



NOTICE OF THE CITY OF BRECKENRIDGE  
**REGULAR MEETING OF THE BRECKENRIDGE CITY  
COMMISSION**

August 04, 2026 at 5:30 PM

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**AGENDA**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the City Commission will meet in a Regular Meeting of the Breckenridge City Commission on August 04, 2026 at 5:30 PM at the Breckenridge City Offices, 105 N. Rose Avenue, Breckenridge, Texas.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**American Flag**

**OPEN FORUM**

*This is an opportunity for the public to address the City Commission on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins.*

**STAFF REPORT**

*(Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items of a future agenda for action.)*

**City Manager**

1. City Business

Employee of the Month-Malcolm Bufkin

Project updates

**City Secretary**

2. Upcoming Events

08/10 Citizens Academy

08/20 Bulk Pickup

## CONSENT AGENDA

*Any commission member may request an item on the Consent Agenda to be taken up for individual consideration.*

3. Consider approval of the July 7, 2026, regular commission meeting minutes as recorded.
4. Consider approval of department head reports and monthly investment reports for June 2026.
5. Consider approval of the agreement between the City of Breckenridge and the Breckenridge Library and Fine Arts Foundation.

## PUBLIC HEARING ITEMS

6. Conduct a Public Hearing regarding amending Table 12 "Light Industrial Manufacturing Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to add "Wind Turbine Recycling Facility" as a permissible use in property zoned Industrial "I" District.
7. Conduct a Public Hearing regarding amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" of the Breckenridge Code of Ordinances to allow Manufactured Homes in certain Single-Family Residential zoning districts with a Conditional Use Permit.
8. Conduct a Public Hearing regarding a request for a conditional use permit for a manufactured Home on property known as 309 Dallas zoned as Single-Family Residential (SF 7.5), if the amendment to the Zoning Ordinance amending Table 2 "Residential Uses", Section 7.E "Use Tables" of Chapter 22 "Zoning" is approved.
9. Conduct a Public Hearing regarding amending Chapter 22 "Zoning" of the Breckenridge Code of Ordinances by amending Table 8 "General Business Retail Uses" to Add "Vape Shops" as a Use which is prohibited in all zoning districts and amending Section 30 "Definitions" to establish a Definition for "Vape Shop".
10. Conduct a Public Hearing regarding whether the buildings on the following properties are dangerous buildings pursuant to Chapter 5, Article 1 of the Breckenridge Code of Ordinances:

411 W. Wheeler – Original Addition, Block 53, Lot E/45 of W/105 of N/108

310 N. Butte – East Breckenridge Addition, Block 20, Lot S/65 of 11 & 12

1101 N. Harvey – Mountain Heights Addition, Block 10, Lot 1-4

909 N. Smith – Abstract 119, Tract W/2 of SE/4, Tract 6, A (104X155), LAL Sec 4

601 E. Gaddis – Hi Mount Addition, Block 12, Lot W/100 of 1 & 2

803 W. Hullum – Holloman’s Addition, Block 1, Lot W/16 of 2, E/2 of 3

301 N. Butte – East Breckenridge Addition, Block 23, Lot 5 & 6

1100 E. Walker – East Breckenridge Addition, Block Q, Lot 1 & 2

## **ACTION ITEMS**

11. Discussion and any necessary action regarding approval of NewGen Rate Study recommendation for Water/Wastewater Rate increase.
12. Discussion and any necessary action regarding whether the buildings on the eight properties are dangerous buildings pursuant to Chapter 5, Article I of the Breckenridge Code of Ordinances and, if so, discussion and any necessary action regarding issuing orders to abate the dangerous buildings or accepting conveyance of property (ies) from owners
13. Discussion and any necessary action regarding approval of Ordinance 2026-11 regarding a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add “Wind Turbine Recycling Facility” as a Permissible Use in Industrial “I” Zoning Districts.
14. Discussion and any necessary action regarding approval of Ordinance 2026-12 a proposed amendment to Chapter 22, Zoning, of the Breckenridge Code of Ordinances to add “Manufactured Homes” as a Permissible Use with a Conditional Use Permit in Certain Additional Residential Zoning Districts.
15. Discussion and any necessary action regarding adoption of Ordinance 2026-13 granting a Conditional Use Permit for placement of a Manufactured Home on Property Known as 309 Dallas which is in a Single-Family Residential (SF 7.5) Zoning District.
16. Discussion and any action regarding amending Chapter 22 “Zoning” of the Breckenridge Code of Ordinances by Amending Table 8 “General Business Retail Uses” to Add “Vape Shops” as a Use Which is Prohibited in All Zoning Districts and Amending Section 30 “Definitions” to Establish a Definition for “Vape Shop”.
17. Discussion and any necessary action regarding approval of Resolution 2026-19 accepting the 2026 Certified Appraisal roll.
18. Discussion and any necessary action regarding approval of Resolution 2026-20 BISD Homecoming Parade.
19. Consider approval of Resolution 2026-21 designating the Albany News as the Official Newspaper of the City of Breckenridge for public notices effective August 4, 2026, through September 30, 2026, and designating the Abilene Reporter-News as the official newspaper for ordinance publications in accordance with Section 4.24 of the City Charter.
20. Discussion and any necessary action regarding approval of Interlocal agreement with Young County, Texas for the purpose of funding a bond supervision officer.

