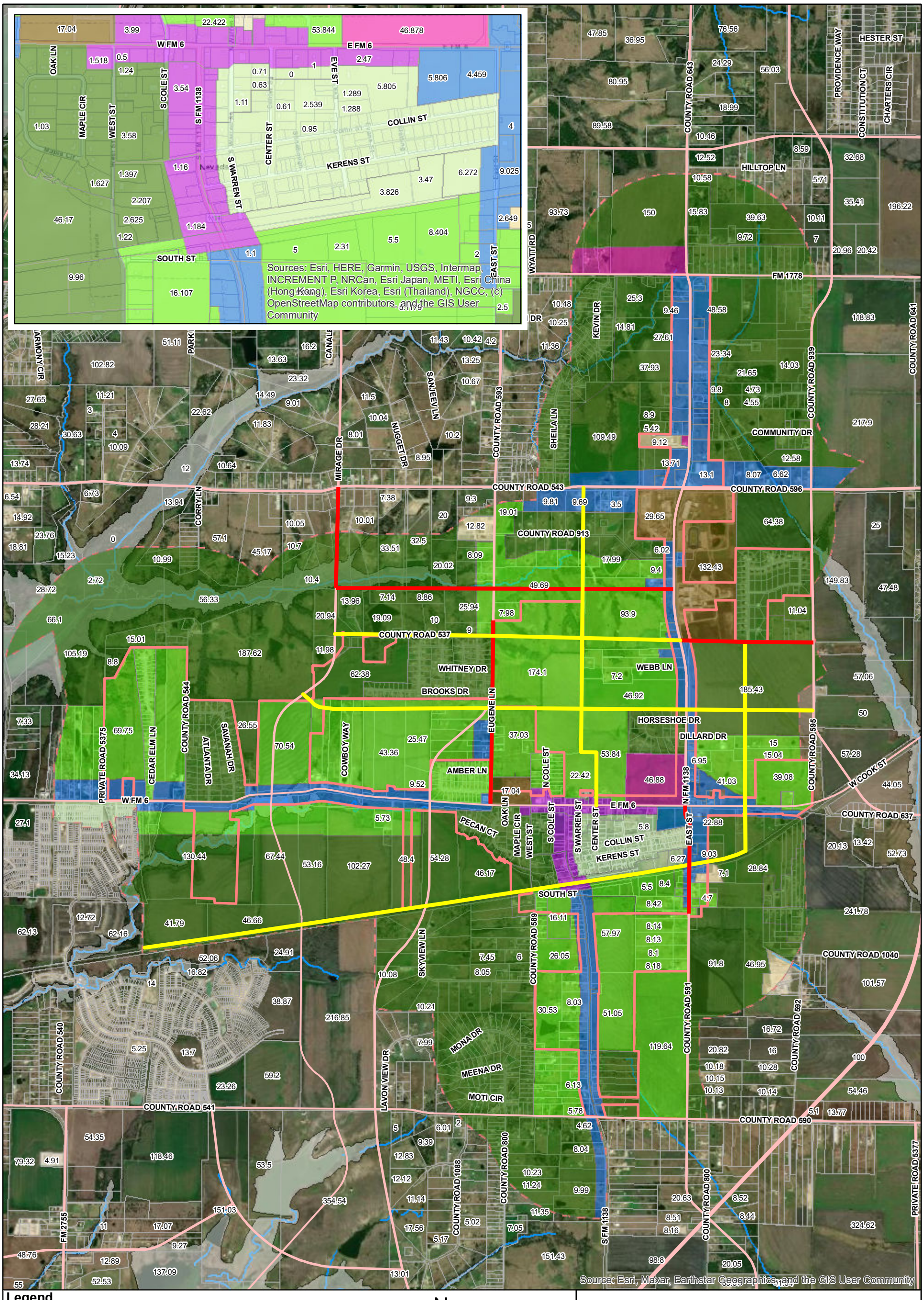
Zoning Map

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



Legend

Future Land Use
- Single Family (1/4 ac)
- Single Family (1/2 ac)
- Single Family (1 ac)
- Commercial Corridor
- Community Retail
- Neighborhood Service
- Light Industrial
- Public Land/Institution

Nevada Thoroughfare Plan
- Arterial
- Collector

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

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

N

0 2,400 4,800 Feet

Future Land Use 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 3

CITY OF NEVADA
424 E FM 6 NEVADA, TX 75173 | 972-853-0027 | CITYSECRETARY@CITYOFNEVADATX.ORG

October 21, 2025

Honorable Mayor and City Council
City of Nevada
424 E. FM 6
Nevada, Texas 75173

RE: Planning and Zoning Commission Recommendation – Designation of Manufactured Housing Zoning District

Dear Mayor and Council Members,

The Planning and Zoning Commission for the City of Nevada has reviewed the recently enacted Texas statute requiring municipalities to allow manufactured housing within city limits. After deliberation, the Commission recommends designating the Single Family (SF-1/4/12) as the appropriate zoning district to allow manufactured housing.

Respectfully submitted,

Russell Newton, Chairman
Planning & Zoning Commission
City of Nevada, Texas

AGENDA ITEM #11

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NEVADA, TEXAS, ADOPTING THE SCHEDULE OF FEES LISTED IN EXHIBIT "A" TO REFLECT SAME; REPEALING THE FEE SCHEDULES IN PRIOR ORDINANCES IN CONFLICT WITH THE FEE SCHEDULE OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY, PROVIDING A PENALTY OF $500 FOR EACH VIOLATION OF THIS ORDINANCE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code Section 51.001(1) provides that the governing body of a municipality may adopt, publish, amend or repeal an ordinance, rule or police regulation that is for the good government, peace, or order of the municipality; and

WHEREAS, the establishment of a Schedule of Fees is in the best interest of the public;

WHEREAS, the City Council of the City of Nevada has previously approved ordinances adopting fees that are reasonably related to the services provided by the city to the citizens and businesses of the city; and

WHEREAS, the City Council desires to amend the previously adopted fees and deems the schedule of fees attached to this ordinance as Exhibit A as necessary for the city to provide good and efficient government for the benefit of the citizens of the city.

NOW THEREFORE:

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

SECTION 1. FINDINGS INCORPORATED. That the above and foregoing recitals are true and correct, are legislative findings of the City Council, and are incorporated herein and made a part hereof for all purposes.

SECTION 2. REPEAL OF PRIOR FEE SCHEDULES. That the fees in prior ordinances in conflict with the fees set forth in this ordinance are repealed and replaced with the fees set forth in this ordinance.

SECTION 3. FEE SCHEDULE ADOPTED. That from and after the effective date of this Ordinance, the following fees and the fees in Exhibit "A," attached hereto and incorporated herein, are hereby adopted:

1.01 **Public Information Requests**

(1) Standard paper copy. The charge for standard paper copies reproduced by means of an office machine copier or a computer printer is $.10 per page or part of a page. Each side that has a printed image is considered a page.

