CITY OF NEVADA

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

AGENDA

CITY COUNCIL MEETING

November 3, 2026

7:00PM at City Hall

Mayor – Donald Deering

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

REGULAR MEETING

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

   Time:

2. **Invocation -**

3. **Pledge of Allegiance to the United States of America -**

   I pledge Allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.

   Pledge of Allegiance to the Texas Flag -

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

4. **Public Comment -**

   Citizens are invited to address the City Council with public comments. Comments regarding items for which notice has not been given will be limited to three minutes, prior to discussion of agenda items, and Council responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item. An intentional act intended to disrupt a government meeting is prohibited.

REPORTS

5. **Reports -**

   a. City Secretary Report
   - MyGov Request Report – Review Only
   - Impact Fee Account Update
   - TML Insurance Coverage – Community Events
   - TextMyGov Software Update
   - Fence Ordinance Update
   - CWD X-Treme Green Event
   - General Code Codification Services
   - Thanksgiving Donation Drive
   - Christmas Angel Tree Drive

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

   c. P&Z Report

   d. EDC Report

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

   f. Mayor Pro Tem Report

   g. Mayor's Report
   - Transportation Update
   - Development Update

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

CONSENT AGENDA: ACTION

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

   - August 20, 2026 – Q3 Strategy Meeting
   - September 8, 2026 – City Council Special Meeting

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

A.) **Ordinance No. 2026-18 approving Variance Request – Cristina and Tracy Smith, 123 Cedar Elm Lane.**

Summary:

A variance of the City of Nevada, Collin County, Texas approving and adopting a variance to the property at 123 Cedar Elm Lane, to grant permission to reduce the required 20-foot side yard on the South side of the residence only to 12.6 feet, allowing the construction of a 25x28 detached carport and 25x28 driveway extension.

REGULAR AGENDA

8. **Deliberation and take any appropriate action on city projects for FY 2026 – 2027.**
   Summary: The City Council will deliberate and discuss proposed city projects for Fiscal Year 2026–2027 and may take any appropriate action regarding the planning, prioritization, funding, scheduling, or implementation of such projects.

9. **Deliberate and take any appropriate action regarding amendments to the City of Nevada Subdivision Ordinance No. 17-14.**
   Summary: The City Council will review and discuss proposed amendments to the City's Subdivision Ordinance regarding the platting of irregular lots. Discussion may include current requirements, potential revisions to address irregularly shaped properties, and clarification of the platting process to ensure consistency with the City's development regulations.

10. **Deliberation and possible action regarding updates on the proposed purchase of the church property located at 202 E. FM 6 and 120 S. Warren Street, Nevada, Texas 75173.**
    Summary: The City Council will deliberate and discuss the proposed purchase amount for the note on the church property, including accrued interest and outstanding property taxes, located at 202 E. FM 6 and 120 S. Warren Street, Nevada, Texas 75173.

11. **Deliberation and take any appropriate action on approving the Nevada Economic Development Corporation budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.**
    Summary: The City Council will review, discuss and take possible action to approve the proposed budget for the Nevada Economic Development Corporation for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.

12. **Deliberation and take any appropriate action on approving the Agreement for Economic Development Grant Application & Administrative Services between GrantWorks and the Nevada Economic Development Corporation.**
    Summary: This agreement is made by and between GrantWorks, Inc. of Austin, Texas, and the Nevada Economic Development Corporation, for the purpose of retaining Consultant to render services in connection with the preparation and submission of grant application and administration to the Economic Development Administration in accordance with the guidelines and procedures established by the U.S. Department of Commerce Economic Development Administration.

13. **Deliberation and take any appropriate action on review and approval of the 2026 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.

14. **Deliberate and take appropriate action regarding Resolution No. 2026-8, approving the modified Collin County Interlocal Agreement for the use of the Collin County Animal Shelter, including modifications to the Scope of Services and Fee Sheet.**
Summary: A Resolution of the City Council of the City of Nevada, Texas, approving the modified Interlocal Agreement with Collin County, Texas, for participation in and use of the Collin County Animal Shelter; authorizing the mayor to execute the agreement; providing for incorporation of recitals; and providing an effective date.

15. **Deliberation and take any appropriate action approving Ordinance No. 2026-19 for the 2026 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, 2026.

16. **BOARD OF ADJUSTMENT**

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

Time In:

16.A Variance Request – Alfredo Arroyo, 326 West Street Nevada, Texas 75173.

Public Hearing – A Public Hearing will be held by and before the Zoning Board of Adjustment of the City of Nevada, Texas on the 3rd day of November 2026 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173 for a Variance Request for a tract of land located at 326 West Street.
Summary: Alfredo Arroyo has requested a variance from the City of Nevada's Fence Regulation Ordinance No. O110425C. The variance is requested for the property located at 326 West Street Nevada, Texas 75173 to construct and install a 5-foot-high pipe fence along the property line within the front elevation of the residence in a platted subdivision. The fence will incorporate 2 inches by 4-inch wire enclosure extending 4 foot vertically, leaving the top 1 foot of the pipe fence unenclosed. installing one gate measuring 14 feet wide by 14 feet high, constructed using 16-inch pipe.

Deliberate and take any appropriate action at the request of Alfredo Arroyo for a Variance Request at 326 West Street Nevada, Texas 75173.
Summary: Alfredo Arroyo requested a variance from Ordinance No. O110425C to construct and install a 5-foot-high pipe fence along the property line within the front elevation of the residence in a platted subdivision.

The Zoning Board of Adjustment Meeting is Adjourned:

Time Out:

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

17. **Deliberate and take any appropriate action on the possible implementation of Traffic Calming Devices within the city limits.**
Summary: The City Council will review and discuss the potential implementation of Traffic Calming Devices within the city limits to address concerns related to speeding, traffic volume, and neighborhood safety. The City Council will determine the City's process for the evaluation, approval, and installation of such devices, if approved.

18. **Deliberate and take any appropriate action regarding the implementation of a Heavy Truck Ordinance.**
Summary: The City Council will discuss and consider the proposed restrictions, including identifying roadways that should be restricted from heavy truck traffic, determining which roadways may require county or state approval, and considering the appropriate signage and other requirements necessary for implementation and enforcement.

19. **Deliberation and take any appropriate action on approving Resolution No. 2026-9, designating the Collin County Commercial Record as the Official Newspaper for the City of Nevada.**
Summary: A Resolution of the City Council of the City of Nevada, Collin County, Texas, designating an Official Newspaper for the City of Nevada for Fiscal Year of 2026-2027.

FUTURE AGENDA ITEMS

20. **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.

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As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

21. Executive Session –
Time:

1.) The City Council may meet in closed session to deliberate the final process for the purchase and value of certain real property owned by Josiah Cleveland and securing a Real Estate Lien debt to Faith Family Church of Nevada.

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

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

24. 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 28, 2026, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