21. Discussion and any necessary action regarding approval of Ordinance 2026-15 providing for the Abandonment, Vacation, and Closure of Certain Streets within the Hi-Mount Addition and Providing for the Conveyance of Said Property.
22. Discussion and any action regarding approval of Resolution 2026-22: Declaring Surplus Property.
23. Discussion and any necessary action regarding FY 2026-2027 Budget.
24. Discussion and any necessary action to schedule August 25, 2026, for Public Hearing on the proposed tax rate, discuss tax rate, NNR, and Voter Approval Rate, De Minimus Rate and take a record vote.
25. Discussion and any necessary action regarding setting a Public Hearing to consider FY 2026/2027 proposed budget on September 1, 2026.

### **EXECUTIVE SESSION**

*Pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D, Texas Open Meetings Act (the "Act"), City Commission will recess into Executive Session (closed meeting) to discuss the following:*

#### **Real Property**

*§551.072: Deliberate the purchase, exchange, lease, or value of real property:*

26. YMCA
27. 120 W. Elm
28. 1305 W. 1st - Mountain Heights Addition, Block 16, Lot 18
29. 601 N. Harvey - Mountain Heights Addition, Block 15, Lot 1, E/40 of 2

### **RECONVENE INTO OPEN SESSION**

*In accordance with Texas Government Code, Section 551, the City Commission will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.*

### **RECEIVE REQUESTS FROM COMMISSION MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA**

*Discussion under this section must be limited to whether or not the Commission wishes to include a potential item on a future agenda.*

### **ADJOURN**

**NOTE:** As authorized by Section 551.071 of the Texas Government Code (Consultation with City Attorney), 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 herein.

**POSTING OF AGENDA PACKET:** The posting of the agenda packet on the City's website is for transparency and convenience of the public. All documents, such as ordinances and resolutions, are included in the packet in draft form and presented to the City Commission for use in their deliberations at the Commission meeting. It is not the intent of the City Manager or City Commission to consider the draft documents as adopted or not subject to revision. All draft documents discussed at duly called City Commission meetings will be revised pursuant to action taken at the meeting, and the final form of such adopted documents is subject to review by the public under the Public Information Act.

#### **CERTIFICATION**

I hereby certify that the above notice was posted in the bulletin board at Breckenridge City Hall, 105 North Rose Avenue, Breckenridge, Texas , by 5:00 PM on the 29th day of July 2026.

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City Secretary



***Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Breckenridge City Hall 48 hours in advance, at 254-559-8287, and reasonable accommodations will be made for assistance.***

**CITY OF BRECKENRIDGE, TEXAS  
TAXPAYER IMPACT STATEMENT**

**Prepared in accordance with House Bill 1522 (2025), amending Section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.**

The City of Breckenridge will present its Preliminary Fiscal Year 2026–2027 Budget to the City Commission based on Certified values during its regular meeting on Tuesday, August 4, 2026. The City intends to adopt the Fiscal Year 2026–2027 Budget based on certified values on or before September 30, 2026.

| Description                                                                                                                        | Amount               |
|------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Median Appraised Value of a Homestead Property                                                                                     | \$ <u>116,860</u>    |
| Current Fiscal Year 2025-2026 Property Tax Bill (\$1.02893)                                                                        | \$ <u>\$1,202.41</u> |
| Estimated Property Tax Bill for FY 2026–2027 if the City Adopts the Proposed Budget and Proposed Tax Rate (\$1.01893)              | \$ <u>\$1,190.72</u> |
| Estimated Property Tax Rate for FY 2026-2027 if the City adopts the Proposed Budget at the Voter approval Rate (\$1.07204)         | \$ <u>1,252.79</u>   |
| Estimated Property Tax Bill for FY 2026–2027 if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.90389) | \$ <u>\$1,056.29</u> |

*Tax Rates are Calculated using the following formula:  
Property Tax Amount=(rate)x(Taxable value of your property)/100*

The estimates contained in this Taxpayer Impact Statement are valid only for the proposed budget and proposed tax rate that the City Commission will discuss during its meeting on August 4, 2026. All estimates are based upon Certified property values received from Stephens County Appraisal District. The proposed budget and proposed tax rate may each be amended by the City Commission at any time before final adoption.

If the City Commission intends to discuss the proposed budget at a subsequent meeting, the City will include a Taxpayer Impact Statement in the notice for that meeting containing updated estimates based upon any amendments to the proposed budget and proposed tax rate.

A copy of the proposed Fiscal Year 2026–2027 Budget is available for public inspection on the City of Breckenridge website at [www.breckenridgetx.gov](http://www.breckenridgetx.gov) and may also be reviewed during regular business hours in the City Secretary's Office at Breckenridge City Hall, 105 N. Rose Avenue, Breckenridge, Texas.