



NOTICE OF THE CITY OF BRECKENRIDGE

**REGULAR MEETING OF THE BRECKENRIDGE CITY
COMMISSION**

April 01, 2025 at 5:30 PM

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 April 01, 2025 at 5:30 PM at the Breckenridge City Offices, 105 N. Rose Avenue, Breckenridge, Texas.

CALL TO ORDER

INVOCATION led by Yuri Huntington

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.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

(Mayoral proclamations, presentations of awards and certificates, and other acknowledgements of significant accomplishments or service to the community.)

1. City Secretary to administer Oath of Office to Police Officers.

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.)

Fire Chief

2. Employee of the Month-Bret Chaney

City Manager

3. City Business

FTTH Project

TXDOT Transportation Alternatives

4. Upcoming Events

- 4/3 Last day to register to vote
- 4/13-19 National Telecommunicator Appreciation Week
- 4/17 Bulk Pickup
- 4/21-29 Early Voting
- 4/21-25 Wastewater Workers Appreciation Week
- 5/2-3 Frontier Days

CONSENT AGENDA

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

- [5.](#) Consider approval of the March 4, 2025, regular commission meeting minutes as recorded.
- [6.](#) Consider approval of department head reports and monthly investment reports for February 2025.
- [7.](#) Consider approval of Resolution 2025-06 re-appointing Will Thompson as Director on the WCTMWD Board for a term set to expire May 31, 2027.

ACTION ITEMS

- [8.](#) Discussion and any necessary action on request to replat the property located at 612 W. Wheeler and 614 W. Wheeler - currently legally described as Brown Addition, Block 4, Lot 6 and Brown Addition, Block 4, Lot 5 into one lot. The property owner intends to build a single-family home on the lot.
- [9.](#) Discussion and any necessary action approving BEDC Board recommendation for incentive to Fielden Aero.
- [10.](#) Discussion and any necessary action regarding approving BEDC Board recommendation for incentive to Soggy Dog Wine and Brew.
- [11.](#) Discussion and any necessary action regarding Aquatic Center Operations for 2025.
- [12.](#) Discussion and any necessary action regarding approval of Frontier Days 2025.
- [13.](#) Discussion and any necessary action regarding approval of Ordinance 2025-06 amending Chapter 10, Article 1 of the Breckenridge Code of Ordinances.
- [14.](#) Discussion and any necessary action regarding Fire Station phasing.

WORKSHOP ITEMS

(Workshop items 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 on a future agenda for action.)

15. Discussion and direction regarding upcoming FY 2025-2026 Budget and Strategic Plan review.

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.

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 **28th day of March 2025**.

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.

Breckenridge, TX – FTTN Project

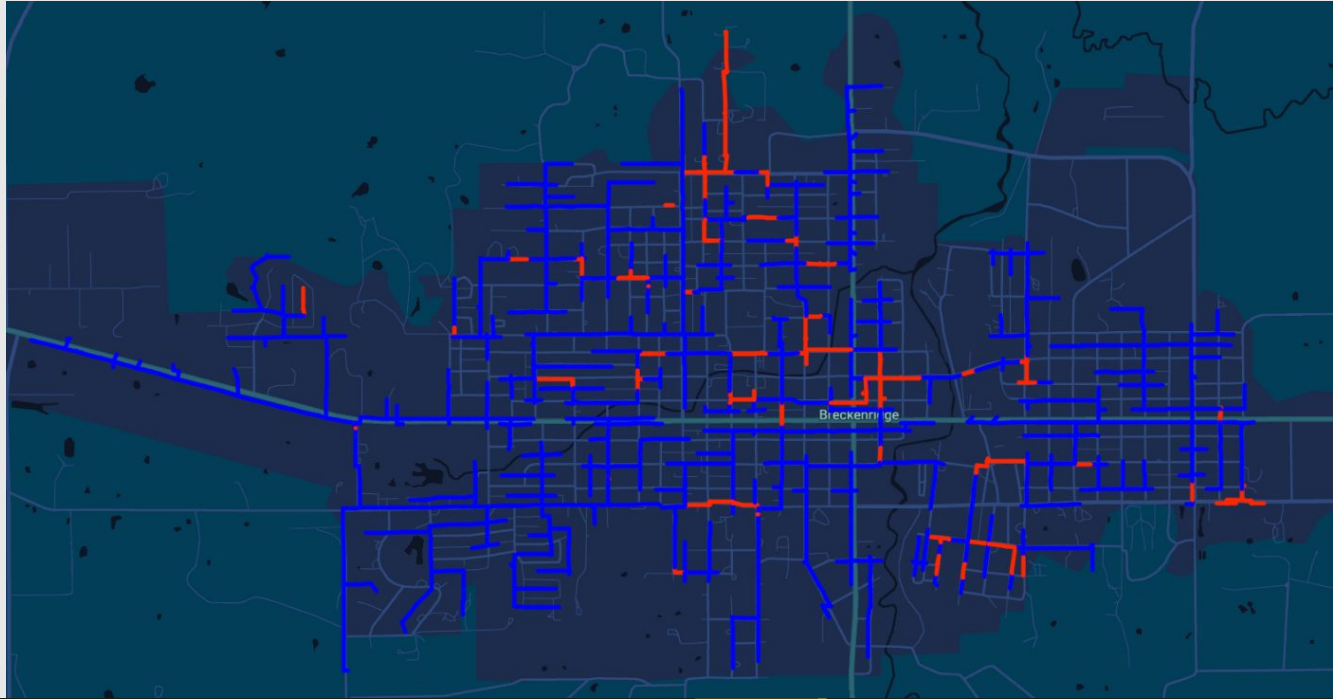
2025

Glass Roots

CONSTRUCTION

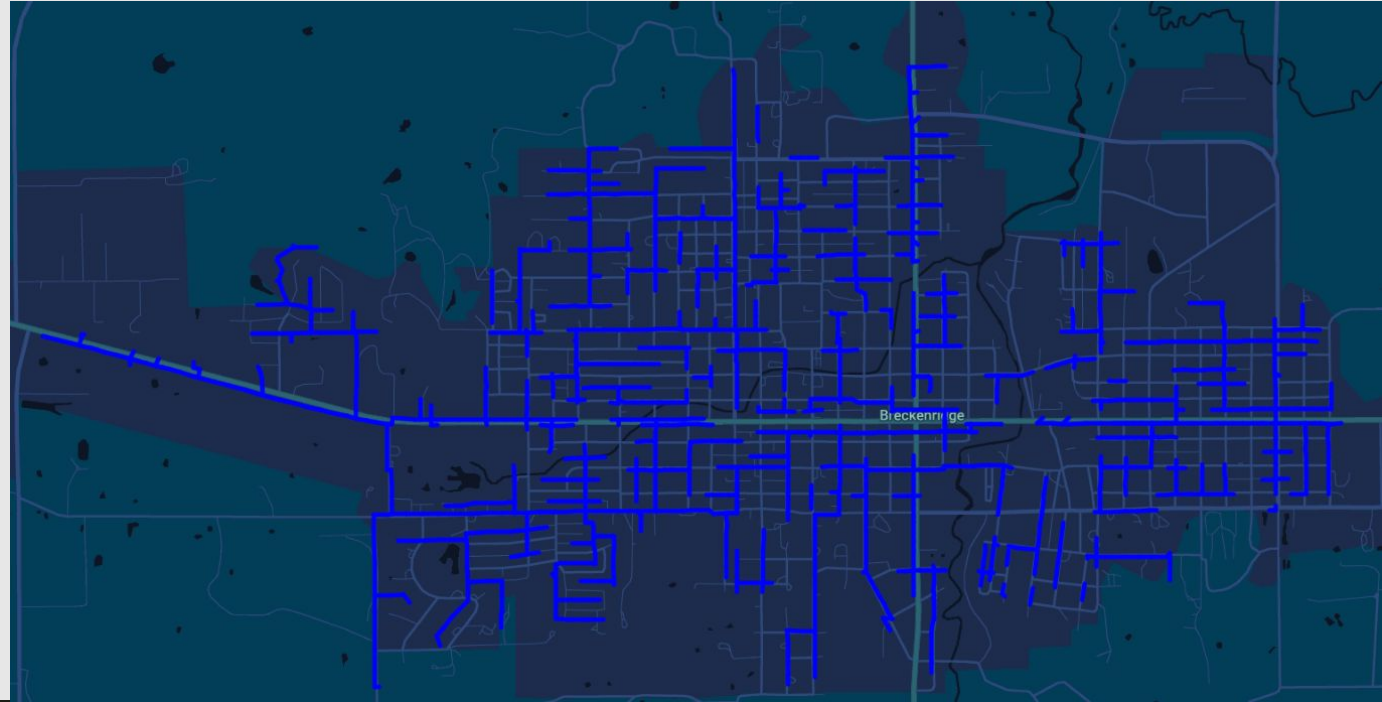


- Full project to install approximately 221,388' of new fiber optic cable using proposed aerial and underground routes.
- This will feed approximately 3,230 Homes.



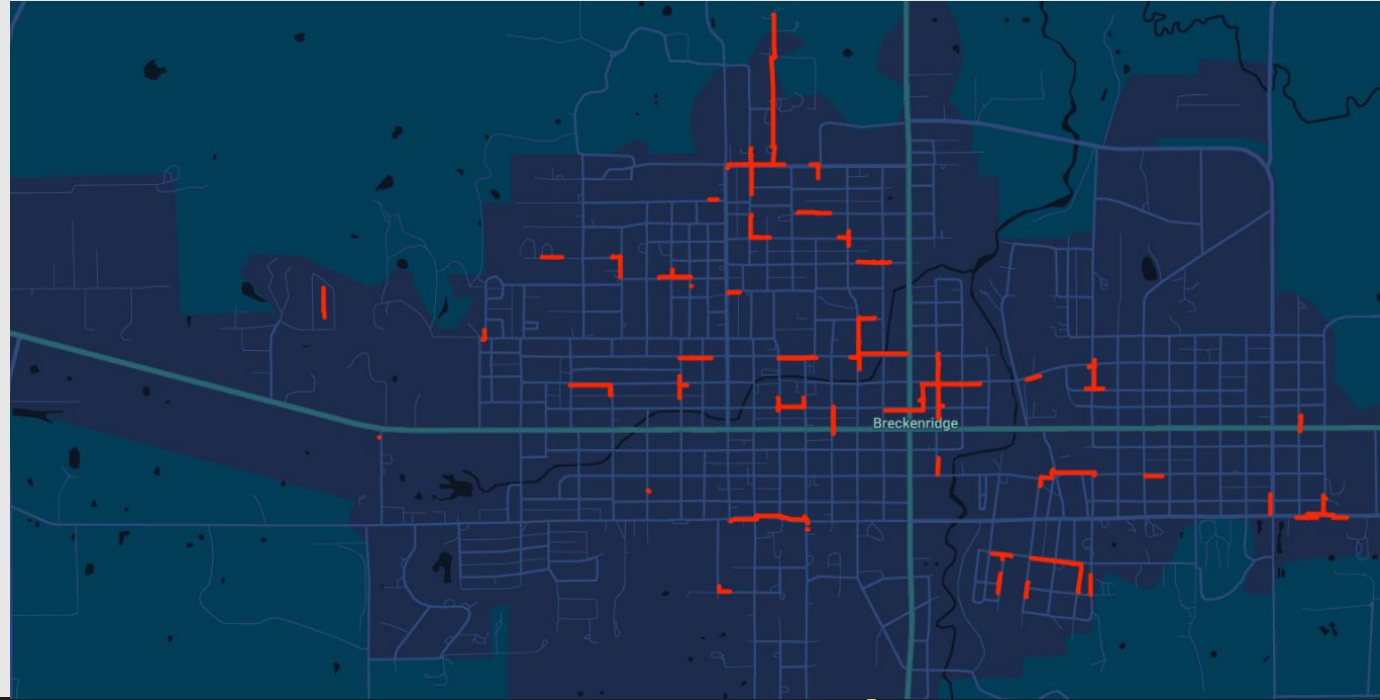
Full Scope

- Leveraging approximately 194,976' of existing aerial pole routes.



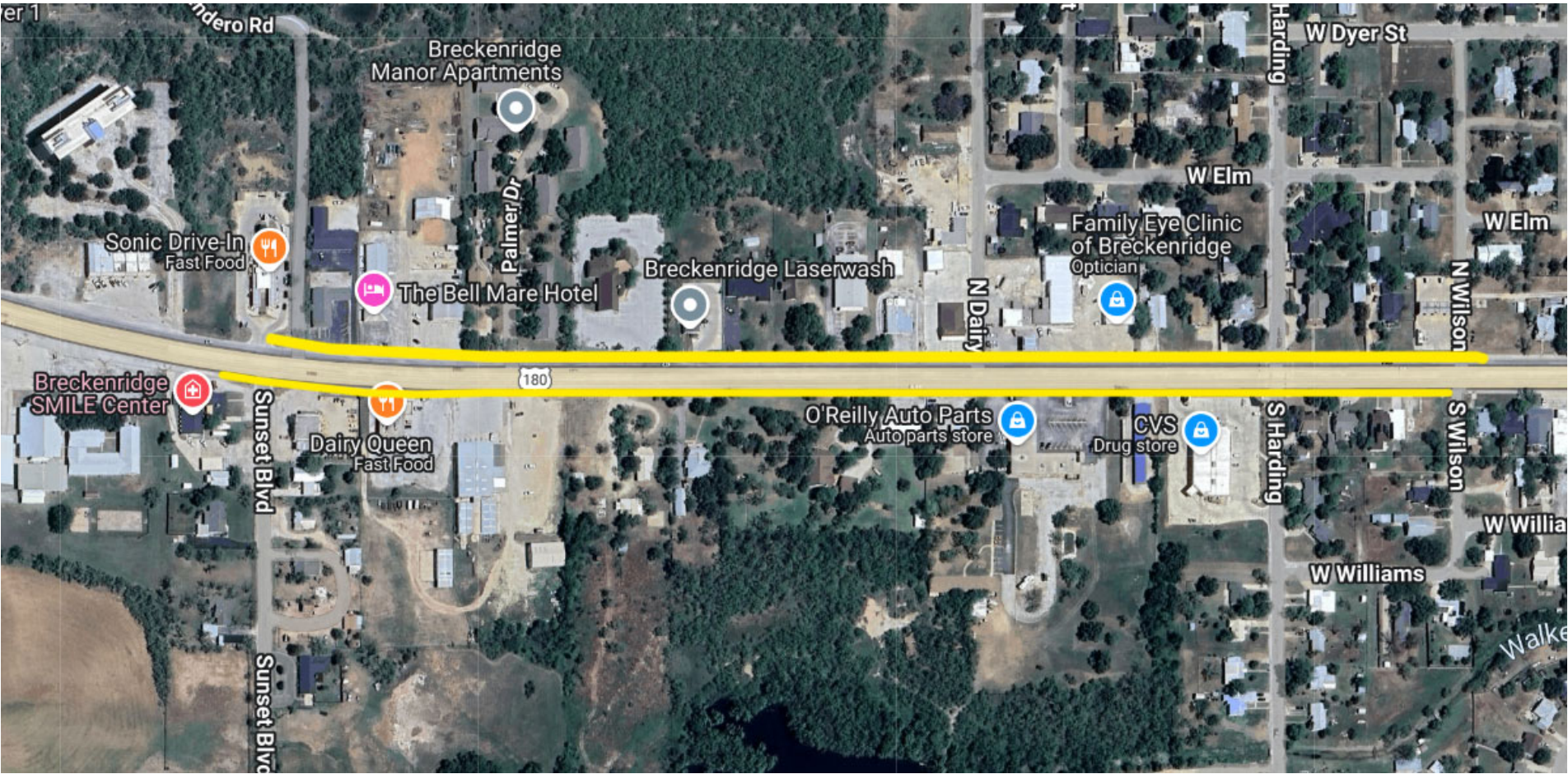
Aerial Routes

- Proposing approximately 26,412' of new underground bore routes.