(2) Nonstandard copy. The charges for nonstandard copies are:

(A) diskette--$1.00;

(B) cd/r - cd/rw--$1.00
(C) oversize paper copy (i.e.: 11 inches by 17 inches) --$.50
(D) specialty paper-actual cost
(E) Blueprint/Blueline paper--$.20/linear foot (all widths).

(3) The charges in this subsection are to cover the cost of materials onto which information is copied and do not reflect any additional charges that may be associated with a particular request.

(4) Programming personnel. If a particular request requires the services of a programmer in order to execute an existing program or to create a new program so that requested information may be accessed and copied, the governmental body may charge for the programmer's time.

(A) The hourly charge for a programmer is $28.50 an hour, including fringe benefits. Only programming services shall be charged at this hourly rate.

(B) Governmental bodies that do not have in-house programming capabilities shall comply with requests in accordance with §552.231 of the Public Information Act.

(5) If the charge for providing a copy of public information includes costs of labor, a governmental body shall comply with the requirements of Government Code, Chapter 552, §552.261(b).

(6) Other Personnel Charge.

(A) The charge for other personnel costs, incurred in processing a request for public information is $15 an hour, including fringe benefits. Where applicable, the other personnel charge may include the actual time to locate, compile, and reproduce the requested information.

(B) Another personnel charge shall not be billed in connection with complying with requests that are for 50 or fewer pages of paper records, unless the documents to be copied are located in: each other; or

(7) two or more separate buildings that are not physically connected with

(8) a remote storage facility.

(C) Other personnel time shall not be recovered for any time spent by an attorney, legal assistant, or any other person who reviews the requested information:
to determine whether the governmental body will raise any exceptions to disclosure of the requested information under Subchapter C of the Public Information Act; or
to research or prepare a request for a ruling by the attorney general's office pursuant to §552.301 of the Public Information Act. When confidential information is mixed with public information on the same page, personnel time may be recovered for time spent to obliterate, blackout, or otherwise obscure confidential information in order to release public information.

(D) If the charge for providing a copy of public information includes costs of labor, a governmental body shall comply with the requirements of Government Code, Chapter §552.261(b).

(9) For purposes of paragraph (6)(B) of this subsection, two buildings connected by a covered or open sidewalk, an elevated or underground passageway, or a similar facility, are not considered to be separate buildings.

(10) Overhead charge.

(A) Whenever any labor charge is applicable to a request, a governmental body may include in the charges direct and indirect costs, in addition to the specific labor charge. This overhead charge would cover such costs as depreciation of capital assets, rent, maintenance and repair, utilities, and administrative overhead. If a governmental body chooses to recover such costs, a charge shall be made in accordance with the methodology described in paragraph (5) of this subsection. Although an exact calculation of costs will vary, the use of a standard charge will avoid complication in calculating such costs and will provide uniformity for charges made statewide.

(B) An overhead charge shall not be made for requests for copies of 50 or fewer pages of standard paper records unless the request also qualifies for a labor charge pursuant to Texas Government Code, §552.261(a)(l) or (2).

(C) The overhead charge shall be computed at 20% of the charge made to cover any labor costs associated with a particular request. Example: if one hour of labor is used for a particular request, the formula would be as follows: Labor charge for locating, compiling, and reproducing, $15.00 x .20 = $3.00; or programming labor charge, $28.50 x .20 =$5.70. If a request requires one hour of labor charge for locating, compiling, and reproducing information ($15.00 per hour); and one hour of programming labor charge ($28.50 per hour), the combined overhead would be: $15.00 + $28.50 = $43.50 x .20 = $8.70.

(D) Microfiche and microfilm charge.

(a) If a governmental body already has information that exists on microfiche or microfilm and has copies available for sale or distribution, the charge for a copy must not exceed the cost of its reproduction. If no copies of the requested microfiche or microfilm are available and the information on the microfiche or microfilm can be released in its entirety, the governmental body should make a copy of the microfiche or microfilm. The charge for a copy shall not exceed the cost of its reproduction. The Texas State Library and Archives Commission have the capacity to reproduce microfiche and microfilm for governmental bodies. Governmental bodies that do not have in-house capability to reproduce microfiche or microfilm are encouraged to contact the Texas State Library before having the reproduction made commercially.

(b) If only a master copy of information in microfilm is maintained, the charge is $.10 per page for standard size paper copies, plus any applicable labor and overhead charge for more than 50 copies.

(11) Remote document retrieval charge.

(A) Due to limited on-site capacity of storage documents, it is frequently necessary to store information that is not in current use in remote storage locations. Every effort should be made by governmental bodies to store current records on-site. State agencies are encouraged to store inactive or non-current records with the Texas State Library and Archives Commission. To the extent that the retrieval of documents results in a charge to comply with a request, it is permissible to recover costs of such services for requests that qualify for labor charges under current law.

(B) If a governmental body has a contract with a commercial records storage company, whereby the private company charges a fee to locate, retrieve, deliver, and return to storage the needed record(s), no additional labor charge shall be factored in for time spent locating documents at the storage location by the private company's personnel. If after delivery to the governmental body, the boxes must still be searched for records that are responsive to the request, a labor charge is allowed according to subsection (d)(l) of this section.

(12) Computer resource charge.

(A) The computer resource charge is a utilization charge for computers based on the amortized cost of acquisition, lease, operation, and maintenance of computer resources, which might include, but is not limited to, some or all of the following: central processing units (CPUs), servers, disk drives, local area networks (LANs), printers, tape drives, other peripheral devices, communications devices, software, and system utilities.

(B)These computer resource charges are not intended to substitute for cost recovery methodologies or charges made for purposes other than responding to public information requests.

(C) The charges in this subsection are averages based on a survey of governmental bodies with a broad range of computer capabilities. Each governmental body using this cost recovery charge shall determine which category(ies) of computer system(s) used to fulfill the public information request most closely fits its existing system(s) and set its charge accordingly. Type of System--Rate: mainframe--$10 per CPU minute; Midsize--$1.50 per CPU minute; Client/Server--$2.20 per clock hour; PC or LAN--$1.00 per clock hour.

(D)The charge made to recover the computer utilization cost is the actual time the computer takes to execute a particular program times the applicable rate. The CPU charge is not meant to apply to programming or printing time; rather it is solely to recover costs associated with the actual time required by the computer to execute a program. This time, called CPU time, can be read directly from the CPU clock, and most frequently it will be a matter of seconds. If programming is required to comply with a particular request, the appropriate charge that may be recovered for programming time is set forth in subsection (d) of this section. No charge should be made for computer print-out time. Example: If a mainframe computer is used, and the processing time is 20 seconds, the charges would be as follows: $10 / 3 = $3.33; or $10 / 60 x 20 = $3.33.

(E) A governmental body that does not have in-house computer capabilities shall comply with requests in accordance with the §552.231 of the Texas Government Code.

