CITY OF NEVADA

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

AGENDA

CITY COUNCIL MEETING

July 7, 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
- Municipal Court Date
- MyGov Request Report – Review Only
- CWD X-Treme Green Event Update
- TxDOT Update FM 6/Eugene Lane/FM 1138
- Eugene Lane Pothole Repairs
- Downtown Drainage Improvements Phase 2
- Environmental Reconstruction Services Demolition Permit
- Cedar Ridge Estates – Tree Trimming
- East Street/County Road 591 – Tree Trimming
- TSLAC Records Management Training
- Sales Tax Revenue Update
- TxDOT FM 6 Expansion
- TML Public Funds Investment Act Training
- City Hall Security Cameras

b. City Attorney Report

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

d. P&Z Report

e. EDC Report

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

g. Mayor Pro Tem Report

h. Mayor's Report
    - Eugene Lane Reconstruction

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

CONSENT AGENDA: ACTION

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

- May 5, 2026 – City Council Regular Meeting
- May 14, 2026 – Q2 Strategy Meeting

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

   A.) **Ordinance No. 2026-7 approving Variance Request – Phillip Hooks, Center Street (Property ID No. 1248894).**
   Summary: An Ordinance of the City of Nevada, Texas granting a zoning variance granted by the Nevada Zoning Board of Adjustment allowing two homes to be constructed on an undeveloped lot at 126 Center St. by replating the lot into two lots, each not less than one fourth acre each, not less than 63.715 feet wide, and complying with all other subdivision regulations and zoning requirements, and providing severability and penalty clauses.

   B.) **Ordinance No. 2026-8 approving Variance Request – Phillip Hooks, 200 S. Warren Street.**
   Summary: An Ordinance of the City of Nevada, Texas granting a zoning variance approved by the Nevada Zoning Board of Adjustment allowing two homes to be constructed on an undeveloped lot at 200 S. Warren St. by replating the lot into two lots, each not less than one fourth acre each, not less than 100 feet wide, and complying with all other subdivision regulations and zoning requirements, and providing severability and penalty clauses.

   C.) **Ordinance No. 2026-9 approving Variance Request – Abdul Muhammet, 105 Eve Street.**
   Summary: An Ordinance of the City of Nevada, Texas amending Ordinance No. O120324B pursuant to a zoning variance granted by the Nevada Zoning Board of Adjustment allowing additional automotive uses to be added to the zoning of the property at 105 Eve Street; providing for amendment of the existing zoning ordinance on the property at 105 Eve Street; and providing for an effective date.

REGULAR AGENDA

8. **Deliberate and take appropriate action on Budget Amendment for FY 2025-2026.**
   Summary: The Nevada City Council will consider and may act on an amendment to the adopted Fiscal Year 2025-2026 municipal maintenance and operations budget to authorize an additional appropriation of $411,000 for the acquisition from Faith Church of a promissory note in default which is secured by real property located within the City of Nevada.
   Under Texas Local Government Code § 102.009, the City Council may amend the budget only if it determines that:

   1. A grave public necessity exists; and
   2. The necessity could not have been foreseen at the time the original budget was adopted.
   3. The proposed amendment would:

      - Add a new budget line item titled “Acquisition of Real Property”
      - Increase the total FY 2025-2026 budget by $411,000

- Transfer funds from the City Fund Balance to the Maintenance and Operations Budget
- Adjust the following amounts:

Current Budget: $1,498,124.00
Amended Budget: $_____

The City Council will make the required findings of grave public necessity and unforeseeability during the meeting.

The public is invited to attend and provide comments.

9. **Consider/Discuss/approve the City of Nevada authorization to issue Requests for Proposals for Administrative Services (RFP) and/or Requests for Qualifications (RFQ) for engineering services for the U.S Economic Development Administration Economic Adjustment Assistance Programs, Planning and Local Technical Assistance Programs, Disaster Recovery Programs, and American Relief Act of 2025.**
Summary: A Representative from GrantWorks will present a strong opportunity to pursue federal funding through EDA Disaster Recovery Program to support sewer infrastructure in the city and provide information on project details and the procurement process for the city's economic development goals.

10. 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:

10.A Variance Request – Vern Larcom, 331 Cedar Elm Lane Nevada, Texas 75173.

Public Hearing – A Public Hearing will be held by and before the Zoning Board of Adjustment of the City of Nevada, Texas on the 7th day of July 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 331 Cedar Elm Lane Nevada, Texas 75173.
Summary: Vern Larcom has requested a variance from the City of Nevada's Revised Comprehensive Zoning Ordinance No. 17-09. The variance is requested for the property located at 331 Cedar Elm Lane Nevada, Texas 75173 to reduce the required setback from 20 feet to 8 feet, allowing the construction of a carport over an existing concrete driveway.