Proposed Underground Routes

BRECKENRIDGE 2025 TA PRELIMINARY APPLICATION
CO-SPONSORED BY TxDOT



TXDOT Transportation Alternatives – US 180 Sidewalk/ADA Improvements

Background

The TA program has historically provided funding to local project sponsors for planning and construction of a variety of bicycle and pedestrian infrastructure and planning projects, including sidewalks, on- and off-street bikeways, shared use paths, and other non-motorized safety infrastructure for communities throughout the state.

The program requires very little local community resources (submission, time, money, engineering costs, etc.). Funding normally covers 80% and local gov pays 20%. In our case, we qualify for TDC credits so if awarded it would be covered at 100%.

Project Overview

Sidewalks and ADA accessibility, on both north and south side of US 180 from Sunset Blvd to Wilson. Current cost estimate is approximately \$2.4 million

Timeline

Detailed application is due in June 2025.

We will have a resolution of support on the May agenda for this item.

If our application is selected to move forward in October by TXDOT Commission, we will need another resolution stating City would assume responsibility for overages of the project.

There is an estimated 95% chance we will be selected to move forward with the application. However, there is only an estimated 20% chance that our project will actually get funded.

City Responsibility

The city needs to get letters of support from businesses and community members and submit those with the detailed application in June.



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Consider approval of the March 4, 2025, regular commission meeting minutes as recorded.

Department: Administration

Staff Contact: Jessica Sutter

Title: City Secretary

BACKGROUND INFORMATION:

Meeting minutes for the regular commission meeting on March 4, 2025.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of the March 4, 2025, regular meeting minutes as presented.



REGULAR MEETING OF THE BRECKENRIDGE CITY COMMISSION

Tuesday, March 4, 2025, at 5:30 PM
Breckenridge City Offices Commission Chambers
105 North Rose Avenue
Breckenridge, Texas 76424

MINUTES

**REGULAR CITY COMMISSION MEETING OF THE CITY OF BRECKENRIDGE, TEXAS, HELD ON THIS DATE
WITH THE FOLLOWING MEMBERS PRESENT.**

PRESENT

MAYOR
COMMISSIONER, PLACE 1
COMMISSIONER, PLACE 2
MAYOR PRO TEM, PLACE 3
COMMISSIONER, PLACE 4

BOB SIMS
BLAKE HAMILTON
GREG AKERS
VINCE MOORE
ROB DURHAM

CITY MANAGER
CITY SECRETARY
POLICE CHIEF
CODE ENFORCEMENT/FIRE CHIEF
FINANCE DIRECTOR
CODE ENFORCEMENT OFFICER

CYNTHIA NORTHROP
JESSICA SUTTER
BLAKE JOHNSON
MALCOLM BUFKIN
DIANE LATHAM
J. POTTS

CALL TO ORDER

Mayor Sims called the meeting to order at 5:31 p.m.

Invocation led by Trey McDuff of New Destination Church

PLEDGE OF ALLEGIANCE

OPEN FORUM

No speakers

No Action Taken

STAFF REPORT

City Manager

1. City Business

Employee of the Month-Scott Bills

Oncor update (inventory using drones)

Solid Waste RFP

Facility Improvements-City Hall

2. Upcoming Events

03/20 Bulk pickup

03/20 Spring Fling

03/24-03/27 City-wide brush pickup

Police Chief

3. Acknowledgment of Tiphane Newman for State Certification as a Telecommunications Operator.

No Action Taken

CONSENT AGENDA.

4. Consider approval of the February 4, 2025, regular commission meeting minutes as recorded.

5. Consider approval of department head reports and monthly investment reports for January 2025.

Mayor Pro Tem Moore made a motion to approve consent agenda items 4-5 as presented. Commissioner Durham seconded the motion. The motion passed 5-0.

PUBLIC HEARING ITEMS

Mayor Sims opened the Public Hearing at 5:45 p.m.

6. Public hearing to determine whether or not the building on property located at 1208 W. 3rd - Mountain Heights Addition, Block 6, Lot 4,5,6,7 is a dangerous building pursuant to Chapter 5, Article 1 of the Breckenridge Code of Ordinances.

Phillip Smith-1208 W. 3rd

7. Public Hearing regarding amending Chapter 5 “Buildings and Structures” of the Breckenridge Code of Ordinances.

Mayor Sims closed the Public Hearing at 5:50 p.m.

No Action Taken

ACTION ITEMS

8. Discussion and any necessary action regarding declaring 1208 W. 3rd a dangerous building pursuant to Chapter 5, Article 1 of the Breckenridge Code of Ordinances.

City Manager Cynthia Northrop stated that this property was presented to Commissioners during the January 7, 2025, meeting. At that time, commissioners voted to allow Mr. Phillip’s request for a 60-day extension to form a plan. While some of the outside trash has been cleaned up, there have been no improvements made to the structure, which is the issue (dangerous building) Commissioners are addressing. This property is currently vacant, and the owner's son is living next door. The owner stated he had contacted a local contractor to enclose the building because his son uses the property as storage. There is currently no water or electricity at either structure.

Commissioner Akers made a motion to declare 1208 W. 3rd a dangerous building and order that the owner demolish the building within 30 days. Commissioner Hamilton seconded the motion. The motion passed 5-0.

9. Discussion and any necessary action regarding approval of Stephens County Appraisal District annual report.

Will Thompson, Chief Appraiser at SCAD presented the annual report.

Commissioner Hamilton made a motion to approve the Stephens County Appraisal District annual report as presented. Mayor Pro Tem Moore seconded the motion. The motion passed 5-0.

10. Discussion and any necessary action regarding Planning and Zoning Commission’s recommendation to replat the property located at 105 N. Rose (currently legally described as Original Addition, Block 7, Lot 1, 2, 3, and E/2 of 4) and 317 W. Elm (currently legally described as Original Addition, Block 7, Lot 5-6, W/2 of 4).

City Manager Northrop explained that the property is adjacent to City Hall to the West. There is a substandard home on the property. The Current property owner has agreed to deed this property over to the city, allowing the demolition of the substandard home and disposal in the monofil. The property will then be used to add parking for City Hall. Planning and Zoning reviewed the request on Monday, February 24, 2025, and recommended approval.

Commissioner Akers made a motion to approve the Planning and Zoning Commission's recommendation to replat the property located at 105 N. Rose and 704 E. Dyer as presented. Commissioner Hamilton seconded the motion. The motion passed 5-0.

11. Discussion and any necessary action regarding Planning and Zoning recommendation to replat the property located at 704 E. Dyer – (currently legally described as East Breckenridge Addition, Block 20, Lot 1, 2, & 3).

The Property Owner would like to replat the property from the existing three lots into two lots. The property currently has a structure on the southeast corner of lot three. Planning and Zoning reviewed the request on Monday, February 24, 2025, and recommended approval.

Commissioner Hamilton made a motion to approve the Planning and Zoning Commission's recommendation to approve a replat to the property located at 704 E. Dyer as presented. Commissioner Akers seconded the motion. The motion passed 5-0.

12. Discussion and any necessary action regarding approval of Street Improvement Project-Phase 2 Change Order #2.

Sage Diller with eHT reviewed the change order for phase 2 of the Street Improvement plan that will increase the current contract price by \$210,244.65. It is a combination of the reduction of quantities on some products and the addition of Cactus Cove, North Harding, and North Harvey.

Mayor Pro Tem Moore made a motion to approve change order #2 for the Street Improvement Project and authorize the City Manager to execute the agreement. Commissioner Akers seconded the motion. The motion passed 5-0.

13. Discussion and any necessary action regarding Engineer Work Order (42) for Street Improvement Phase III.

City Manager Northrop stated that this work order allows Engineers to continue moving forward with plans, specifications, and estimates for preparation of the upcoming Request for Proposals for Phase 3 of the Street Improvement Project.

Commissioner Hamilton made a motion to approve Engineering Work Order #42 as presented and authorize the City Manager to execute the documents. Mayor Pro Tem Moore seconded the motion. The motion passed 5-0.

14. Discussion and any necessary action regarding Ordinance 2025-04 amending Chapter 5 "Buildings and Structures" of the Breckenridge Code of Ordinances.

City Manager Northrop stated that the city has initiated a work group including the West Central Texas Council of Governments (COG), USPS, Stephens County Appraisal District, PD, Fire, and Code to develop solutions to inconsistent addressing that is making it difficult for law enforcement, fire services and code enforcement to find homes. The first step is making updates to the Ordinance requiring 911 addressing and requiring all buildings to display their 911 address on the structure where it is visible from the street. The second step will be a public education campaign, and COG and USPS to conduct and audit simultaneously.

Residents will be notified by mail of the compliance requirements and provided information on how to ensure they have a 911 address.

Commissioner Akers made a motion to approve Ordinance 2025-04 as presented. Mayor Pro Tem seconded the motion. The motion passed 5-0.

15. Discussion and any necessary action approving Ordinance 2025 – 05 amending Chapter 13 “Occupational Licenses and Regulations,” Article VI, Gaming Machines.

Northrop stated that this ordinance will help the city streamline the process of tracking, processing, and denying permits if certain criteria exist. The update will involve the Police Department and Code Compliance Department as well as add mechanisms to deny permits to applicants that have been involved in illegal gambling or have previously been in violation of the ordinance. Gaming machines will now be required to be more visible within the establishment, allowing the Police Department and Code Compliance Officers to regularly inspect the premises where machines are kept.

Mayor Pro Tem Moore made a motion to approve Ordinance 2025-05 as presented. Commissioner Hamilton seconded the motion. The motion passed 5-0.

16. Discussion regarding the impacts of Arbitrage.

City Manager Northrop stated that this item is for informational purposes to discuss the impacts of Arbitrage for the City. Arbitrage is the profit from buying in one market and selling in another. Because the city borrowed funds in the tax-exempt market and invested in the taxable market, we are required to rebate the profit difference.

Discussion item only, no action taken.

17. Discussion and any necessary action regarding Ordinance 2025-03 amending FY 2024-2025 official budget adopted by Ordinance 2024-16.

Northrop explained that budget amendments are presented either bi-annually or quarterly when a need arises to revise the current year’s approved budget. Most of the adjustments in the Ordinance do not raise the bottom-line budget but are adjusted between line items. However, there are a few that do, including funds to pay Johnny Trip for cleaning downtown, funds for the Municipal Court Interlocal with Stephens County, insurance due to paying ahead on audit, and costs associated with Fire Department Temporary housing.

Mayor Pro Tem Moore made a motion to approve Ordinance 2025-03, amending FY 2024-05 Official budget adopted by Ordinance 2024-16 as presented. Commissioner Akers seconded the motion. The motion passed 5-0.

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

No requests.

ADJOURN

There being no further business, Mayor Sims adjourned the regular session at 6:54 p.m.

Bob Sims, Mayor

Jessica Sutter, City Secretary



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Consider approval of department head reports and monthly investment reports for February 2025.

Department: Administration

Staff Contact: Jessica Sutter

Title: City Secretary

BACKGROUND INFORMATION:

The City approves an investment policy that complies with the Public Funds Investment Act of 1987 annually. The city allows investments in money market accounts, certificates of deposits, and investment pools. The Treasurer or their designee is required to provide a quarterly investment report to the Commissioners.

The staff provides commissioners monthly with departmental reports and finance reports, including investment reports. This aids in the transparency of the staff's accomplishments and the city's current financials for commissioners and citizens.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Consider approval of departmental reports and monthly investment reports for February 2025.