(13) Miscellaneous supplies. The actual cost of miscellaneous supplies, such as labels, boxes, and other supplies used to produce the requested information, may be added to the total charge for public information.

(14) Postal and shipping charges. Governmental bodies may add any related postal or shipping expenses which are necessary to transmit the reproduced information to the requesting party.

(15) Sales Tax: Pursuant to Office of the Comptroller of Public Accounts' rules sales tax shall not be added on charges for public information.

(16) Miscellaneous charges: A governmental body that accepts payment by credit card for copies of public information and that is charged a "transaction fee" by the credit card company may recover that fee.

- These charges are subject to periodic reevaluation and update.

SECTION 4. SEVERABILITY. The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the Town shall promptly promulgate revised provisions in compliance with the authority's decisions or enactment.

SECTION 5. PENALTY. Any person, firm or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars ($500.00) for each offense, and each day any such offense shall continue shall be deemed to constitute a separate offense. Failure to pay fees listed in this ordinance in full and on time as required by city ordinance is a violation of this ordinance.

SECTION 6. PUBLICATION/EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED and APPROVED by the City Council of the City of Nevada, Texas, on the 4th day of November 2025.

APPROVED:

_____
Donald Deering, Mayor

ATTEST:

_____
Heather Schell, City Secretary

APPROVED AS TO FORM:

_____

James E. Shepherd, City Attorney

Attachment: Exhibit A – Schedule of Fees

SCHEDULE OF FEES

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

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

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

Residential New Construction Fees

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

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

Residential Trade Permits

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

PERMIT		PLANS REQUIRED?	ENGINEER LETTER REQUIRED?	PERMIT FEE
Contractor Registration	All subcontractors must be registered with the city. *Electrician/Plumber/Mechanical must be registered but are exempt from the fee.*			$110
OSSF Modification		✓	✓	$325
Swimming Pool		✓	✓	$575
Spa/Hot Tub		✓		$350
Solar Panel		✓	✓	$400
Mechanical		TBD		$260
Electrical		TBD		$260
Plumbing		TBD		$260
Roof		TBD		$260
Flatwork	Concrete slab, sidewalk, patio, driveway, etc.	✓		$325
Foundation Repair		✓	✓	$325
Fence Permit (BP)		✓		$325
Residential Remodel (Addition)	*(Each trade must pull their own permit)* Includes Foundation & Roof	✓	✓	$500 + 0.59/sqft over 120sqft
Residential Remodel (Existing)	*(Each trade must pull their own permit)* Includes Roof	✓		$325 + 0.59/sqft over 120sqft.
Irrigation				$260
Demolition				$175
Accessory Building (over 120sqft)	Carport, gazebo, shed, etc.	✓	TBD	$325 + 0.59/sqft
Residential Variance Request				$75 (privately owned, single lot)

New & Remodeled Commercial Fees

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

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

Fire Code Plan Review & Inspection Fees

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

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

Development Fees – Zoning, Annexation, Plats

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

Zoning Change Request	$500 + $10/acre
ETJ Preliminary/Final Plat	$500 + $5/lot *(May also require review by Collin County and be subject to County Fees)*
Preliminary Plat	$500 + $5/lot + All Consultant costs
Final Plat	$500 + $5/lot + All Consultant costs
Replat/Amended Plat	$500 + $5/lot + All Consultant costs
Annexation	~~$750 + $50/acre for 2+ acres~~ $
Engineering Plans **	$4,000
Developer Variance Request	$400 + All Consultant costs
MUD Application	$1,000 + $100/acre
ETJ Withdrawal	$500 + $50/acre

Miscellaneous

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

Same Day Inspection *(Commercial & Residential)*	$200
Re-inspection *(Commercial & Residential)*	$100
Unpermitted Work	2x original permit cost
Online Payment/CC Fee	3.5%

Special Use/Temporary Use Permit	$100
Garage Sale Permit	$0 (permit required)
Vendor Permit	$50
Solicitor Permit	$20
Health Inspection	$200
Newspaper Publication	Exact Cost

Article VII. – Filing Fees & Charges

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

All feed paid are non-refundable.

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

* All Consultant costs include City Planner, City Engineer, Legal Fees, and any other outside consultant costs incurred by the City.
** The Engineering Plan Review fee covers up to (2) reviews. Additional reviews will be on an hourly basis according to the rates set by the City's third-party Engineer.
** The City of Nevada recognizes that professional guidance is necessary when undertaking any land use project including zoning, Board of Adjustment applications, or platting. The City will provide a complementary one (1) hour or two (2) half-hour professional consultations with the City Planner and/or City Engineer for small projects. *Limit of one complementary consultation per property, per year.*

Square Foot Construction Costs [a, b, c]

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

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

EXHIBIT A
Schedule of Per Diem Rates
January 2, 2024

Personnel	**Hourly Rates**
Principal	215.00
Project Manager	180.00
Project Engineer	160.00
Design Engineer II	150.00
Design Engineer I	140.00
Senior CAD/Survey Technician	100.00
CAD Technician II	75.00
CAD Technician I	65.00
Office Manager	100.00
Senior Administrative Assistant	90.00
Administrative Assistant	75.00
On-Site Observer	100.00
Surveyor	155.00
Survey Technician II	75.00
Survey Technician I	60.00
Survey Crew - 2 Man Party	150.00
Survey Crew - 3 Man Party	200.00
Survey Crew – 1 Man GPS	105.00

The schedule of per diem rates may be changed by the ENGINEER at his sole discretion. Time billed for per diem rate services shall be in minimum increments of ¼ hour.