Deliberate and take any appropriate action at the request of Vern Larcom for a Variance Request at 331 Cedar Elm Lane Nevada, Texas 75173.
Summary: Vern Larcom requested a variance from Ordinance No. 17-09 to reduce the required setback from 20 feet to 8 feet, allowing the construction of a carport over an existing concrete driveway at 331 Cedar Elm Lane Nevada, Texas 75173.

The Zoning Board of Adjustment Meeting is Adjourned:

Time Out:

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

11. **Deliberate and take any appropriate action on approving a Resolution for the Collin County Road & Bridge Interlocal Cooperation Agreement.**
    Summary: A Resolution of the City Council of the City of Nevada, Texas, approving the renewal of the Collin County Road & Bridge Interlocal Cooperation Agreement an Interlocal Agreement with Collin County, Texas, for the term of 10/01/2026 through 09/30/2030; authorizing the mayor to execute the agreement; providing for incorporation of recitals; and providing an effective date.

12. **Deliberate and take any appropriate action regarding the Collin County Hazard Mitigation Plan.**
    Summary: The City Council will deliberate and consider any appropriate action regarding updates to the Collin County Hazard Mitigation Plan, including the City's required participation in the planned update process coordinated by Collin County Emergency Management to support mitigation efforts and reduce the impacts of future natural disasters.

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

14. **Deliberate and take any appropriate action reviewing the SJE Architect Property Condition Assessment Reports for the buildings located at 120 S. Warren Street and 202 E. FM 6 Nevada, Texas 75173.**
    Summary: The City Council to review the SJE Architect Property Condition Assessment Reports for the properties located at 120 S. Warren Street and 202 E. FM Nevada, Texas 75173. The City Council may discuss the findings and take any appropriate action as needed.

15. **Deliberate and take any appropriate action regarding the preparation of FY 2026-2027 Operation Budget.**
    Summary: Deliberate, review, and take any necessary action concerning the preparation and development of the Fiscal Year 2026–2027 Operating Budget, including evaluation of projected revenues and expenditures, departmental budget requests, operational priorities, and related financial planning considerations prior to formal adoption.

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

17. **Deliberate and take any appropriate action approving an Ordinance on regulations for Mobile Food Vendors (H.B. 2844, Chapter 437B).**
    Summary: An Ordinance of the City of Nevada, Collin County, Texas, establishing regulations for Mobile Food Vendors within the city; providing for definitions, local registration, zoning and location standards, hours of operation, fire and life safety, waste management, enforcement and penalties which include the following:

18. **Deliberate and take any appropriate action on approving an Ordinance for the Keep Nevada Beautiful Advisory Commission.**
    Summary: An Ordinance establishing the "Keep Nevada Beautiful" Advisory Commission; providing purpose, authority, membership, duties, administration, meetings, reporting, and related matters; and providing an effective date.

19. **Deliberate and take any appropriate action on the establishment of water service at Caldwell Park.**
    Summary: The City Council to discuss and consider establishing water service at Caldwell Park. Staff will provide any relevant information, and the City Council may take appropriate action as needed.

20. **Deliberate and take any appropriate action regarding the discussion items for the Q3 Strategy Meeting.**
    Summary: The City Council will deliberate and consider any appropriate action regarding proposed discussion items and additional key topics to be addressed during the Q3 Strategy Meeting scheduled for August 20, 2026, at 7:00PM.

FUTURE AGENDA ITEMS

21. **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.

22. **Executive Session –**
Time:

1. Government Code 551.072 – Legal advice regarding the budget amendment in Agenda Item 8 above, and the purchase and process of acquiring property located at 120 S. Warren Street & 202 E. FM 6 Nevada, Texas 75173.

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

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

25. **Adjournment / Closing -**
Time:

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Council reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an interest in real property], 551.073 [contract for gift to City], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices] 551.087 [deliberation regarding economic development negotiations].

The City of Nevada is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at (469) 788-7473 Ext: 101 for information**. Attendance by Other Elected or Appointed Officials: It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

A member or member of the government body holding this meeting may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event that a member or members of the government body holding this meeting attends via

videoconference, a quorum of the government body holding this meeting will be physically present at the location identified above.

I certify that the above agenda for this meeting of the City Council of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, **Tuesday, June 30, 2026, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

CITY OF NEVADA TEXAS