DEPARTMENTAL REPORTS

FEBRUARY 2025

105 N. Rose Ave.
Breckenridge, TX 76424
254.559.8287
www.breckenridgetx.gov

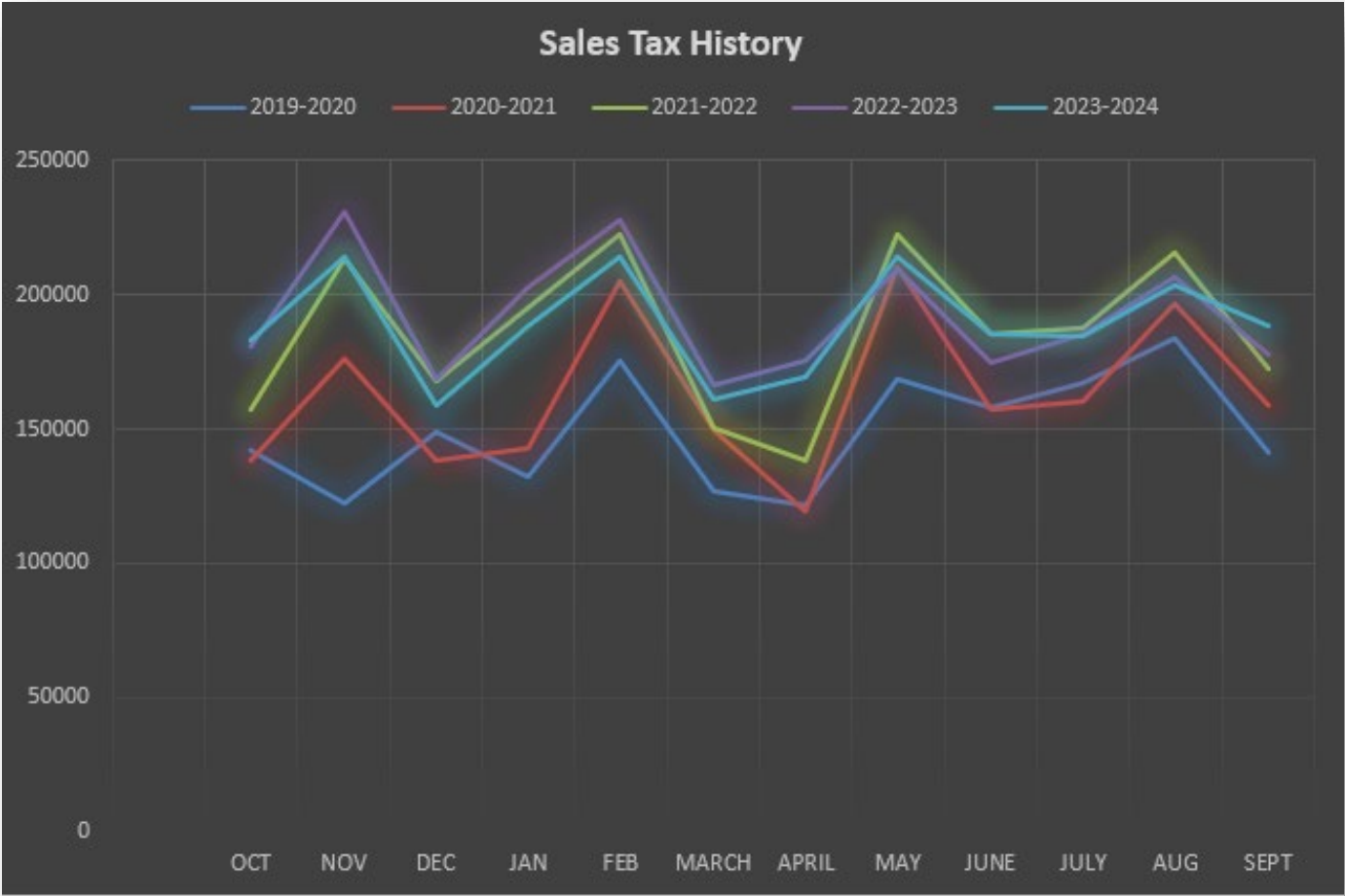
Finance

Bank Statement Balances

	Account Name	Balances as of Feb. 2024	Balances as of Feb. 2023	Item 6.
1001	GENERAL FUND	\$ 2,569,773.32	\$ 2,815,206.77	
1013	ARSON FUND	\$ 509.89	\$ 509.89	
1014	FEDERAL TAX & LOAN	\$ 27,576.82	\$ 81.72	
1001	WATER FUND	\$ 1,645,116.32	\$ 1,860,292.18	
1001	WASTEWATER FUND	\$ 1,136,344.72	\$ 1,222,329.66	
1001	SANITATION	\$ 9,293.79	\$ 38,602.23	
1001	FIRE DEPT. SPECIAL	\$ 7,880.49	\$ 9,845.86	
1001	FORFEITED PROPERTY	\$ 1,479.40	\$ 1,483.18	
1002	PAYROLL FUND	\$ 31,466.10	\$ 34,243.96	
1001	EQUIP. REPLACEMENT FUND	\$ 434,537.45	\$ 422,152.94	
1001	STREET MAINTENANCE	\$ 165,265.79	\$ 419,701.88	
1001	BRECKENRIDGE PARK FUND	\$ 10,487.25	\$ 10,045.04	
1001	POLICE DEPT. SPECIAL	\$ 13,628.50	\$ 13,663.19	
1001	Excess Sales Tax Revenue	\$ 17,651.63	\$ 17,696.59	
1001	Breck Trade Days	\$ 39,467.36	\$ 39,567.88	
1051	CO 2017 A&B Sinking /Rd	\$ -	\$ -	
1001	Water Capital Projects	\$ -	\$ (110,693.27)	
1001	Wastewater Capital Projects	\$ -	\$ 164,314.28	
1001	Capital Improvement Project	\$ 221,921.16	\$ 166,676.77	
1058	GENERAL DEBT SERVICE FUND	\$ -	\$ -	
1001	General Debt Service Fund P/C	\$ 754,589.95	\$ 887,416.30	
1001	REVENUE DEBT SERVICE FUND	\$ 520,232.43	\$ 587,492.04	
1025	Rescue Boat Donation	\$ 1,814.92	\$ 1,819.45	
1073	CWSRF LF1001492	\$ 3.02	\$ 3.02	
1076	CWSRF LF1001492 ESCROW	\$ 1,206,670.72	\$ 1,227,164.73	
1056	CWSRF CO 2022A L1001491	\$ 1.00	\$ 1.00	
1074	CWSRF CO 2022A L1001491 ESCROW	\$ 959,514.38	\$ 1,003,120.59	
1072	CWSRF CO 2022A L1001426	\$ 1.00	\$ 1.00	
1075	CWSRF CO 2022A L1001426 ESCROW	\$ 2,032,144.20	\$ 2,124,497.30	
1071	DWSRF LF1001495	\$ 2.10	\$ 4.27	
1079	DWSRF LF1001495 ESCROW	\$ 1,320,297.01	\$ 1,175,409.14	
1070	DWSRF CO 2022B L1001493	\$ 1.00	\$ 1.00	
1078	DWSRF CO 2022B L1001493 ESCROW	\$ 1,384,829.34	\$ 1,447,764.50	
1057	DWSRF CO 2022B L1001494	\$ 1.00	\$ 1.00	
1077	DWSRF CO 2022B L1001494 ESCROW	\$ 970,703.01	\$ 1,014,817.79	
1010	LOGIC CO 2023	\$ 8,267,878.45	\$ 5,585,366.00	
	TOTAL - ALL FUNDS	\$ 23,751,083.52	\$ 22,180,599.88	

Fiscal Year Sales Tax Revenue Received

MONTH RECEIVED	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
OCT	\$ 142,235.00	\$ 138,040.00	\$ 157,493.00	\$ 180,530.00	\$ 182,914.00	\$ 176,173.38
NOV	\$ 122,415.00	\$ 176,091.00	\$ 213,510.00	\$ 230,739.00	\$ 214,002.00	\$ 205,342.24
DEC	\$ 149,000.00	\$ 138,215.00	\$ 167,667.00	\$ 169,037.00	\$ 158,898.22	\$ 186,724.15
JAN	\$ 132,144.00	\$ 142,770.00	\$ 195,423.00	\$ 203,137.00	\$ 188,303.00	\$ 175,492.04
FEB	\$ 175,232.00	\$ 204,822.00	\$ 222,525.00	\$ 228,165.00	\$ 214,081.01	\$ 256,722.47
MARCH	\$ 127,285.00	\$ 149,849.00	\$ 150,395.00	\$ 166,133.00	\$ 161,140.16	\$ 163,877.32
APRIL	\$ 121,607.00	\$ 119,118.00	\$ 138,407.00	\$ 175,455.75	\$ 169,163.00	
MAY	\$ 168,693.00	\$ 210,823.00	\$ 222,804.00	\$ 210,071.22	\$ 213,927.83	
JUNE	\$ 158,145.00	\$ 157,037.00	\$ 185,695.00	\$ 175,128.00	\$ 185,557.61	
JULY	\$ 167,474.00	\$ 160,631.00	\$ 187,757.00	\$ 185,736.00	\$ 184,363.32	
AUG	\$ 183,855.00	\$ 196,582.00	\$ 215,658.00	\$ 206,710.00	\$ 203,593.65	
SEPT	\$ 141,151.17	\$ 158,558.00	\$ 172,552.00	\$ 177,704.47	\$ 188,524.22	
TOTAL	\$ 1,789,236.17	\$ 1,952,536.00	\$ 2,229,886.00	\$ 2,308,546.44	\$ 2,264,468.02	\$ 1,164,331.60



SECURITIES PLEDGED

The following shows the calculation of deposit coverage for the deposits of The City of Breckenridge held in

Clear Fork Bank on: February 27, 2028

and securities pledged as of: February 26, 2025

Checking account balances:	\$ 8,625,583.07
CD balances:	\$ -
Total on deposit:	<u>\$ 8,625,583.07</u>
FDIC Insurance coverage:	
Checking account balances:	\$ 250,000.00
CD balances:	\$ -
	<u>\$ 250,000.00</u>
Total Deposit balance	
less FDIC coverage:	<u>\$ 8,375,583.07</u>
Securities pledged at market value:	<u>\$ 8,630,418.16</u>
Excess securities pledged:	<u>\$ 254,835.09</u>

2023 CO BOND

BOND
AMOUNT

•\$8,641,984.74

BANK
TRANSFERS

•\$3,227,277.00

TOTAL
INTEREST
EARNED

•\$616,321.25

CURRENT
BALANCE

•\$6,031,028.99

2023 CO BOND-LOGIC PROJECT EXPENDITURES

Item 6.

STREETS

\$2,650,357.03

PARK IMPROVEMENT

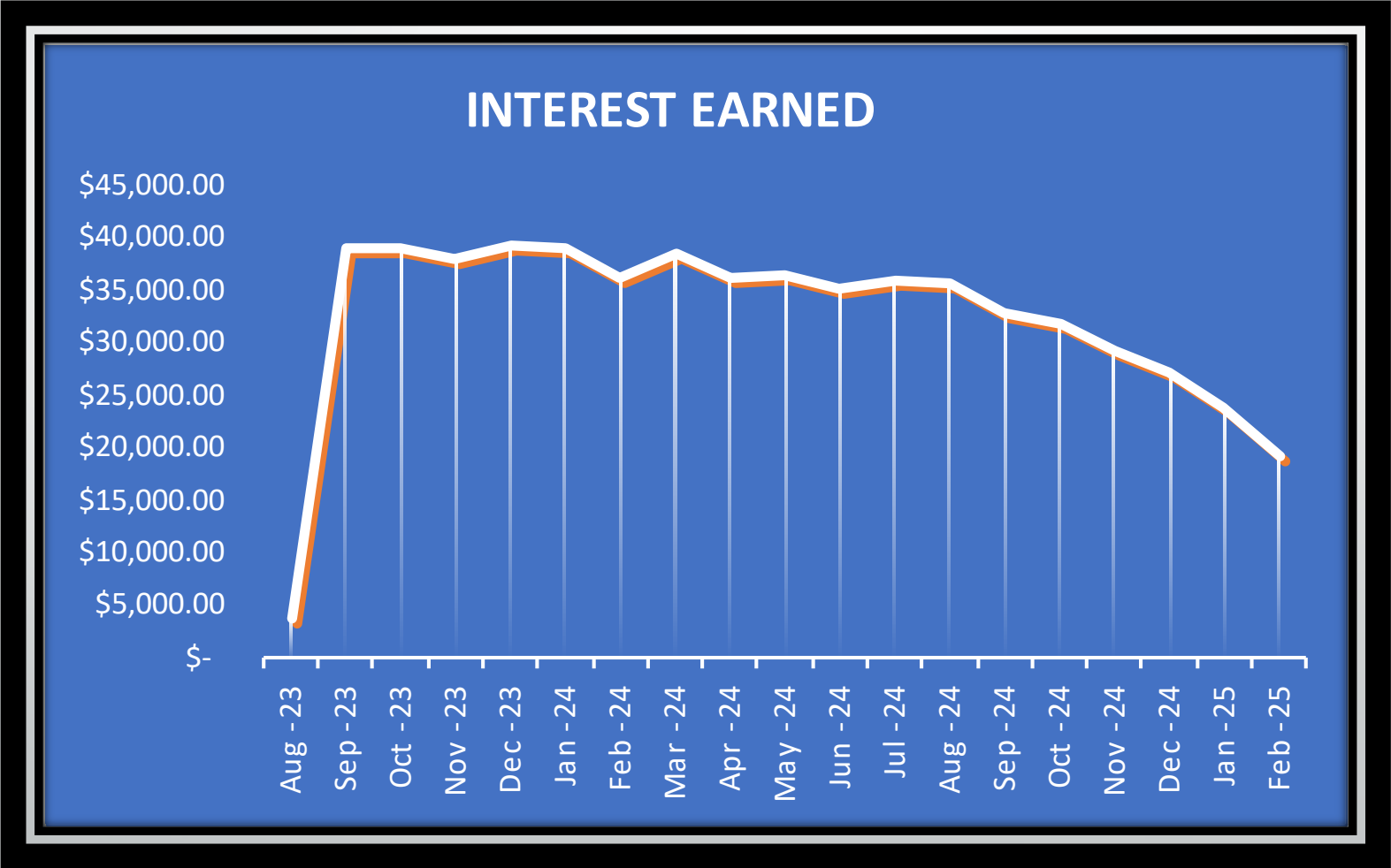
\$742,833.17

FACILITIES IMPROVEMENT

\$279,118.76

2023 CO BOND-LOGIC INTEREST EARNED

FEBRUARY 2025: \$19,297.13 **TOTAL: \$616,297.13**



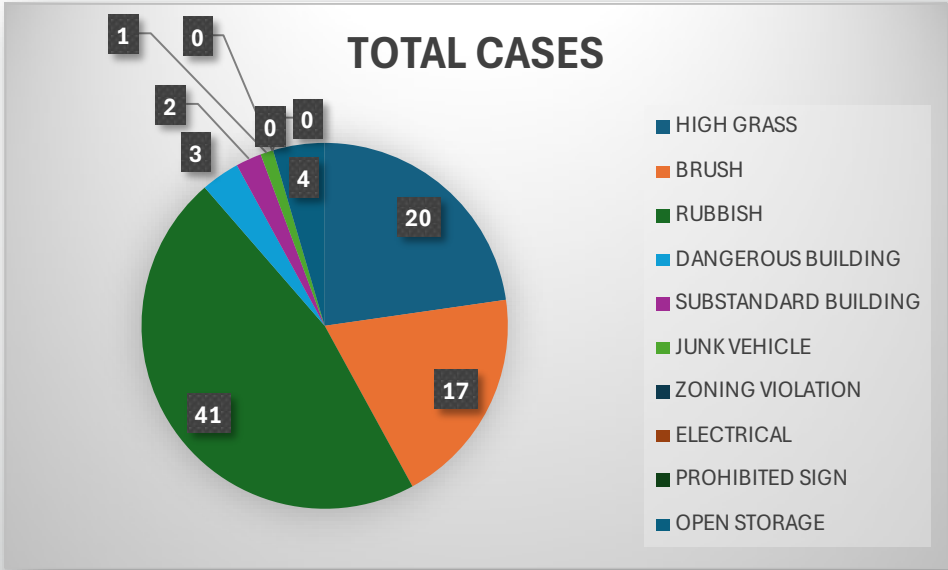
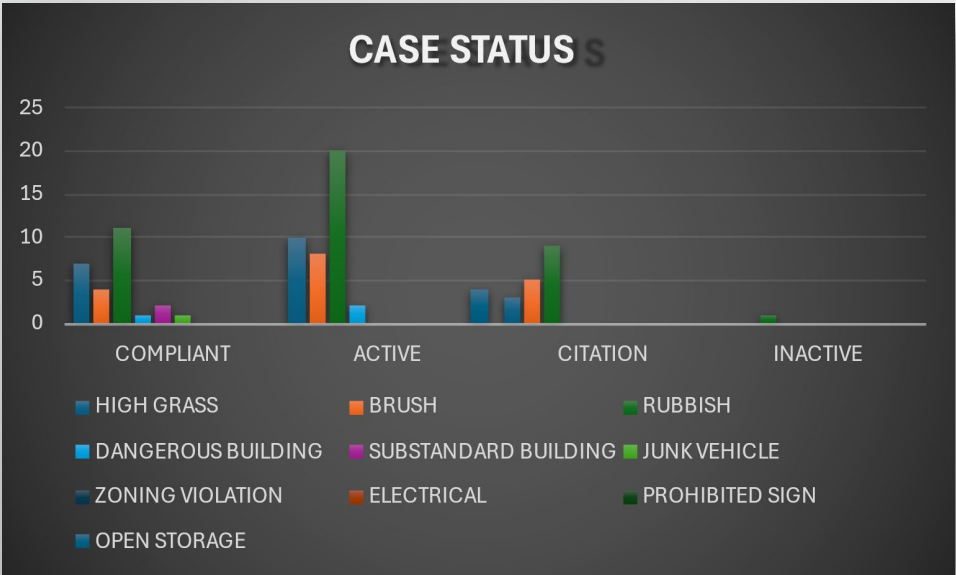
BUILDING & DEVELOPMENT

Item 6.