FEE	CURRENT RESIDENT FEE	BCCS COST	BCCS COST + 10%	BCCS COST + 15%	BCCS COST + 20%	NOTES
RESIDENTIAL						
OSSF Modification	$325.00	$200.00	$220.00	$230.00	$240.00	
Swimming Pool	$575.00	$350.00	$385.00	$402.50	$420.00	
Spa/Hot Tub	$350.00	$150.00	$165.00	$172.50	$180.00	
Solar Panel	$400.00	$200.00	$220.00	$230.00	$240.00	
Mechanical	$260.00	$85.00	$93.50	$97.75	$102.00	
Electrical	$260.00	$85.00	$93.50	$97.75	$102.00	
Plumbing	$260.00	$85.00	$93.50	$97.75	$102.00	
Roof	$260.00	$85.00	$93.50	$97.75	$102.00	
Flatwork: Concrete slab, sidewalk, patio, driveway, etc.	$325.00	$85.00	$93.50	$97.75	$102.00	
Foundation Repair	$325.00	$85.00	$93.50	$97.75	$102.00	
Fence Permit (BP)	$325.00	$85.00	$93.50	$97.75	$102.00	
Residential Remodel (Addition): Includes Foundation & Roof	$500 + 0.59/sqft over 120sqft	?				
Residential Remodel (Existing): Includes Roof	$325 + 0.59/sqft over 120sqft.	?				
Irrigation	$260.00	$100.00	$110.00	$115.00	$120.00	
Demolition	$175.00					
Accessory Building(over 120sqft): Carport, gazebo, shed, etc.	$325 + 0.59/sqft					
COMMERCIAL						
Commercial Building Permit : Fees are determined per the "Sqft Construction Costs" table provided each August by the International Code Council						
Commercial Flatwork	$325 MIN	$325.00	$357.50	$373.75	$390.00	NEVADA: permit fee multiplier 0.0090 $325 MIN
Certificate of Occupancy	$35 Application Fee + $165 due upon approval					
Clean & Show Permit (TEMP UTILITY RELEASE)	$125.00	$85.00	$93.50	$97.75	$102.00	
Sign Permit	$175.00					
Capital Improvement Inspection Program	Calculated w/ engineer's hourly rate for review/inspections.					
Cost of service for each complaint investigation		HOURLY	#VALUE!	#VALUE!	#VALUE!	
Cost of service for public swimming pool inspections		$350.00	$385.00	$402.50	$420.00	
Hourly cost of service for consultation outside of the aforementioned scope of services		$80.00	$88.00	$92.00	$96.00	BCCS $80 IS A PER HR FEE
FIRE CODE PLAN REVIEW & INSPECTION FEES						
Fire Code/Sprinkler Plan Review	Perform all requested Fire Code Plan Reviews (Sprinkler and Fire Detection/Alarm) at a rate of:					
	$300 per page	$250.00	$275.00	$287.50	$300.00	
Fire Code/Sprinkler Inspection	Perform all requested Fire Code Inspections (Sprinkler and Fire Detection/Alarm) at a rate of:					
	$720 half day (under 4 hours)	$450.00	$495.00	$517.50	$540.00	
	$1080 full day (over 4 hours)	$900.00	$990.00	$1,035.00	$1,080.00	
COMMERCIAL HEALTH INSPECTION FEES						
COMMERCIAL HEALTH INSPECTION	$240.00	$200.00	$220.00	$230.00	$240.00	
Development Fees – Zoning, Annexation, Plats						
Zoning Change Request	$500 + $10/acre	PLAN REVIEW COSTS	#VALUE!	#VALUE!	#VALUE!	
ETJ Preliminary/Final Plat	$500 + $5/lot		$0.00	$0.00	$0.00	
Preliminary Plat	$500 + $5/lot + All Consultant costs		$0.00	$0.00	$0.00	
Final Plat	$500 + $5/lot + All Consultant costs		$0.00	$0.00	$0.00	
Replat/Amended Plat	$500 + $5/lot + All Consultant costs		$0.00	$0.00	$0.00	
Annexation	$500		$0.00	$0.00	$0.00	
Engineering Plans **	$4,000		$0.00	$0.00	$0.00	
Developer Variance Request	$400 + All Consultant costs		$0.00	$0.00	$0.00	
Residential Homeowner Variance Request	$75 (privately owned, single lot)		$0.00	$0.00	$0.00	
Miscellaneous						
Same Day Inspection (Commercial & Residential)	$200	$100.00	$110.00	$115.00	$120.00	BCCS $100 IS A PER HR ADDITONAL FEE
Re-inspection (Commercial & Residential)	$100	$50.00	$55.00	$57.50	$60.00	
Unpermitted Work	2x original permit cost		$0.00	$0.00	$0.00	
Online Payment/CC Fee	3.5%		$0.00	$0.00	$0.00	
Special Use Permit	$100		$0.00	$0.00	$0.00	
Temporary Use Permit	$100		$0.00	$0.00	$0.00	
Vendor Permit	$50		$0.00	$0.00	$0.00	
Solicitor Permit	$20		$0.00	$0.00	$0.00	
Article VII. – Filing Fees & Charges						
Section 33	In addition to the other fees, the subdivider and/or developer will reimburse the city for all consultant fees incurred for re-inspections and review of revised plats after denial or resubmittal.		$0.00	$0.00	$0.00	

FEE	CURRENT RESIDENT FEE	BCCS COST	BCCS COST + 10%	BCCS COST + 15%	BCCS COST + 20%	NOTES
Section 35	An inspection fee of 4.5% of the construction cost (capital improvements in the submission that can be dedicated to the City) shall be imposed by the fees schedule, unless otherwise amended.		$0.00	$0.00	$0.00	

TABLE 1

Square Foot Construction Costs [a, b, c]

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

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

BCCS

2. **Apartments and Commercial**

a. Permit- BMEP Plan Review and Inspections

Includes all BMEP plan review sand inspections. Review revisions are included, within 90 days of original review.

Valuation	Fee
$1.00 to $5,000.00	$150.00
$5,000.01 to $25,000.00	$150.00 for the first $10,000.00 plus $10.00 for each additional $1,000.00
$25,000.01 to $50,000.00	$350.00 for the first $25,000.00 plus $8.00 for each additional $1,000.00
$50,000.01 to $100,000.00	$550.00 for the first $50,000.00 plus $5.00 for each additional $1,000.00
$100,000.01 to $500,000.00	$800.00 for the first $100,000.00 plus $4.00 for each additional $1,000.00
$500,000.01 to $1,000,000.00	$2,400.00 for the first $500,000.00 plus $3.00 for each additional $1,000.00
$1,000,000.01 and up	$3,900.00 for the first $1,00,000.00 plus $2.00 for each additional $1,000.00, or as agreed to by all parties

1. **Residential**

a. **New Single Family Residential**

- Up to 3500 sq ft — $750.00 up to 3500 sq ft
- Over 3500 sq ft — $750.00 + .50/ sq ft over 3500

AGENDA ITEM #12

MCPA, PC

Certified Public Accountants

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

October 9, 2025

To the Honorable Mayor and Members of the City Council

City of Nevada
424 E. FM 6
Nevada, TX 75173

We are pleased to confirm our understanding of the services we are to provide the City of Nevada for the year ended September 30, 2025.

AUDIT SCOPE AND OBJECTIVES

You have requested that we audit the financial statements of the governmental activities and each major fund, of the City of Nevada as of and for the year ended September 30, 2025, including the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to below when considered in relation to the financial statements as a whole. 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 GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Accounting principles generally accepted in the United States of America (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require certain supplementary information (RSI), such as management's discussion and analysis (MD&A) and budgetary comparison information, be presented to supplement the City of Nevada's basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, 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. As part of our engagement, we will apply certain limited procedures to the City of Nevada's RSI in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Statement of Revenue, Expenditures, and Changes in Fund Balance-Budget and Actual (Non-GAAP Budgetary Basis)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also will:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. 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 controls.
- Obtain an understanding of the system of internal control 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 entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Nevada's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Although we have not completed all of our planning procedures for the current year, for similar entities we did identify the following significant risks of material misstatement:

- Risk of Management Override of Internal Controls
- Risk of Improper Revenue Recognition

If any new significant risks are identified as part of the current year planning procedures, they will be communicated to you in writing.