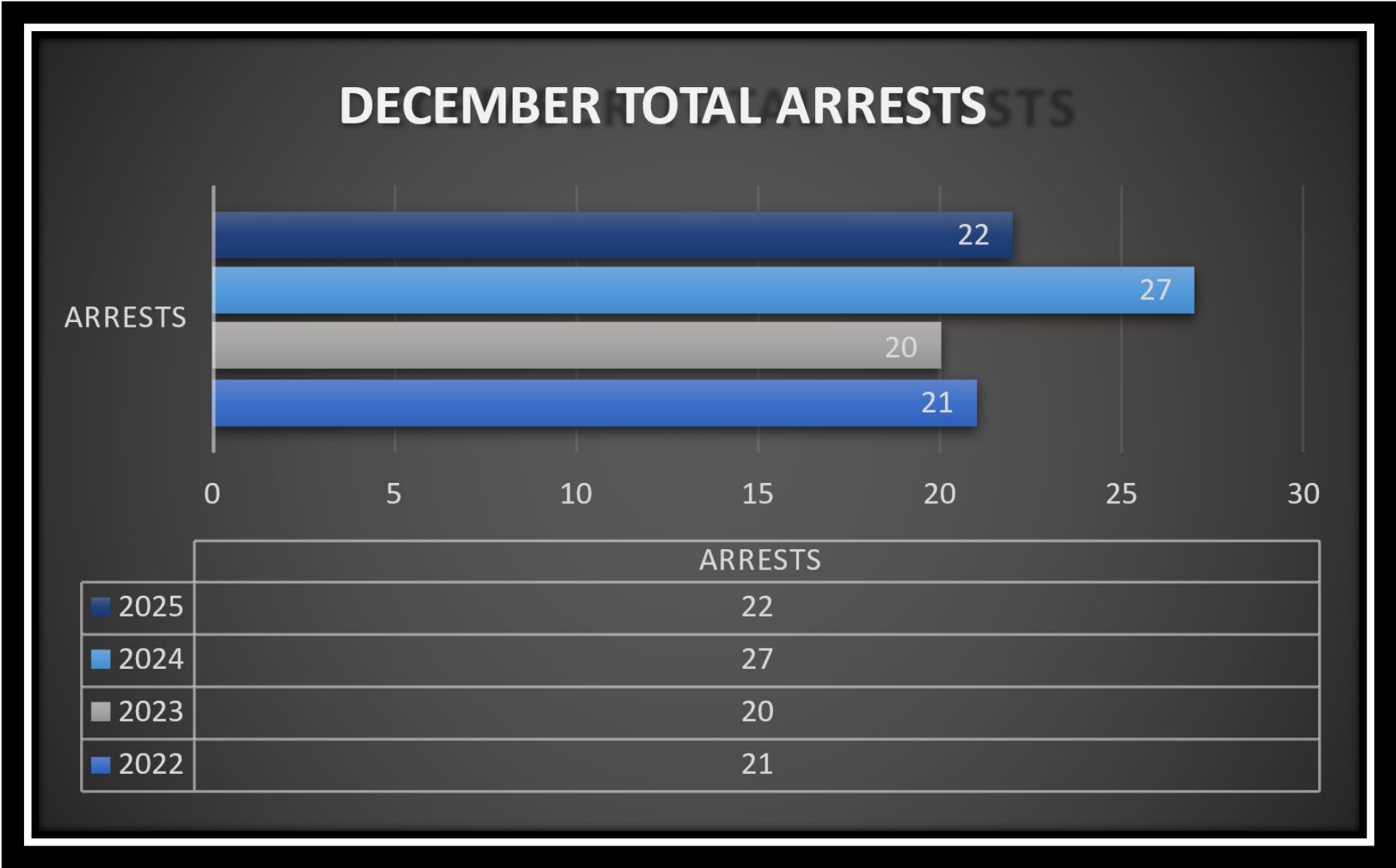
FEBRUARY 2025		FY 2024-2025
Permits Issued:		
Building	3	19
Roof	1	3
Fence, windows, siding, etc.	1	2
Sign	0	1
Mobile home	3	5
Certificate of Occupancy	1	3
Electrical	5	29
Plumbing	3	15
Gas line	1	14
Irrigation	0	0
HVAC	1	7
Moving	0	0
Demolition	0	0
P&Z	0	0
Variance	0	1
Prelim/final plat/replat	1 replat	1 replat
Solicitor/vendor	0	1
Beer/wine/liquor license	0	5
Gaming machine license	0	4
Food Mobile Unit	1	8
Fire alarm	1	2
Fire sprinkler	0	0

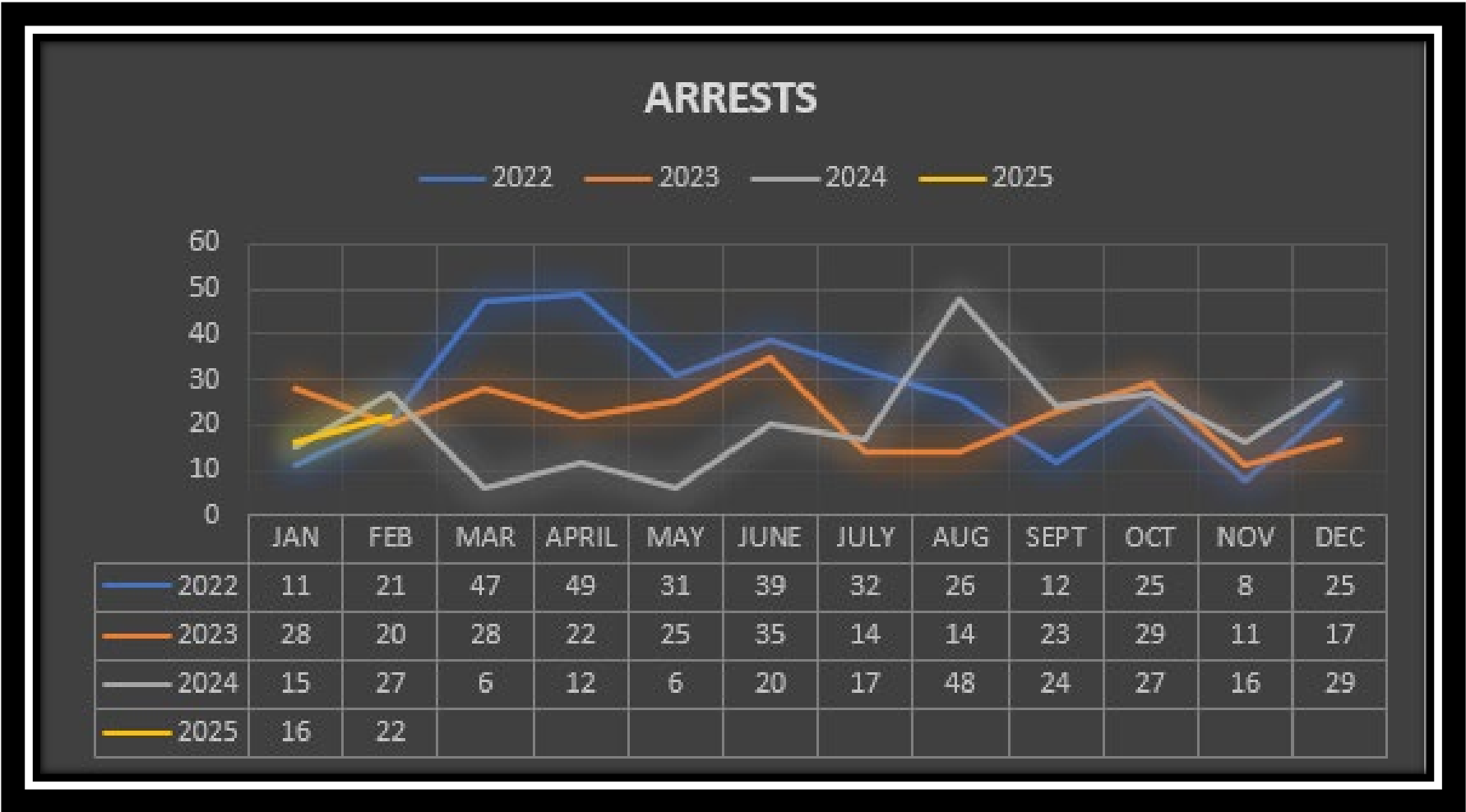
CODE ENFORCEMENT

FEBRUARY 2025 CASES: 88

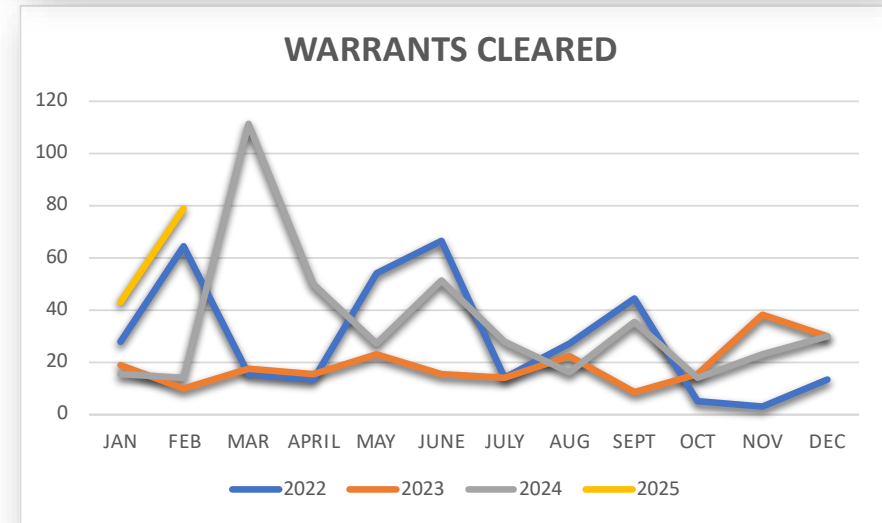
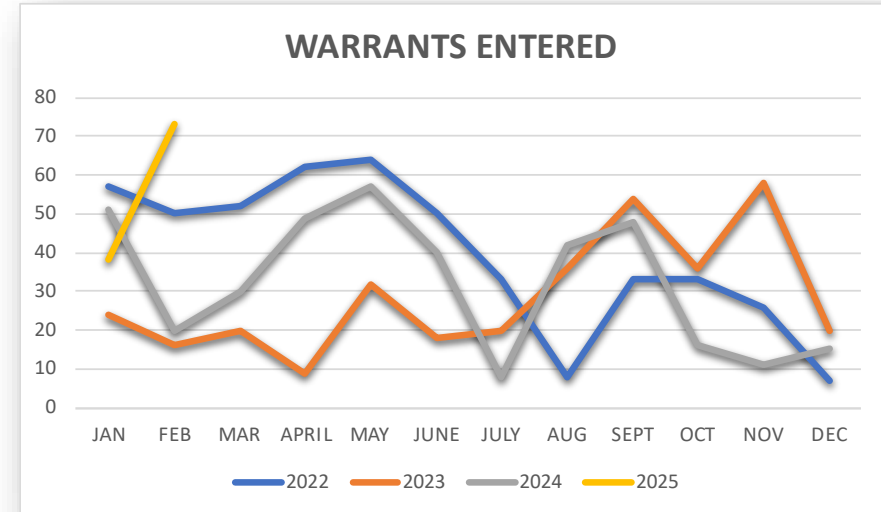
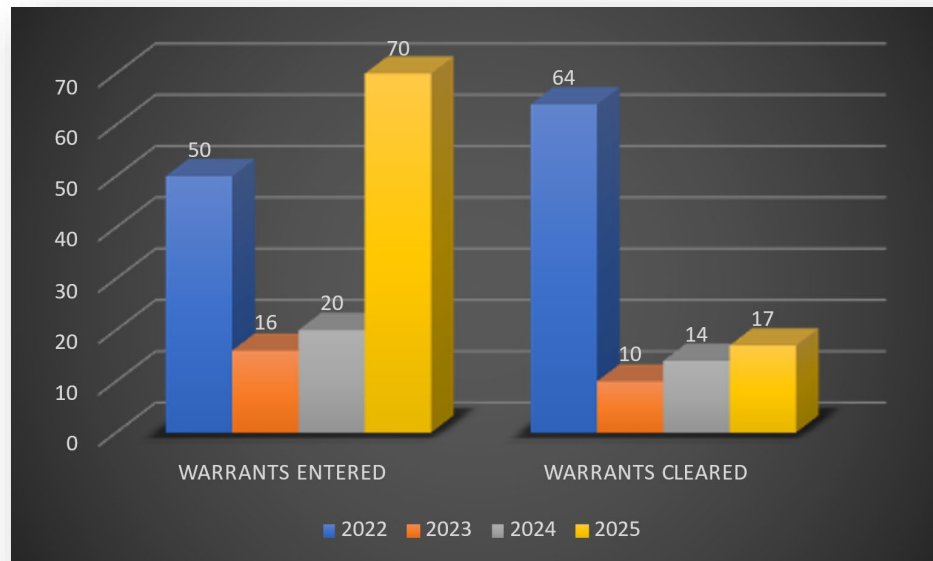




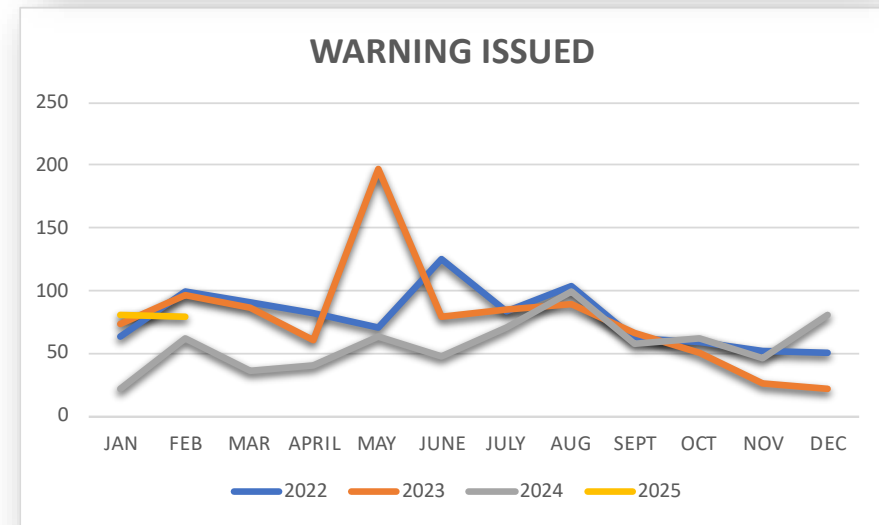
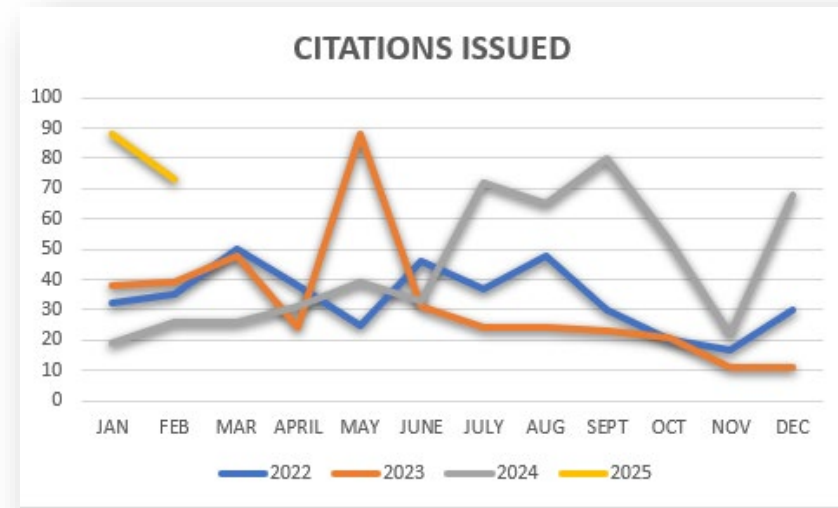
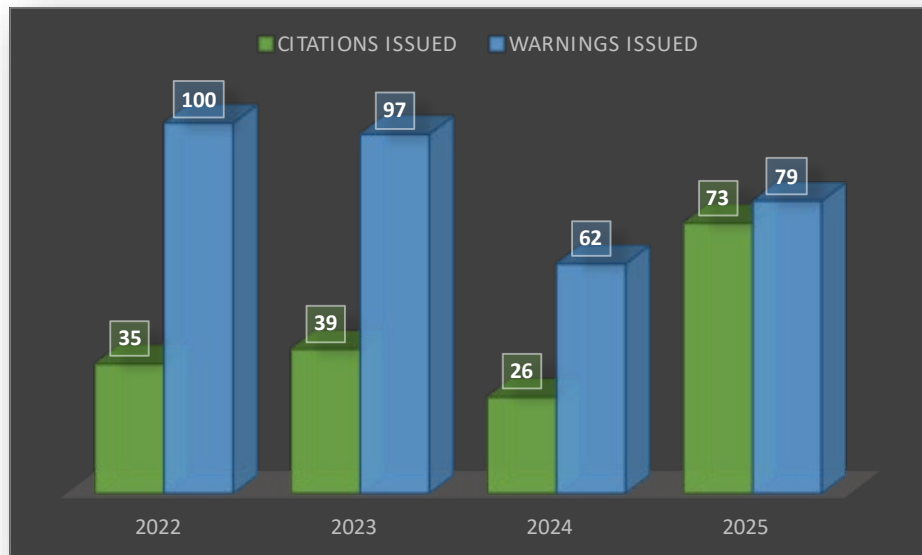




FEBRUARY WARRANTS



JANUARY CITATIONS & WARNINGS



CALL TYPE		
	CITY	COUNTY
AGGRESSIVE	2	0
BITE	1	0
CARCASS	7	0
INJURED/SICK	4	0
RETURNED TO OWNER IN FIELD	0	0
RUNNING AT LARGE	24	1
NUISANCE/COMPLAINT	0	0
WELFARE CHECK	12	0
OTHER	57	0
TOTAL	107	1

**FEBRUARY
ANIMAL
CONTROL
TOTAL CALLS: 108**

FEBRUARY

ANIMAL CONTROL

SHELTER INTAKE		
	CITY	COUNTY
STRAY/RUNNING AT LARGE	15	1
SEIZED BY LAW	0	0
OWNER SURRENDER	1	0
RABIES QUARANTINE OBSERVATION	1	0
TOTAL	17	1

RABIES QUARANTINE OBSERVATION		
	CITY	COUNTY
HOME QUARANTINE	0	0
SHELTER QUARANTINE	1	0
TOTAL	1	0

TOTAL IN SHELTER AT END OF MONTH		
CITY	18	
COUNTY	3	
CITY QUARANTINE	1	
COUNTY QUARANTINE	0	

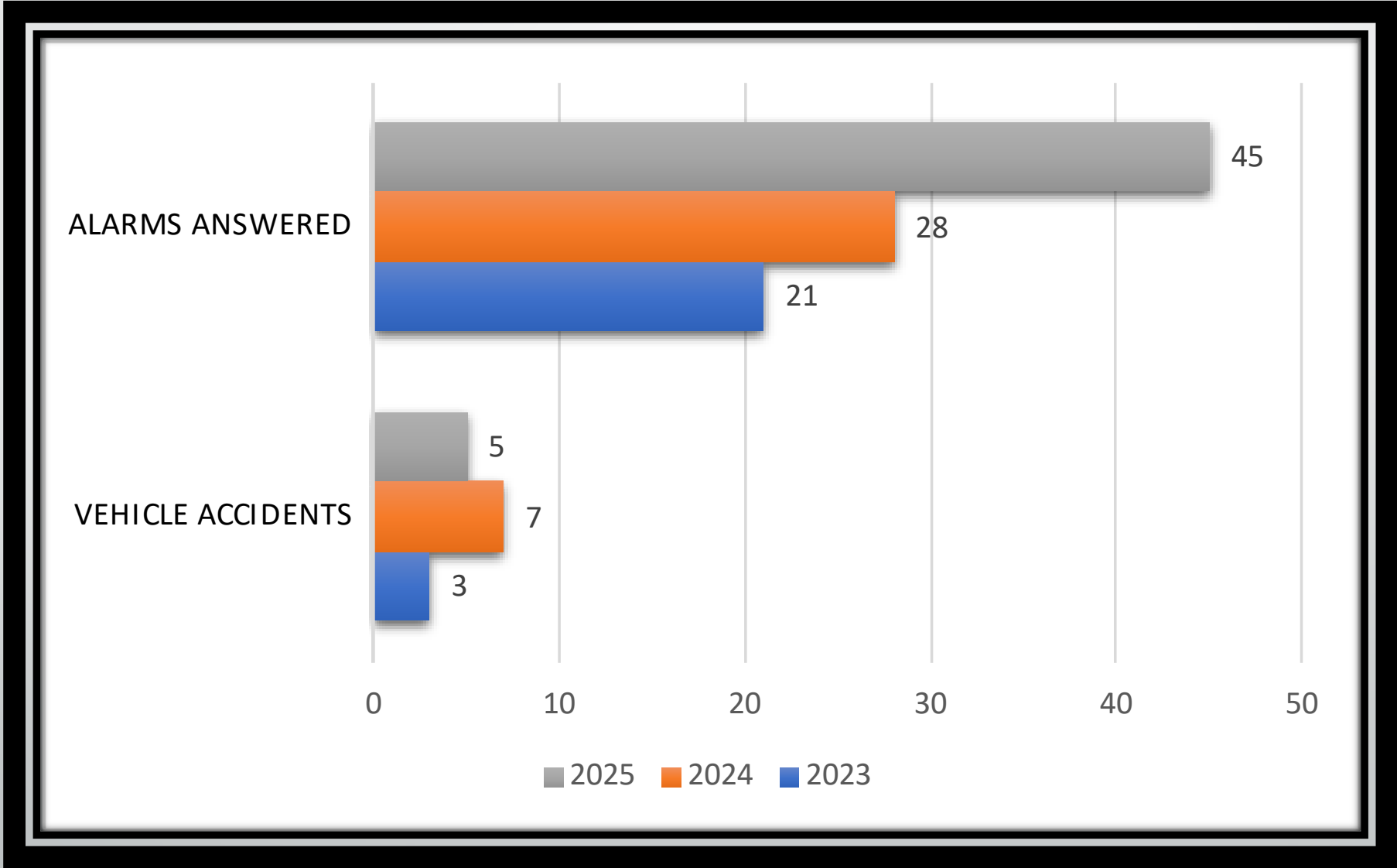
LEFT THE SHELTER		
	CITY	COUNTY
ADOPTED FROM SHELTER	2	0
RECLAIMED BY OWNER	2	3
RETURNED AFTER QUARANTINE	0	0
TRANSFERRED TO RESCUE PARTNER	6	0
TOTAL	10	3