AUDIT PROCEDURES—COMPLIANCE WITH LAWS AND REGULATIONS

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the City of Nevada's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

- For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- To provide us with:
    - Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
    - Additional information that we may request from management for the purpose of the audit;
    - Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
- For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in the system of internal control and others where fraud could have a material effect on the financials; and
- For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

OTHER NONATTEST SERVICES

We will assist in preparing the financial statements of the City of Nevada in conformity with U.S. GAAP based on information provided by you. We will also propose adjusting or correcting journal entries to be reviewed and approved by management. We will not assume management responsibilities on behalf of the City of Nevada. However, we will provide advice and recommendations to assist management in performing its responsibilities.

The City of Nevada's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) designing, implementing, and maintaining the system of internal control, including the process used to monitoring the system of internal control.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards including U.S. GAAS.
- The nonattest services are limited to the procedures previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

REPORTING

We will issue a written report upon completion of our audit of the City of Nevada's financial statements. Our report will be addressed to the Mayor and Members of the City Council of the City. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

ENGAGEMENT ADMINISTRATION, FEES, AND OTHER

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents or support for any other transactions we select for testing.

The audit documentation for this engagement is the property of MCPA, PC, and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner as necessary. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of MCPA, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to regulatory authorities or its designee. The regulatory authorities or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute

information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit on an agreed upon date and to issue our reports no later than December 31, 2025. Kyle Caperton is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, printing, postage, travel, copies, telephone, etc.) and we agree that our gross fee, is expected to be $7,950. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered upon completion and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

At the conclusion of our audit engagement, we will communicate to the Mayor and City Council the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and

- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

MCPA, PC

MCPA, PC

RESPONSE:

This letter correctly sets forth the understanding of the City of Nevada.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

AGENDA ITEM #13

ORDINANCE NO.
(Approving 2025 Tax Roll Summary)

AN ORDINANCE APPROVING THE TAX ROLL PROVIDED TO THE CITY OF NEVADA BY THE COLLIN COUNTY TAX ASSESSOR COLLECTOR FOR JANUARY 1, 2025.

WHEREAS, the tax roll prepared and provided to the Nevada City Council for property values within the City as of January 1, 2025, as amended and supplemented, has been reviewed and approved by the City Council,

Now, Therefor, be it ordained by the City Council of the City of Nevada, Texas:

1. The Tax Roll and its supplements, and the Tax Roll Summary received October 8, 2025, are approved for the 2025 Tax Roll of the City.
2. This Ordinance is in full force and effect on its passage by the City Council.

Passed and approved by the City Council of the City of Nevada, Texas, on the 4th day of November 2025.

APPROVED:

_____
Donald Deering, Mayor

ATTESTED:

_____
Heather Schell, City Secretary

APPROVED AS TO FORM:

_____
James E. Shepherd, City Attorney

2025 TAX ROLL SUMMARY 61 - NEVADA CITY

		Amount		Count
NUMBER OF ACCOUNTS				953
MARKET VALUES				
ROLLCODE: PERSONAL				
Personal		$5,226,815		
ROLLCODE: REAL				
Agriculture		$21,592,680		
Improvement		$171,416,637		
Improvement Non-Home Site		$95,289,985		
Land		$66,965,532		
Land Ag Land		$101,902		
Land Non-Home Site		$18,695,600		
	TOTAL MARKET VALUE		**$379,289,151**	
DEFERRALS				
Ag		$21,592,680		90
	TOTAL DEFERRALS		**$21,592,680**	
EXEMPTIONS				
23.231 Circuit Breaker Limitation		$1,446,631		71
Absolute Exemption		$136,407		2
Autos , XO , PPV , XO , PPV		$759,564		10
Cap Adjustment , XT , XT		$7,136,074		169
Disabled		$0		18
Disabled Veteran		$12,601,099		48
Energy , XR , XR		$48,278		3
Miscellaneous , XV , XV		$95,992,017		45
Nominal Value		$25,822		31
Over 65		$1,402,917		153
Pollution Control		$1,774		1
Solar/Wind		$97,753		6
Surviving Spouse Disabled Person		$0		2
	TOTAL EXEMPTIONS		**$119,648,336**	
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS			**$141,241,016**	
TOTAL MARKET VALUE			**$379,289,151**	
TAXABLE VALUE			**$238,048,135**	
TAX RATE			**0.221460**	
ROLLCODE: PERSONAL				
Levy		$9,615.37		87
ROLLCODE: REAL				
Levy		$517,566.10		866
	TOTAL LEVY		**$527,181.47**	
LEVY LOST DUE TO FROZEN			**$0.00**	
OTHER LOST LEVY			**$0.00**	
TOTAL LOST LEVY			**$0.00**	

Calculation Analysis

	Calc Levy	- Tax Amount	= Diff.	Market Value	Exemption	Taxable Value
Frozen	0.00	0.00	0.00	0	0	0
DV100 (Excl. Frozen)	3.03	3.03	0.00	12,817,334	12,426,099	391,235
Prorated (Excl. Frozen	0.00	0.00	0.00	0	0	0
Other	527,178.44	527,178.44	0.00	366,471,817	128,814,917	237,656,900
Total	527,181.47	527,181.47	0.00	379,289,151	141,241,016	238,048,135
DV100 (Incl. Frozen)	0.00	0.00	0.00	0	0	0
Prorated (Incl. Frozen	0.00	0.00	0.00	0	0	0

SCOTT GRIGG
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
2300 Bloomdale Road, Suite 2366
P.O. Box 8046
McKinney, TX 75070-8046
(972) 547-5020
Fax: (214) 491-4808
Email: sgrigg@co.collin.tx.us

October 8, 2025

Donald Deering, Mayor
City of Nevada
424 East FM 6
Nevada, TX 75173

Dear Mayor Deering,

Attached is the 2025 Tax Roll Summary for City of Nevada.

Submission of the 2025 Tax Roll to your governing body for approval, in accordance with *Texas Property Tax Code*, Section 26.09, will constitute the 2025 Tax Roll for City of Nevada.

Please provide my office a copy of your ordinance approving the Tax Roll at your earliest convenience. While this is a formality in the Texas Property Tax Code, we do want to fulfill the requirements of the law and do appreciate your cooperation.

If you have any questions, please contact me.