HUMANE EUTHANASIA		
	CITY	COUNTY
BEHAVIORAL	0	0
MEDICAL	1	0
OWNER SURRENDER	0	0
TOTAL	1	0

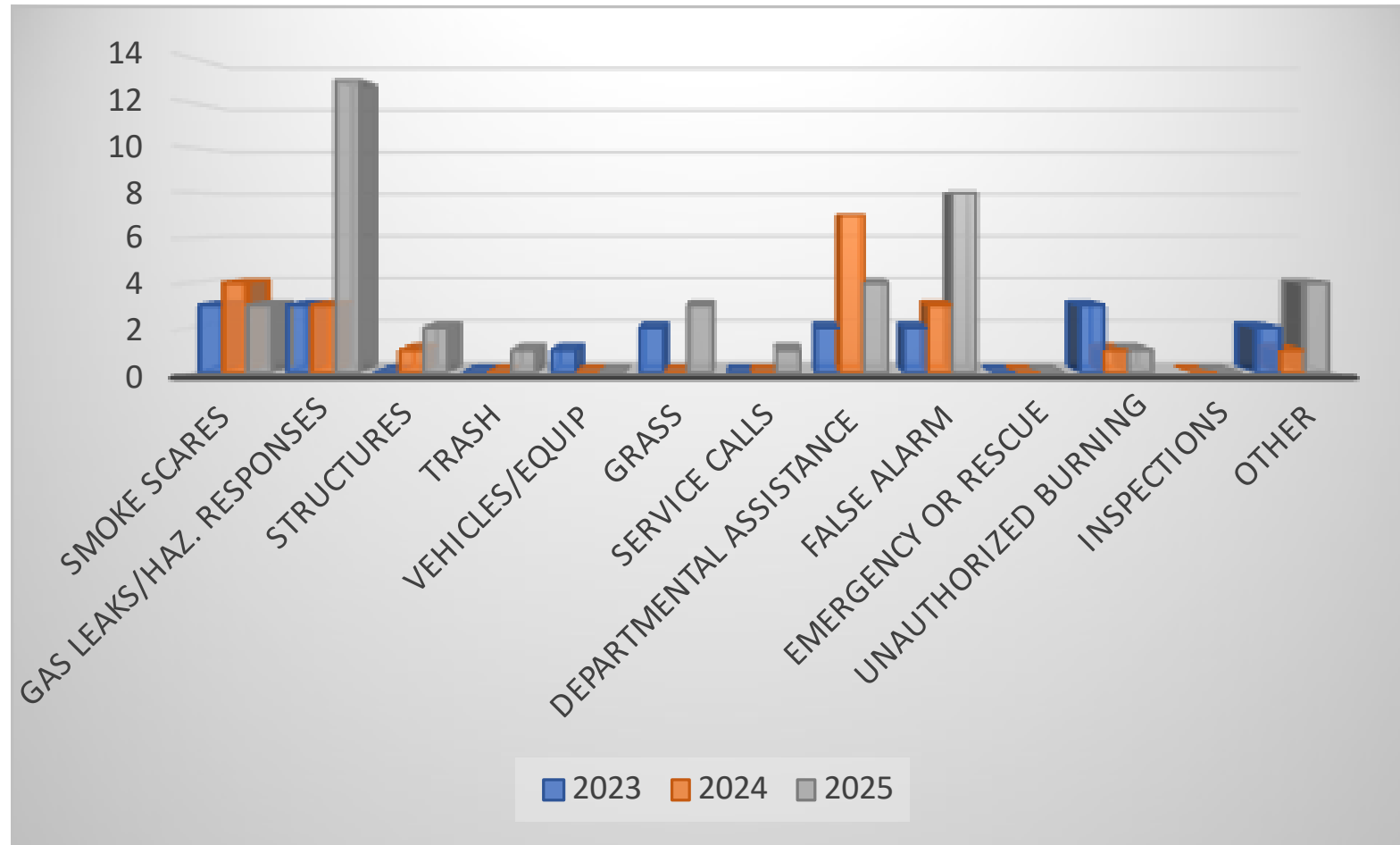
CITATIONS ISSUED	18
WARNING ISSUED	5
CASES IN MUNICIPAL COURT	0

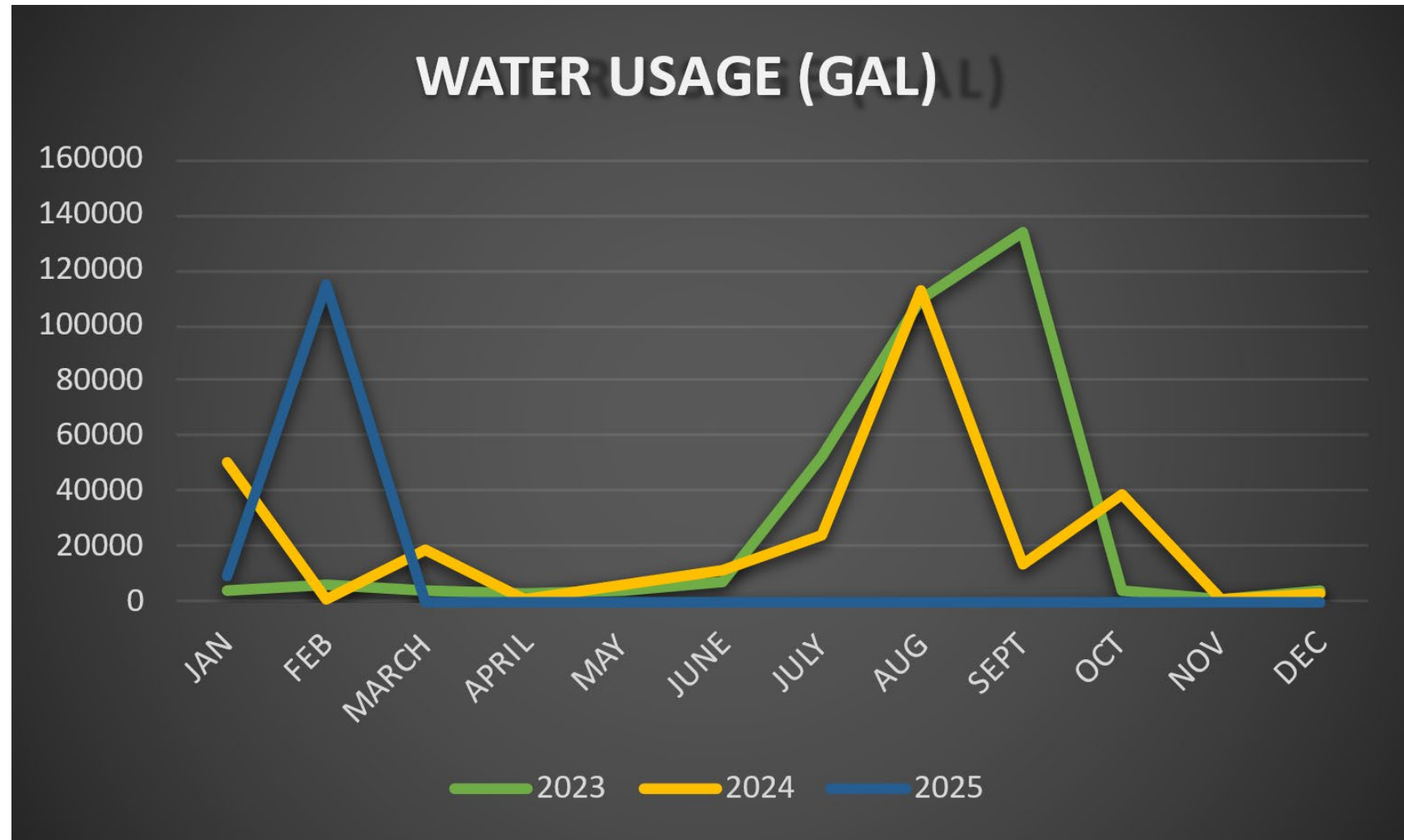


FEBRUARY



FEBRUARY CALLS FOR SERVICE

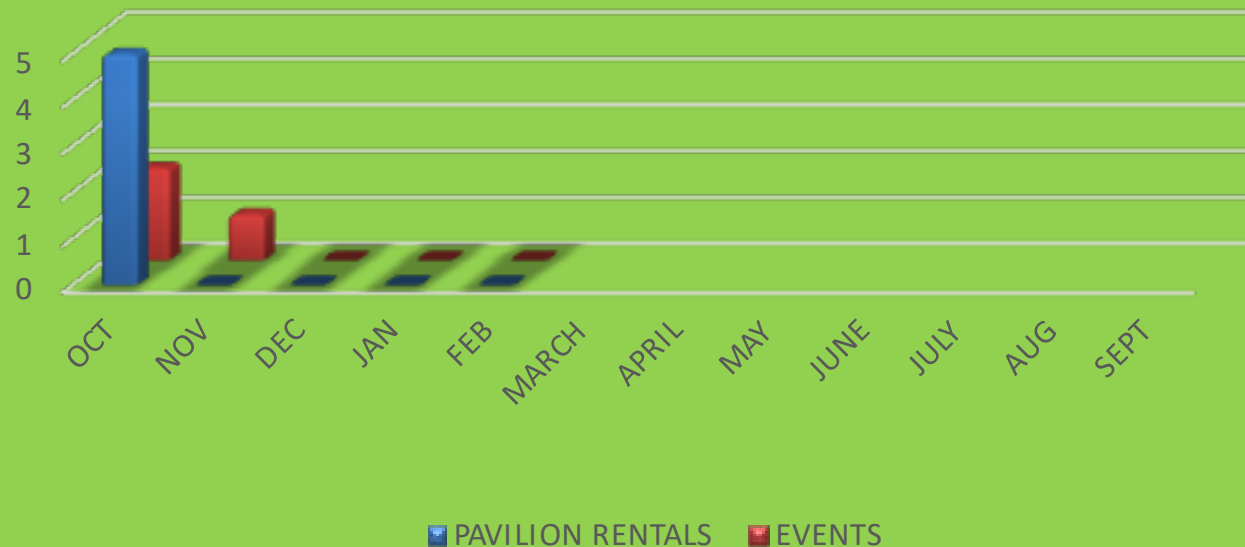




PARKS & CEMETERY



Parks and Rec-2024-2025



0 pavilion rentals

Maintaining all parks

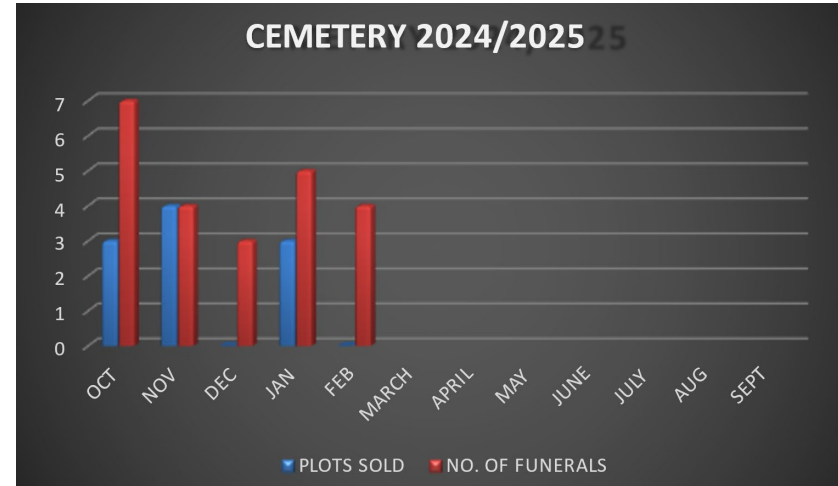
Gathering auction inventory

Maintaining Pool

Working on the community garden

Trimming Trees

Trim Crape myrtles



Leveling small military stone

Mowing and weed-eating

Maintaining Cemetery

Maintaining equipment

Did semi annual clean up

Picked up a large amount of solar lights

Filling low spots and graves

Filling Graves

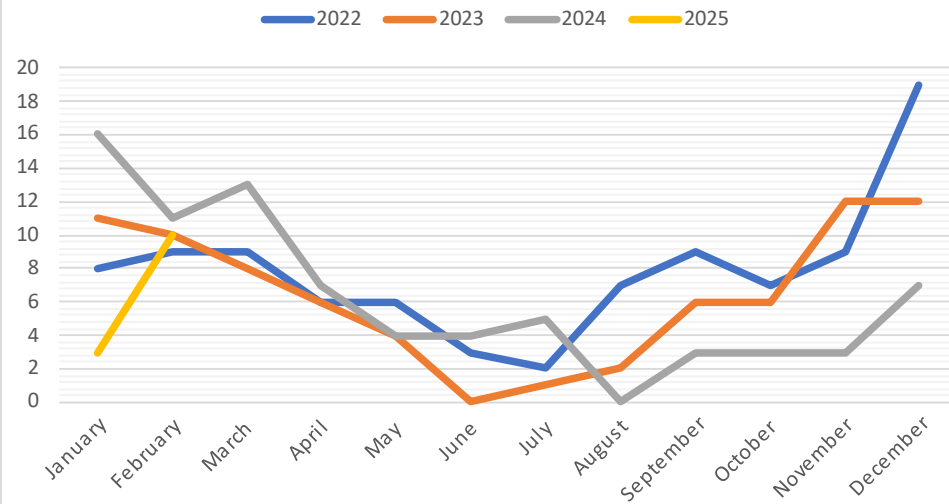
CEMETERY

PUBLIC WORKS

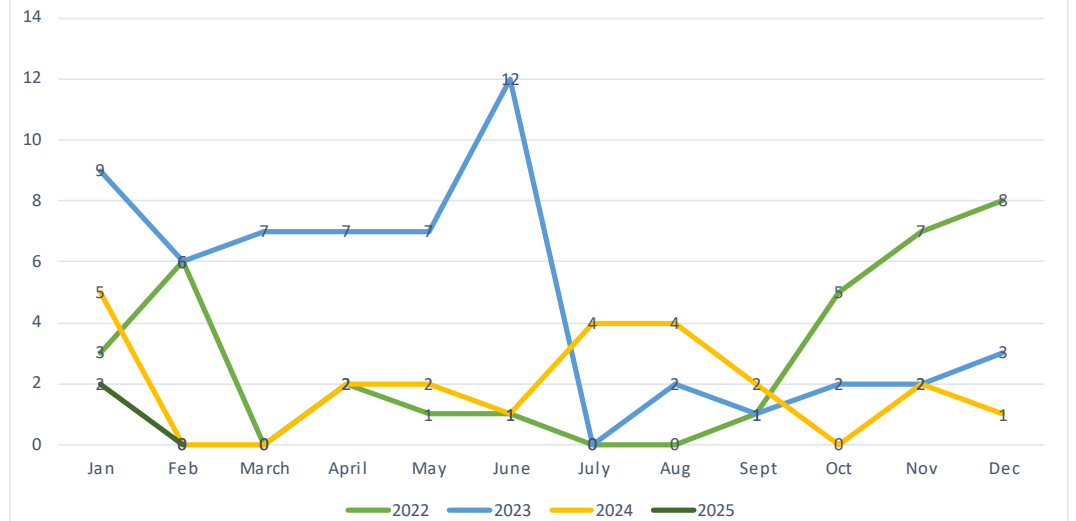


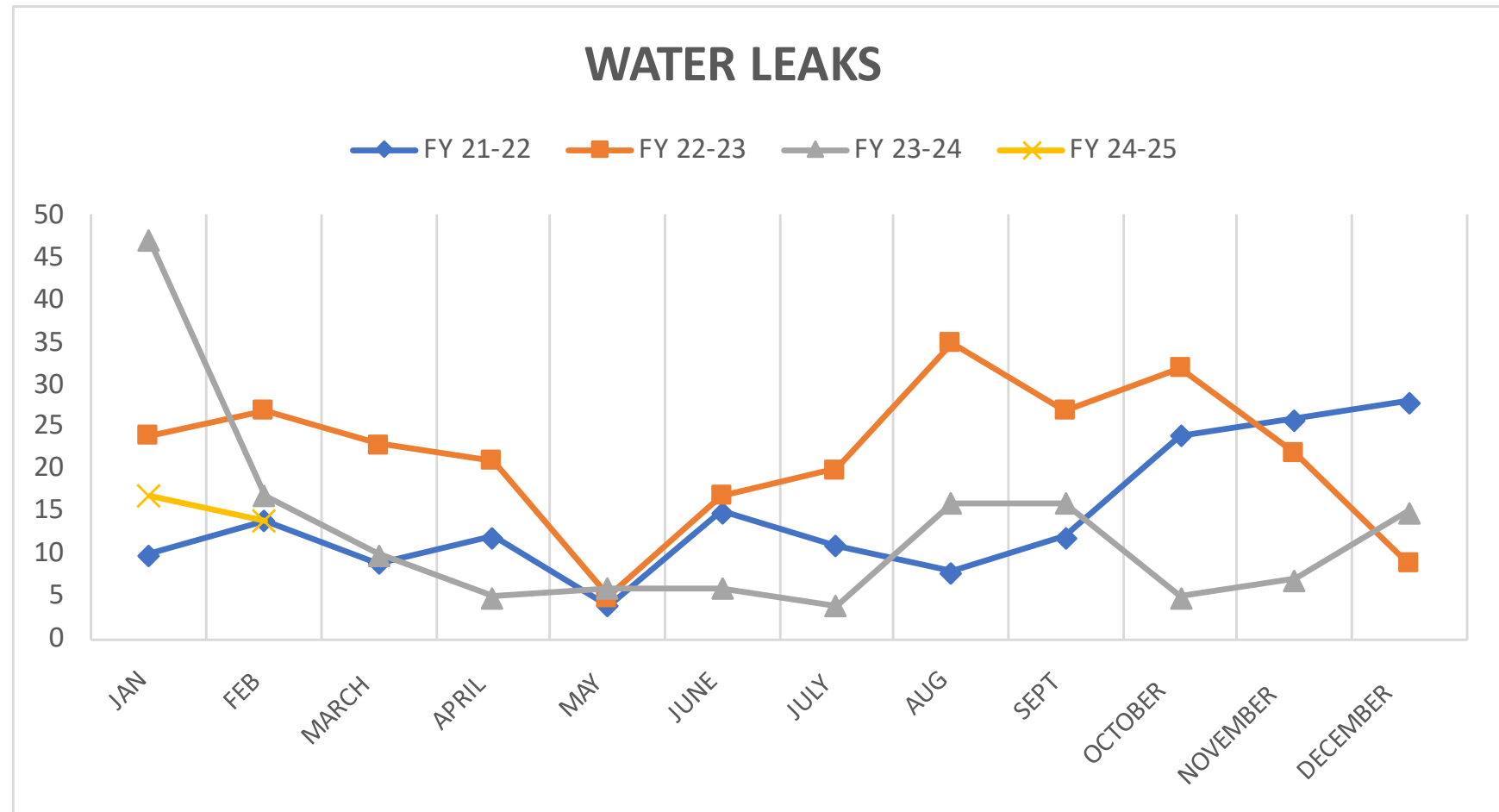
DEPARTMENT

SEWER STOPPAGES



Meter Leak Report







BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Consider approval of Resolution 2025-06 re-appointing Will Thompson as Director on the WCTMWD Board for a term set to expire May 31, 2027.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

Will Thompson is currently serving as a Director on WCTMWD Board of Directors. His term expires in May 2025. He is willing to continue to serve, representing the City of Breckenridge.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of Resolution 2025-06 as presented.

RESOLUTION NO. 2025-06

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, APPOINTING A MEMBER TO THE BOARD OF DIRECTORS OF THE WEST CENTRAL TEXAS MUNICIPAL WATER DISTRICT.

WHEREAS, the City Commission of the City of Breckenridge is charged to annually appoint a member to the Board of Directors of the West Central Texas Municipal Water District; and

WHEREAS, the term of office for WILL THOMPSON does expire May 31, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS: That WILL THOMPSON be reappointed to the Board of Directors of the West Central Texas Municipal Water District for a term of two years which shall expire May 31, 2027.

PASSED AND APPROVED this 1st day of April 2025.

Bob Sims, Mayor

ATTEST:

Jessica Sutter/City Secretary

S E A L



BRECKENRIDGE CITY COMMISSION
AGENDA SUMMARY FORM

Subject: Discussion and any necessary action on request to replat the property located at 612 W. Wheeler and 614 W. Wheeler - currently legally described as Brown Addition, Block 4, Lot 6 and Brown Addition, Block 4, Lot 5 into one lot. The property owner intends to build a single-family home on the lot.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:
The property in question is currently two vacant lots. The property owner would like to replat this property into one lot and build a single-family home. Both lots allow single-family homes.

The Planning & Zoning Commission met on March 24, 2025, and recommended approval.

FINANCIAL IMPACT:
n/a

STAFF RECOMMENDATION:
Consider approval of replat to the property located at 612 W. Wheeler as presented.

PLANNING & ZONING MEETING
NOTIFICATION REPLY

Property:
1. 612 & 614 W. Wheeler
Type of Request:
Replat
PZ Meeting Date:
Monday, March 24, 2025

PLEASE PRINT LEGIBLY

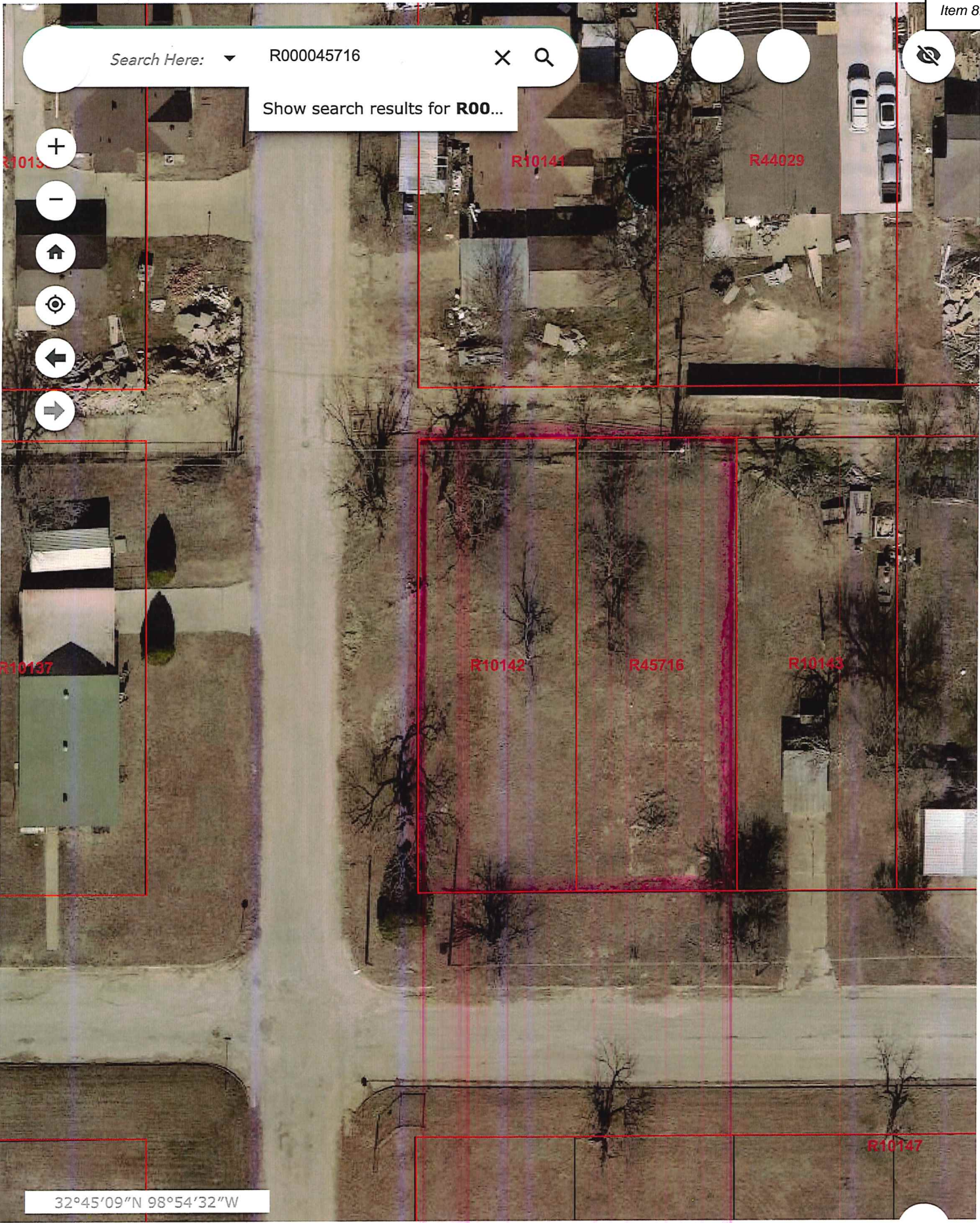
Property Owner Name: Caddo Creek
Property Owner Address: 1806 US Hwy 180 E
Breckenridge, TX 76424
Property Owner Telephone: 214-728-8652
Property Owner Email: LStone@caddo-creek.com

PLEASE CHECK ONE

☒ I am IN FAVOR of the Request
☐ I am OPPOSED to the Request

COMMENTS

Property Owner Signature E Stone Date 3-11-25





BRECKENRIDGE CITY COMMISSION
AGENDA SUMMARY FORM

Subject: Discussion and any necessary action approving BEDC Board recommendation for incentive to Fielden Aero.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The BEDC has approved an economic incentive to Fielden Aero to aid their relocation to the Stephens County Airport. Stephens County is leasing a hanger to them and is waiving rent for the first year. The BEDC will cover the 2nd year of rent. To qualify for the full rent reimbursement, the company must maintain a payroll of \$250,000 for the second year.

FINANCIAL IMPACT:

BEDC funds this contract.

STAFF RECOMMENDATION:

Consider approval of the BEDC Board recommendation for incentive to Fielden Aero.



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding approving BEDC Board recommendation for incentive to Soggy Dog Wine and Brew

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The BEDC Board has approved an economic incentive to Soggy Dog Wine and Brew. The incentive is a mixture of forgivable loan and grant. The \$60,000 loan's annual payments may be forgiven if payroll is at least \$250,000/year for the next 5 years. The grant factors in 5 years of increased property tax and sales tax collections and will be for \$68,710. BEDC will also give a start-up incentive at door opening in the amount of \$10,000.

FINANCIAL IMPACT:

BEDC funds this contract.

STAFF RECOMMENDATION:

Consider approval of BEDC Board recommendation for incentive to Soggy Dog.



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding Aquatic Center Operations for 2025.

Department: Administration

Staff Contact: Jessica Sutter

Title: City Secretary

BACKGROUND INFORMATION:

The Aquatic Center is tentatively scheduled to open on May 24th and run through August 2nd. The proposed schedule is dependent upon the staffing of lifeguards and pool managers.

In 2024, the City Pool was open for public swimming during these hours:

- Tuesday- Thursday Noon- 6:00 p.m.
- Friday- Saturday 10:00 a.m. – 4:00 p.m.
- Sunday Noon-4:00 p.m.

Family swim night was held on Thursdays from 6:30-8:30 p.m.

Private Parties were held Friday through Sunday from 4:30 to 9:00 p.m. at a rental rate of \$200.00 for two hours.

Staff believe that this schedule was successful and addressed many residents' concerns regarding the hours and availability of the aquatic center to the public and are recommending maintaining the same hours of operations dependent upon adequate staffing.

Staff recommend continuing with the "pool pass" system. Each punch card will provide 12 passes/punches for \$30.00, which is a \$6.00 savings if residents were to purchase each pass/punch at the daily rate of \$3.00.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of the proposed aquatic center operations for 2025 as presented.

CITY OF BRECKENRIDGE
105 NORTH ROSE AVENUE
BRECKENRIDGE, TEXAS 76424

AQUATIC CENTER OPERATIONS 2025

DAYS & HOURS OF OPERATION

May 24th through August 2th (Tentative Schedule)

Opening Weekend Hours

Saturday, May 24 th	10:00 A.M.-4:00 P.M.
Sunday, May 25 th	Noon – 4:00 P.M.
Monday, May 26 th	Noon – 6:00 P.M.

Public Swim

Tuesday - Thursday	Noon - 6:00 P.M.
Friday-Saturday	10:00 A.M.- 4:00 P.M.
Sunday	Noon - 4:00 P.M.

Family Swim Night- \$1.00 Per person

No unaccompanied children under the age of 17 are allowed.

Thursday	6:30-8:30 P.M.
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SWIM LESSONS

*Subject to Staffing

(Pricing and additional information will be provided if offered)

MAINTENANCE – POOL CLEANING

Mondays (Excluding May 26, 2025)

Under 10 years of age and under MUST be accompanied/supervised by a responsible adult

FEES

Tuesday-Sunday	(per session)	\$3.00
	3 and Under	Free

PUNCH CARDS

12 Sessions for \$30.00 (Cash or Check Only)

Punch cards can be purchased at City Hall located at 105 N. Rose, Breckenridge, TX 76424 during normal business hours (Monday-Thursday 7:30 am- 5:00 pm, Friday 7:30 am-11:30 am) or at the Breckenridge Aquatic Center during operating hours. Cash or Check only.

If for any reason the pool is closed after being open for 30 minutes or more, there will be **NO RAIN CHECKS** or **REFUNDS ISSUED**.

PRIVATE POOL PARTIES

Aquatic Center will be available for rental **Friday through Sunday from 4:30 P.M. until 9:00 P.M** at a rental rate of **\$200.00 for 2 hours** (minimum). Rentals are on a first come first serve basis. Visit City Hall at 105 N. Rose to reserve a date/time. The concession stand will not be open, they may bring snacks and drinks (no glass bottles or alcoholic beverages allowed). Maximum of 150 people in the pool at all times.

AEROBICS

Adults only will have use of the Aquatic Center on Tuesday – Friday mornings, 8:30 A.M. until 9:30 A.M., at a fee of \$2.00 per person. (The number of required lifeguards, employees of the City, will be on duty.)

MISCELLANEOUS RULES

1. ENTRANCE RULES:

Children 10 (ten) years and under of age **MUST** be accompanied/supervised by a responsible adult. This person must remain with the child at all times.

2. POOL PATRON REQUIREMENTS:

- Must be attired in a swimsuit
- Cutoffs and other makeshift swimsuits are not permitted
- Street clothed adults must be confined to the deck area
- During daily operation when the pools are open to the general public, every person seeking admittance must pay the regular admission fees
- Everyone must take a shower before entering the water

3. DENIAL OF POOL ADMISSION:

- Intoxication or under the influence of drugs
- Evidence of contagious disease
- Open wounds or sores
- Unable to care for self, due to physical or mental disability
- Any patron that may be detrimental to pool operations, upon the judgment of the Pool Manager
- The swimmer is wearing excessively brief or revealing swimwear or is otherwise wearing clothing inappropriate for swimming, i.e., cutoffs, shorts, etc. T-Shirts may be worn over swimsuits at Pool Manager's discretion.
- Any other conditions that, in the opinion of the Manager, will jeopardize the health and safety of the general public.

4. **PROHIBITED ACTIONS:**

- Abusive or profane language
- Use of all tobacco products
- Alcoholic Beverages
- Drugs
- Use of Glass Bottles or Containers
- Running, dunking, riding on shoulders, fighting, rough play, pushing, shoving, either in water or on the deck
- Acts of physical affection
- Flips, back, or splash dives from pool side and no diving in shallow areas
- Swimming in the diving area
- Standing on pool ropes, lifeguard stands, and ladders
- No loitering adjacent to the pool entrance or office area
- Animals inside the pool area
- Pool patrons wearing diapers **MUST** wear Swimmer's Diapers
- Use of scuba gear
- Mistreatment or abuse of public property
- Non-swimmers in water deeper than their shoulders, unless a person can display the ability to swim two (2) widths of the pool using a recognized stroke, he/she is considered a non-swimmer
- Swimmers running and diving off the edge of the pool, diving or jumping off the lifeguard stands, diving from the deck backward, or doing flips off the side of the pool
- Spitting, spouting of water, blowing the nose, urinating, or defecating in the pool is strictly prohibited

5. **DIVING AREA RULES:**

- Only one (1) person is allowed on a diving board at a time
- Divers are allowed only one (1) bounce on a diving board per dive
- Divers must dive straight off the end of the board, **NO FLIPS**
- Divers must wait until the person in front of them has reached the side or ladder and the area is clear
- Hanging on the board, bombing, running, and cartwheeling are forbidden.

6. **MIRACLE SLIDE RULES:**

- Attendant personnel must be obeyed at all times
- User must be able to swim unless otherwise approved
- One slider at a time **ONLY** unless otherwise approved
- Stay seated or lying down in the flume-**NO STOPPING**
- Upon exiting from the slide, move out of splash-down area immediately
- All normal pool regulations apply
- No horseplay, running on stairs, landings, or waterslide

7. **INFANTS THROUGH PRESCHOOL:**

- Children, age six (6) and under must be directly attended (within five [5] feet) of a swimming adult during Public Swim – includes restrooms
- Flotation devices are not recommended, unless they are properly fitted and USCG approved
- Diaper changes shall only occur in the restrooms
- Pool patrons wearing diapers **MUST** wear swimmers' diapers

8. ITEMS PROHIBITED:

- Bandages
- Oil based body lotions
- Chewing Gum
- Pets
- Glass Objects
- Skateboards, skates, bikes
- Loud Music Players
- Weapons of any type
- Tobacco
- Refreshment coolers (except for private parties)
- Carry-in food or drinks (except for private parties)

9. GENERAL RULES:

- Pool Managers may eject anyone from the pool area for just cause. In serious cases of misconduct, the Police Department will be called.
- No person, patron, or non-patron may interfere with an emergency rescue, the administration of emergency first aid or resuscitation, or other emergency procedures. It shall also be prohibited for anyone to falsely summon emergency assistance or use any emergency rescue or first aid for any purpose other than an actual emergency (training excluded).
- There will be unannounced random safety drills occurring during pool sessions for the continued training of all pool personnel and the safety of our pool patrons.



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding approval of Frontier Days 2025

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

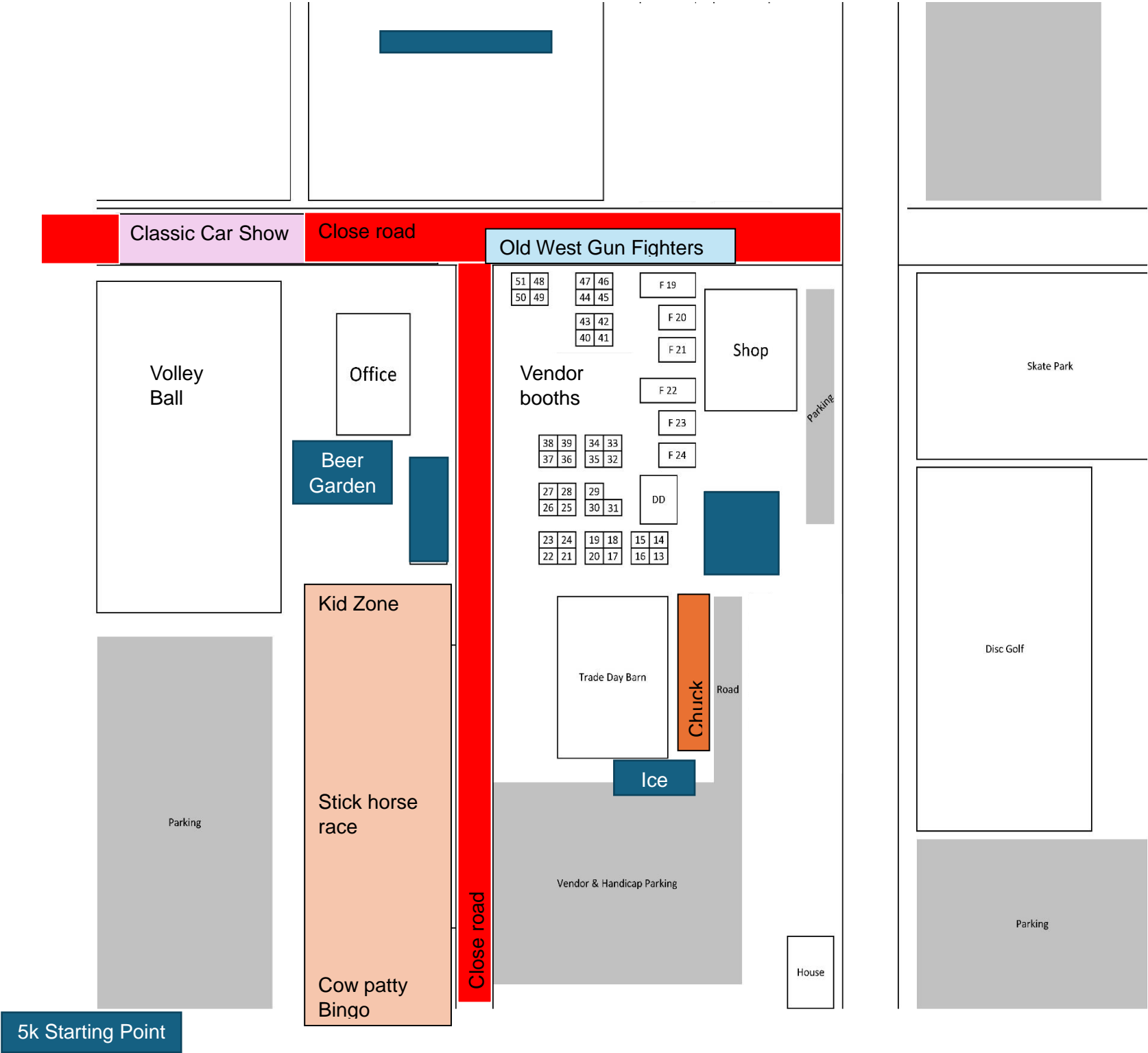
The City has a contract with the Chamber of Commerce for the expenditure of Hotel/Motel Funds that must meet certain criteria; generally, tourist activities/advertising. Frontier Days is a long-standing two-day event that the Chamber leads, and the City supports in a variety of ways including use of the park for the variety of activities and city employees to assist.