Sincerely,

Scott Grigg

Scott Grigg
Tax Assessor Collector

SG:jd

Enclosure

cc: Heather Schell

2025 TAX ROLL SUMMARY 61 - NEVADA CITY

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	TOTAL MARKET VALUE		**$379,289,151**	
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	TOTAL DEFERRALS		**$21,592,680**	
EXEMPTIONS				
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Absolute Exemption		$136,407		2
Autos , XO , PPV , XO , PPV		$759,564		10
Cap Adjustment , XT , XT		$7,136,074		169
Disabled		$0		18
Disabled Veteran		$12,601,099		48
Energy , XR , XR		$48,278		3
Miscellaneous , XV , XV		$95,992,017		45
Nominal Value		$25,822		31
Over 65		$1,402,917		153
Pollution Control		$1,774		1
Solar/Wind		$97,753		6
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	TOTAL EXEMPTIONS		**$119,648,336**	
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS			**$141,241,016**	
TOTAL MARKET VALUE			**$379,289,151**	
TAXABLE VALUE			**$238,048,135**	
TAX RATE			**0.221460**	
ROLLCODE: PERSONAL				
Levy		$9,615.37		87
ROLLCODE: REAL				
Levy		$517,566.10		866
	TOTAL LEVY		**$527,181.47**	
LEVY LOST DUE TO FROZEN			**$0.00**	
OTHER LOST LEVY			**$0.00**	
TOTAL LOST LEVY			**$0.00**	

Calculation Analysis

	Calc Levy	- Tax Amount	= Diff.	Market Value	Exemption	Taxable Value
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DV100 (Excl. Frozen)	3.03	3.03	0.00	12,817,334	12,426,099	391,235
Prorated (Excl. Frozen	0.00	0.00	0.00	0	0	0
Other	527,178.44	527,178.44	0.00	366,471,817	128,814,917	237,656,900
Total	527,181.47	527,181.47	0.00	379,289,151	141,241,016	238,048,135
DV100 (Incl. Frozen)	0.00	0.00	0.00	0	0	0
Prorated (Incl. Frozen	0.00	0.00	0.00	0	0	0

AGENDA ITEM #14

RESOLUTION NO. _____

(Vote for Candidate for Collin County Appraisal Board)

A RESOLUTION OF THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, VOTING FOR JERRY TARTAGLINO AS A CANDIDATE FOR ELECTION TO THE COLLIN COUNTY APPRAISAL BOARD

WHEREAS, the City Council of Nevada has reviewed the candidates nominated for election to the Collin County Appraisal Board for a term of four years commencing January 1, 2025., and

WHEREAS, the City Council has reviewed the qualifications of Jerry Tartaglino, an incumbent member of the board; and finds his performance as a member of the board justifies the City of Nevada casting all of Nevada's votes for Jerry Tartaglino for re-election to the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEVADA, COLLIN COUNTY, TEXAS:

SECTION 1. The Nevada City Council does cast all _____of Nevada's votes for Jerry Tartaglino for re-election to the Collin County Appraisal Board for a four-year term commencing January 1, 2026.

SECTION 2. This resolution shall be effective upon its passage.

APPROVED AND ADOPTED this 4th day of November 2025.

APPROVED:

_____
Donald Deering, Mayor

ATTEST:

_____
Heather Schell, City Secretary

APPROVED AS TO FORM:

_____
James E. Shepherd, City Attorney

Collin Central Appraisal District

October 20, 2025

Deuce Waters, City Secretary
Nevada City
424 E. FM 6
Nevada, TX 75173

RE: Board of Directors election, four-year term, beginning January 1, 2026

Dear Mr. Waters:

Enclosed you will find the ballot listing the nominees for the Board of Director positions for the Collin Central Appraisal District. The candidates are listed alphabetically by their surname.

Each voting unit must vote in an open meeting, report its vote by written resolution, and submit the resolution to the chief appraiser before December 15, 2025, **except taxing units with 100 or more votes.**

Taxing Units with 100 or more votes MUST determine its votes by Resolution adopted at the FIRST or SECOND open meeting of the governing body held after the chief appraiser delivers the ballot and their voting Resolution must be submitted to the chief appraiser not later than the THIRD day following the date the Resolution was adopted.

Each unit may cast all its votes for one candidate or distribute the votes among any number of the candidates listed. Since there is no provision for write-in candidates, the chief appraiser will not count votes for someone not listed on the official ballot.

Regards,

Marty Wright
Chief Appraiser

Enclosure

250 Eldorado Pkwy
McKinney, Texas 75069

Metro 469.742.9200
Toll-Free 866.467.1110
www.collincad.org

Admin Fax 469.742.9209
Cust Service Fax 469.742.9207

Collin Central Appraisal District

OFFICIAL BALLOT

ISSUED TO: Nevada City NUMBER OF VOTES:

FOR: **BOARD OF DIRECTORS, COLLIN CENTRAL APPRAISAL DISTRICT, TERM BEGINNING JANUARY 1, 2026.**

NOMINEES	VOTES
DOUG BENDER	
BAINE BROOKS	
BRIAN DALE	
JOSHUA DAVID	
MICHELLE HOWARTH	
DUANE KELLY	
SURESH MALEPATI	
JASON ROSS	
JERRY TARTAGLINO	
BRYAN WASHINGTON	
STEVE WILSON	

October 20, 2025

Marty Wright, Chief Appraiser

Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the chief appraiser, at 250 Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2025, **except taxing units with 100 or more votes.**

Collin Central Appraisal District

2026
COLLIN CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTOR'S NOMINATIONS

DOUG BENDER	Nominated by the City of Plano and Plano ISD. Resides in Plano, TX.
BAINE BROOKS	Nominated by the City of Allen. Resides in Allen, TX
BRIAN DALE	Nominated by the City of Lucas. Resides in Lucas, TX.
JOSHUA DAVID	Nominated by the City of Princeton. Resides in Princeton, TX.
MICHELLE HOWARTH	Nominated by the City of Sachse. Resides in Sachse, TX.
DUANE KELLY	Nominated by Princeton ISD. Resides in Princeton, TX.
SURESH MALEPATI	Nominated by the City of Frisco and Frisco ISD. Resides in Frisco, TX.
JASON ROSS	Nominated by the City of Frisco and Frisco ISD. Resides in Frisco, TX.
JERRY TARTAGLINO	Nominated by the City of Parker and City of Nevada. Resides in Parker, TX.
BRYAN WASHINGTON	Nominated by the City of Princeton. Resides in Princeton, TX.
STEVE WILSON	Nominated by the City of McKinney. Resides in McKinney, TX.

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AGENDA ITEM #15

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NEVADA, TEXAS, REPEALING ORDINANCE NO(S). 09-05, 0'2-10 AND 04-04, AND ESTABLISHING THE REGULATION OF CONSTRUCTION, ENLARGEMENT, ALTERATION, AND MAINTENANCE OF ALL FENCES WITHIN THE BOUNDARIES OF THE CITY OF NEVADA IN ORDER TO PROVIDE A PRACTICAL SAFEGUARDING OF LIFE, HEALTH, AND PROPERTY FROM HAZARDS THAT MAY ARISE FROM THE IMPROPER CONSTRUCTION OF SUCH INSTALLATIONS. PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES, PROVIDING FOR A PENAL TY CLAUSE, A SEVERABILITY CLAUSE, A REPEALER CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Nevada deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the city to enforce regulations regarding the construction and maintenance of fences in the city; and

WHEREAS, the City Council finds that adopting a set of minimum standards regarding construction, maintenance, location, height, and materials used in a fence promotes uniform construction and provides a minimum standard of safety.