This year's Frontier Days will be at the City Park and will be held Friday and Saturday, May 2nd and 3rd. This year's events include gun show fighters, Breckenridge Got Talent, Cow Patty Bingo, Chuck Wagons, various vendors, a tent to house special activities throughout the day(s), a beer garden (Chamber will have appropriate security and consumption will be contained in a controlled access area) and several other potential vendors including carnival rides.

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Consider approval of Frontier Days 2025





BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding approval of Ordinance 2025-06 amending Chapter 10, Article 1 of the Breckenridge Code of Ordinances.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

It has come to our attention that there is not a minimum fine set by ordinance for the violation of high grass/weeds and accumulation of rubbish. This proposed ordinance update would establish minimum fines as well as escalate fines for fines for repeat offenders.

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Consider approval of Ordinance 2025-06 as presented.

ORDINANCE NO. 25-06

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 10 “GARBAGE, TRASH, WEEDS AND OTHER WASTE”, ARTICLE I “IN GENERAL”, DIVISION 2 “CLEANLINESS OF PREMISES” OF THE BRECKENRIDGE CODE OF ORDINANCES TO ADD SECTION 10-13 “PENALTY” TO ADD A PENALTY FOR VIOLATION OF SAID DIVISION 2 AND TO ESTABLISH A MINIMUM FINE FOR REPEATED VIOLATIONS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Breckenridge, Texas (the “City”) is a home-rule city operating pursuant to its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution;

WHEREAS, the City has “the power to enact and enforce ordinances necessary to protect health, life, and property, and to prevent and summarily abate and remove all nuisances within the city”;

WHEREAS, to that end, the City Commission of the City (the “City Commission”) adopted Chapter 10, Article I, Division 2 of the Breckenridge Code of Ordinances to regulate nuisance conditions on property within the City;

WHEREAS, Section 54.001 of the Texas Local Government Code provides that a fine for an ordinance violation may be between \$500.00 and \$4,000.00, depending on the type of violation; and

WHEREAS, the City Commission wishes to establish a minimum fine for repeated violations of said Division 2.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS:

I. Addition of Section 10-13. Chapter 10 “Garbage, Trash, Weeds and Other Waste”, Article I “In General”, Division 2 “Cleanliness of Premises” of the Breckenridge Code of Ordinances is amended by adding Section 10-13 “Penalty” to read as follows, and all articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

Sec. 10-13. Penalty

(a) Subject to subsection (b), a violation of any provision of this Division shall be punished by a fine not exceeding \$500.00, up to \$2,000.00 if the Court finds that the violation relates to public health or sanitation, or up to \$4,000.00 if the Court finds that the violation relates to the dumping of refuse.

(b) A person who has been previously convicted of violating this Division shall be subject to a minimum fine of \$200.00 for subsequent convictions.

(c) Each day a violation continues constitutes a separate offense.

II. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Government Code.

III. Severability. The provisions of this Ordinance are declared to be severable. If any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this Ordinance, but they shall remain in effect notwithstanding the invalidity of any other part.

IV. Effective Date. This ordinance shall become effective immediately upon its adoption and after publication as required by the City Charter and the Texas Local Government Code.

PASSED, APPROVED, AND ADOPTED on this the 1st day of April 2025.

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding Fire Station phasing

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

Staff created an Ad Hoc Committee to brainstorm solutions to address the living quarters for City of Breckenridge Firefighters in alignment with our Strategic Plan Goal of Investing in our Employees. The challenge was to address the living conditions, recognizing that timing (critical) and limited resources were additional challenges to consider in the development of a solution. With this in mind, several options were analyzed, and committee recommended a Phased in approach:

Phase 1 – Place temporary living quarters on parking lot north of Fire Station (OPC: \$65K)

Phase 2 – Demo existing Fire Station building (OPC: \$150K-200K)

Phase 3 – Construct modest metal building on remaining slab (OPC: \$500K-\$1.5 M; will explore grant opportunities).

Other options explored include:

1. Renovate existing Fire Station: Cost Prohibitive/Estimated cost \$3-\$5 million (based on industry avg of \$325-\$375 per sq. ft. for commercial remodels/risk of unknown issues
2. Construct new Metal building on the same property to the south of the existing Fire Station/Fire Bays: Leaves an empty building to continue to maintain and will continue to deteriorate
3. Construct new on new property: Cost prohibitive/in addition to metal building cost would also have to construct new building for bays. Location is also an issue. Ideal location is within a few blocks of existing Fire Station as it is centrally located for ideal response times.

After further consideration, members of the Ad Hoc Committee requested Commissioners to obtain a feasibility study to get more definitive information on the condition of the existing Fire Station and the cost to remodel vs. using an industry standard estimate (i.e., \$325 a sq. ft.) in order to re-evaluate current approved Phase 2 and 3.

Gary Baker & Associates has completed a feasibility study (see attached).

After careful review and several conversations with and estimates provided by local contractors, staff has concerns with the numbers presented in the feasibility study (see attached).

FINANCIAL IMPACT:

Variable

STAFF RECOMMENDATION:

Consider approval next steps (remodel existing or new build/new slab).

	GBA Pricing	Staff w/savings* Staff w/A&E + Contingency**	Staff w/10% Contingency
Engineered New Build-New Slab	\$2,221,524 - (400 sq. ft.)	\$1,423,419 (total of \$798,105K savings)	\$1,423,419 + \$142,341 = \$1,565,760
Remodel	\$1,182,134 – (206 sq. ft.)	\$1,714,094**	
Local Contractor estimates per sq. ft avg. for new build	200 per sq. ft. + 10% Contingency = \$1,210,000	250 per sq. ft + 15% Contingency = \$1,581,250	

*based off quotes/pricing from various local contractors

**Adding 10% for Architecture/Engineering and 35% Contingency

FIRE STATION PLAN	ESTIMATED COST
Remodel – high risk of unknown costs	\$1,714,094* (206 per sq. ft)
New Build (new slab)	\$1,210,000 - \$1,581,250** (200-250 per sq ft)

* GBA estimate plus 10% for Architect/Engineering and 35% contingency (Ind. Avg on commercial remodel)

** Range using GBA estimate, local contractor actual estimates, and industry average for commercial new build

New Pre-Engineered Building on New Slab Budget Estimate
With Demo Of Existing Building and Slab Estimate Budget

Item 14.

- 1 General Conditions ,insurance P&P bonds,permits
- 2 Supervision GBC
- 3 Mobilization GBC office, electric/temp fence
- 4 Demolish of Existing building to slab
- 5 New Concrete Slab for Pre-Engineered Building
- 6 Civil MEP tie in to providers
- 7 Storm room modifications
- 8 Pre Engineered Metal Building Package
- 9 Interior Foam
- 10 Interior framing drywall ceilings batt insulation
- 11 Suspended ceilings system
- 12 Masonry Split Face Wainscot
- 13 Windows fixed 8 windows
- 14 Builders hardware and doors interior signage installed
- 15 2 Overhead door with motor installed
- 16 Tape, bed, texture,paint
- 17 Millwork Cabinets
- 18 Flooring LVT, polishing concrete ,rubber base
- 19 Handrail covered awning walk etc...
- 20 Rental equip and misc items
- 21 Mechanical
- 22 Electrical w/Fire Alarm / low voltage wiring
- 23 Plumbing

-eng. slab??

no \$5

\$44,700.00	Rem
\$87,449.10	21K?
\$23,771.00	\$377,490
\$577,490.00	→
\$88,000.00	→ 168,360
\$188,360.80	
\$16,675.00	✓
\$220,315.00	✓
\$33,254.50	✓
\$100,625.00	✓
\$32,476.00	✓
\$53,849.00	\$28K
\$32,200.00	?
\$90,275.00	?
\$32,976.25	\$17K
\$64,952.00	?
\$66,125.00	?
\$51,961.60	?
\$26,105.00	✓ \$26K
\$62,460.75	?
\$89,750.00	205,000 \$64K
\$118,378.00	Rego 1468K
\$119,375.00	\$50K
\$2,221,524.00	
\$2,221,524.00	

Construction Grand Total

Based on limited information the cost for a budget to renovate the existing building is app. \$400.00 per square foot. Based off of 5,566 square feet

No F.F.E., asbestos removal or testing, lead based paint testing or removal, sales tax no builders risk insurance, no architect fees.

Shane Boles 200 \$1,100,000 - 1,375,000
4 other btw 200-250 Sq. ft

\$1,512,506 17% Cont.

792 Savings

1,449,524

26 105	15% C.
1,423,419	→ 1,630,931
	15% Conting

\$1,581,250

Renovation Budget Estimate

General Conditions ,insurance P&P bonds,permits	\$21,476.25
Supervision GBC	\$70,584.25
Mobilization GBC office, electric/temp fence	\$14,421.00
Demolition interior and exterior	\$39,226.50
Dirt and Concrete Work foundation civil etc	\$31,625.00
Storm room modifications	\$16,675.00
Insulation and sealants	\$21,275.00
Interior framing drywall ceilings batt insulation	\$100,625.00
Masonry(Misc.) wall repairs	\$14,375.00
Windows fixed windows store front doors etc.	\$216,073.50
Builders hardware and doors interior signage installed	\$54,970.00
Two (2) Overhead door with motor installed	\$32,976.25
Tape, bed, texture,paint	\$64,952.00
Millwork Cabinets	\$66,125.00
Flooring LVT, polishing concrete ,rubber floor	\$44,562.50
Handrail cover walk way etc...	\$26,105.00
Rental equip and misc items	\$21,441.75
Mechanical	\$133,112.50
Electrical w/Fire Alarm / low voltage wiring	\$126,212.50
Plumbing	\$65,320.00
Total	\$1,182,134.00

Construction Grand Total

\$1,182,134.00

Based on limited information the cost for a budget to renovate the existing building
is app. \$206.95 per square foot

No F.F.E., asbestos removal or testing, lead based paint testing or removal, sales tax
no builders risk insurance, no architect fees

seal brick
E&N

NEK 531,940
1,714,094 w/o roof ??

ARCHITECT ? CONTINGENCE
ENG
SERVICES
35% =
\$ 413,747
10% = \$ 118,213



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and direction regarding upcoming FY 2025-2026 Budget and Strategic Plan review

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

Staff have been preparing for budget planning and have reviewed the Strategic Plan. Now, we need to begin budget discussions with City Commissioners. The Strategic Plan was developed in FY 2022-2023 and has been reviewed each year since with staff and City Commissioners, reviewing where we've been, progress made, and making necessary adjustments. This is the initial conversation. The next step will be to get citizen input via survey and open house, similar to the open house held initially.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Discussion and direction; no official action.

Strategic Vision, Goals & Progress Update



Our Mission

Consistently plan for higher quality of life through positive community relationships that value citizens, welcome visitors, and invite business growth by focusing on innovation, education, and safety.

Our Vision

A thriving, family-centered community in the heart of Texas: welcoming and fostering growth, investment, and tourism.

Our Values





Dear Breckenridge Community,

Our strategic plan reflects our commitment to preserving Breckenridge's rich heritage while boldly stepping into the future. As we progress through 2025, I'm pleased to share the significant strides we've made in key areas that matter to our community.

We're **investing in critical infrastructure improvements**, from street renovations to park enhancements, ensuring our city remains vibrant and welcoming. Our **dedicated employees continue to serve with excellence**, supported by competitive compensation and professional development opportunities. The **beauty of our city grows through enhanced code enforcement and beautification efforts**, while Lake Daniels development and downtown initiatives strengthen our position as a destination city.

Most importantly, we're building on the warm, hometown spirit that makes Breckenridge special. Through improved communication channels and community engagement, we're keeping you informed and involved in shaping our city's future.

Together, the Mayor, Commissioners and staff are focused on partnering with our community to build a place where families thrive, businesses prosper, and our heritage stands proud. Thank you for your continued support and partnership in making Breckenridge an exceptional place to call home.

Cynthia Northrop, City Manager

Strategic Goals & Objectives

1 Invest in Infrastructure

Develop and implement Street Plan

- ✔ Improvements to Elliott, Rose, 7th and various intersections
- ✔ 2024 Paving Projects (with CO funds)

Maintain and improve water/wastewater system

- ✔ TWDB 2020 projects include water/wastewater improvements - operational and water/sewer lines
- ✔ In-house projects (6th Street, 3rd Street, McAmis water line replacement projects)

Continue to invest and diversity Park Recreation

- ✔ New playground, Foundation Park, Booker T Park lighting, sand volleyball, pickleball, dog park, misc, see list.

2 Invest in Employees

Continue to increase employee pay to match market

- ✔ 3% in FY 2022-2023, 4% in FY 2023 - 24, PD Officer base pay increase, various equity adjustments
- ✔ Vehicle Replacement Program (Enterprise)

Develop phased in approach for Certification Pay

- ✔ Funded eligible employees to Basic level

Develop Professional Development Plans and required training

- ✔ Emphasis/funding on increased training organization-wide

Develop a positive organizational culture with employee investment

- ✔ Created employee committee to develop employee relations, annual calendar of events, input on personnel policies, increased recognition for employees (employee of the month), continued monthly birthday celebrations

Update/maintain city facilities, promoting safe work environment

- ✔ CO improvements to PW facilities (creating (3) new storage/work facilities for inventory and shop activities)



3 Invest in Beautification

Increase Code Enforcement

- ✔ Updated various ordinances
- ✔ Initiated development review meetings to proactively ensure quality development
- ✔ Hired full-time code enforcement officer

Evaluate partnering and re-establishing Beautify Breckenridge

- ✔ Discussions with EDC

Street Department to address grass growing in streets

- ✔ Street Department and Parks weeding along 180/183
- ✔ Training for street foreman to gain weed spray certification
- ✔ Gunsolus Creek maintenance
- ✔ Running street sweeper on weekly basis

Explore partnership with County, TX Ag Ext., Master Gardener Program, 4-H

4 Promote Economic Development & Tourism

Evaluate efficacy of Main Street Program (coordinating with BDDC)

Improve and market Lake Daniels as a destination

- ✔ Addressing vegetation on dam
- ✔ Developed 5 year plan

Selected City Events (coordinate Chamber, EDC, & other community groups)

5 Promote Transparency & Communication

Development of Communication Plan

- ✔ Updated website - increased content, education/info
- ✔ Increased FB activity & followers by over 1000
- ✔ Initiated livestreaming and meeting recordings
- ✔ Created YouTube Channel

Updated and efficient records management

- ✔ Continued work on digitizing operations and records
- ✔ Increased use of digital tools

Inform and involve residents and community members (surveys, newsletters, digital communication tools, city employment involved in various community events and civic organizations)

- ✔ Surveys, digital communication tools
- ✔ City employees involved in various community events and organizations from FD, PD, Parks, PW and Admin staff
- ✔ Initiated Citizens Academy