SECTION 1. PERMIT TO INSTALL OR ALTER FENCES

a) It shall be unlawful for any person to install or cause to be insta1led, or to permit any person to install a fence or to make any alterations, additions, or changes to a fence greater than twenty (20) feet in length, without first having procured a permit to do so. This does not include repairing or maintaining an existing fence with similar materials.

b) Permit fee will be listed on Schedule of Fees and shall be paid prior to the issuance of the permit.

c) The building inspector may require a plot plan showing the lot size, all improvements on the lot, and the proposed location of the fence to be constructed before a permit will be issued under this ordinance.

d) The building inspector may refuse to issue a permit under this section to any person who has been convicted of a violation of any provision of this ordinance and has not corrected the violation.

SECTION 2. COMPLIANCE WITH THE FENCING ORDINANCE

All fences and fence locations shall conform to the requirements of this fencing ordinance and nothing in this ordinance shall be construed as permitting construction of a fence which would violate the provisions of the zoning ordinance provisions for fences in non-residentially zoned areas of the city. Developers are to review the zoning requirements on their projects to be certain fencing for the project meets requirements of the zoning of the property.

SECTION 3. REGULATIONS OF ELECTRIC FENCES

Electrically charged fences, whether battery, transformer, or any other type, may be allowed within the front, side, and rear yard along the interior base line of an otherwise permitted fence within lots zoned Agricultural.

No permit shall be required.

SECTION 4. VISIBILITY OBSTRUCTION

No fence shall be erected or maintained in a manner to be a visibility obstruction at or within forty-five (45) feet of any intersection of roadways within any district of the City of Nevada.

SECTION 5. HEIGHT REGULATIONS

Front yard

a) Front Yard – No front yard fences in platted subdivision from front elevation of home to property line or street right-of-way.

b) Only ornamental type fences not to exceed four feet (4') in height with at least fifty percent (50%) through vision may be constructed in the required front yard of a residential lot not in a platted subdivision. No fence shall be constructed in the front of a residence that will in any manner obstruct the entrance of emergency rescue personnel in the event a life safety situation should occur.

c) See Exhibit A of this ordinance for approved cattle panel type fences, with required wooden framing where indicated in the photographs.

Rear yard and property line

No fence shall be constructed at a height exceeding eight feet along the rear yard property lines of any property within the city.

Approved Fencing

Residentially zoned property may use wooden trimmed cattle panel fences of galvanized steel and wood treatments covering the fence posts, and the top of the panel. No metal mesh, or chicken wire is allowed, nor are T-Posts. See Exhibit A to this ordinance for accepted materials and construction.

Side yard

No fence shall be constructed at a height exceeding eight feet on any side yard line, between the front building line and the rear lot line on any property within the city.

Side yards of corner lots

On corner lots, where side yards are required adjacent to the street to conform to minimum front yard setback of lots fronting upon such street, within the same block and upon the same side, no fence shall be constructed or maintained within such required side yard.

Fences in Heavy and Light Industrial Districts

No fence shall be constructed at a height exceeding ten feet (10') in heavy industrial or light industrial districts. Fence arms may be permitted for use on fences located in heavy industrial or light industrial districts so long as they do not extend beyond the property lines.

SECTION 6. FENCES PROHIBITED IN DRAINAGE EASEMENTS

No fence shall be constructed within any drainage easement in the corporate limits of the city unless the city engineer shall have first determined and advised the building official, in writing, that he or she believes such fence shall in all probability, not interfere with or impact the natural flow of water across the drainage easement.

SECTION 7. FENCE MATERIALS

a) Approved material: Fences may be constructed of materials or products such as chain link, wood planks and boards, masonry as defined by the building code, and wrought iron or ornamental iron. Cattle Panel with galvanized steel and wood treatment on post and wood on top panel.

b) Prohibited materials: Materials or products such as rope; string, wire products including, but not limited to, barbed wire, razor wire; corrugated metal panels; and plywood are prohibited. No metal mesh, no chicken wire, and no T-Posts for fencing. Other wood, metal, or plastic products that are designed specifically for uses other than fence construction are prohibited.

SECTION 8. GENERAL FENCE PROVISIONS

a) Fences that are constructed on any property within the city must be of approved materials and must be of uniform construction throughout the fence. Once a pattern of materials and construction method is established, it must be carried throughout the entire length of fence section from corner post to corner post.

b) It shall be unlawful to erect a fence which alters the natural drainage or planned drainage on any residential lot.

c) Used or secondhand materials shall not be used in the construction of any fence in a residential area.

d) All fence materials, construction, and workmanship shall comply with all requirements of the building code and all approved plans and specifications. Uniform construction of fencing materials in the front yard and uniform fencing materials in the back yard.

SECTION 9. INSPECTION OF NEW FENCES

When a fence for which a permit has been issued under this ordinance is completed, it must be inspected. The building inspector's office shall be notified upon completion of the fence.

SECTION 10. NONCONFORMING FENCES

The lawful use of any fence on the effective date of this ordinance may be continued, although such use does not conform to the provisions of this ordinance; provided however, the right to continue such non-conforming use shall be subject to the following regulations:

a) Normal repairs and maintenance may be made to a non-conforming fence; provided those repairs do not exceed (50%).

b) Unless otherwise provided, a non-conforming fence shall not be added to it in any manner unless such additions are made to conform to all the requirements of the district in which such fence is located.

c) A non-conforming fence shall not be moved in whole or in part unless every portion of such fence is made to conform to all regulations of the district in which it is located.

d) If a non-conforming fence is damaged, destroyed or in disrepair to an extent greater than (50%), such fence shall be replaced and must conform to all regulations of the district in which it is located and shall be treated as a new fence.

SECTION 11. MAINTENANCE

a) All fences shall be maintained reasonably plumb and structurally sound. Each structural and decorative member of a fence shall be free of deterioration and be compatible in size, material, and appearance with the remainder of the fence.

b) A fence that has deteriorated to a condition that it is likely to fall shall be repaired or replaced. Any fence leaning more than 20 degrees from vertical (90 degrees) is in violation of this ordinance. A fence leaning between 71 degrees and 89 degrees may also be in violation if otherwise rotted, rusted, and/or broken.

c) Fences shall not be externally braced in lieu of replacing or repairing posts, columns, or other structural members.

SECTION 12. VARIANCES

Appeals to the conditions of this ordinance shall be heard by the City Council. The City Council shall have the authority, upon appeal in specific cases, to authorize such variances from the terms of this ordinance as will not be contrary to the public interest, where owing to special conditions, a strict enforcement of the provisions of this ordinance will result in unnecessary hardship or other facts justifying a variance, and so that the spirit of this ordinance shall be observed and substantial justice done.

SECTION 13. PENAL TY CLAUSE

This ordinance dispenses with culpable mental state or element. Any person, corporation or association violating any provisions of this ordinance shall be deemed guilty of an offense, and upon conviction shall be punished by a fine not to exceed Five Hundred Dollars ($500.00) for every day(s) thereafter. A violation shall be deemed a separate offense, and shall be punished accordingly, provided however, and compliance may be further sought through injunctive relief in the District Court.

SECTION 14. SEVERABILITY CLAUSE

If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance is adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part of provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 15. REPEALER CLAUSE

That all ordinances of the City of Nevada, Texas, in conflict with the provisions of this ordinance, are hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 16. EFFECTIVE DATE

This ordinance shall become effective immediately after its passage and publication.

Passed and approved by the City Council of the City of Nevada, Texas on this 4th day of November 2025.

APPROVED:

_____
Donald Deering, Mayor

ATTESTED:

_____
Heather Schell, City Secretary

APPROVED AS TO FORM:

_____
James E. Shepherd, City Attorney

EXHIBIT A

4-Rail Pipe Fence



The four-rail design ensures a robust and formidable structure that's built to last. With reduced gaps between each rail, it offers optimal containment and barrier capabilities. While it is more expensive, the enhanced security and durability it offers make it a worthwhile long-term choice.

Cattle Panel Fencing



Consider a cattle panel fence using dimensional cedar for a more traditional or clean rustic look. This fencing helps keep out smaller critters and can be used as an enclosure for livestock such as cows, pigs, and horses. Made from wood and wire, these fences are designed to withstand extreme weather conditions such as heat, cold, and humidity.

Chain Link Fences



A chain link fence consists of interconnected wires that are woven together to form a diamond-shaped mesh. The wires are typically made from galvanized steel, which provides resistance to rust and corrosion, ensuring longevity even in harsh weather conditions. The open weave design allows for visibility and airflow, making it suitable for various environments, including residential, commercial, and industrial settings.

Composite Fences

Composite fences are a premium alternative to vinyl fencing. Made from a combination of wood and plastic, the composite fence is extremely durable and built to last. Its quality is derived from its rigidity, resistance to weathering and aging, minimal maintenance, and high-end aesthetics. Similar to a high-end luxury vehicle, the composite fence is stylish and built for performance.



Horizontal Privacy Fences



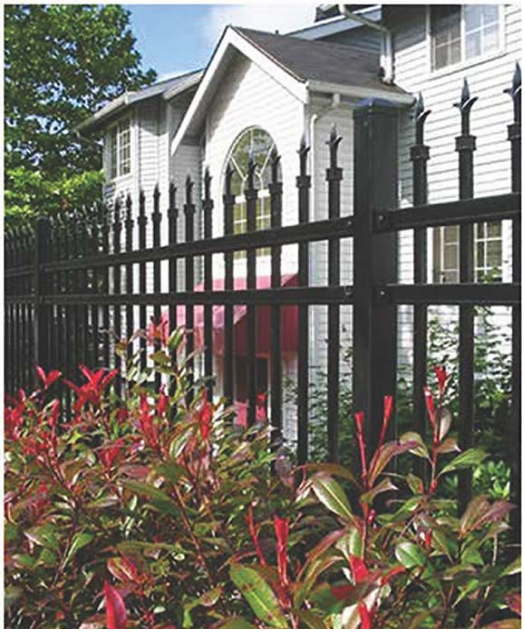
The horizontal privacy fence is a contemporary variation of the privacy fence. Alluding to the horizontal orientation of the pickets, this style of fencing will add a stunningly modern aura to the face of your property. Similar to the vertical privacy fence with its versatile design options and many privacy & security features; the horizontal privacy fence is a cost-effective way to reinvigorate the curb appeal of your property.

Horse Rail Fencing



Another sturdy option for Farm and ranch Style is a Horse Rail Fence. Usually installed on treated pine posts or round pine timbers it can include 3-rail or 4-rails, usually 4ft. or 5ft. tall. Rail consists of 1" *x* 6" pine corral boards, 2" x 6" treated pine or 2" x 6" cedar. It's common in paddock areas or perimeter areas containing horses & livestock but can complement any rural property nicely. It has a nice "farm" look but is slightly less rustic than the Cedar Split Rail. Woven wire can also be stretched along this fence to keep pets in and other animals out.

Metal Fences



Metal fence systems are a cost-efficient alternative to the generally costly, ornamental metal fence. Because of the highly efficient manner in which these systems are mass-produced, design options are limited; as well as color options. These products typically carry 25 years-to-lifetime manufacturer warranties and are high-quality options if you're looking to replicate the look of an ornamental fence without breaking the bank.

Ornamental Metal Fences

The most affordable of our three cedar wood fence styles, the ranch rail fence is most often used as an aesthetic enhancement, or to contain livestock, pets, and children within a large property. The ranch rail fence is typically built using dimensional or hand-split lumber, ranging from 3'- 6' in height. Combine this fence style with a variety of welded wire products to prevent the unauthorized access/escape of the smallest of critters.



Ranch Rail Fences



The most affordable of our 3 cedar wood fence styles, the ranch rail fence is most often used as an aesthetic enhancement, or to contain livestock, pets, and children within a large property. The ranch rail fence is typically built using dimensional or hand-split lumber, ranging from 3’ 6' in height. Combine this fence style with a variety of welded wire products to prevent the unauthorized access/escape of the smallest of critters.

Split Rail Fencing



Split rail fences are another classic and timeless style with the dual purpose of keeping livestock or dogs in while keeping out unwelcome guests. The split rail wood fence is a classic design that combines wooden fence posts with horizontal rails created by splitting wood into long, thin pieces. With the addition of woven wire stretched along the fence, smaller animals are less likely to make it through. The length of the rail determines the spacing between posts. The most common length is 10ft, but sometimes you'll see 8ft long rails used. Cedar Split Rail has excellent value in terms of more significant properties and long-lasting material. Cedar is much more stable and less likely to warp and twist than treated pine rail fences.

Vertical Privacy Fences



The vertical privacy fence is a classic variation of the privacy fence. Alluding to the vertical orientation of the pickets, this style fencing is the most cost-effective privacy fence on the market. Its robust framework contributes to its strength and lasting durability. With many design options to choose from, this product will provide the containment of children & pets, prevent unauthorized access, and give you the peace of mind of a secure, private, property.

Vinyl Fences

Vinyl fences are an alternative to cedar fences, where longevity and long-term maintenance costs are a concern. Unlike cedar fences, Vinyl will not rot, blister, split, nor crack due to weather and old age. Where the typical cedar fence lasts roughly 20 years, Vinyl can last decades, because its material does not break down. Design options and colors are limited, and the up-front cost is higher than a cedar fence, but the long-term maintenance is practically nothing.



AGENDA ITEM #16



NO DOCUMENTS

FUTURE AGENDA ITEMS

Future Agenda Items

- Manufactured Housing Public Hearing
- Sale of City Property
- City Hall Renovations
- Tornado Siren
- Land Use Committee Appointments

EXECUTIVE SESSION