



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

March 04, 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 March 04, 2025 at 5:30 PM at the Breckenridge City Offices, 105 N. Rose Avenue, Breckenridge, Texas.

CALL TO ORDER

INVOCATION led by Trey McDuff of New Destination Church

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-Scott Bills

Oncor update

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.

CONSENT AGENDA

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

- 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.

PUBLIC HEARING ITEMS

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

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

- [12.](#) Discussion and any necessary action regarding approval of Street Improvement Project-Phase 2 Change Order #2.
- [13.](#) Discussion and any necessary action regarding Engineer Work Order (42) for Street Improvement Phase III.
- [14.](#) Discussion and any necessary action regarding Ordinance 2025-04 amending Chapter 5 “Buildings and Structures” of the Breckenridge Code of Ordinances.
- [15.](#) Discussion and any necessary action approving Ordinance 2025 – 05 amending Chapter 13 “Occupational Licenses and Regulations,” Article VI, Gaming Machines.
- [16.](#) Discussion regarding the impacts of Arbitrage.
- [17.](#) Discussion and any necessary action regarding Ordinance 2025-03 amending FY 2024-2025 official budget adopted by Ordinance 2024-16.

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.

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 FEBRUARY 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 CITY COMMISSION AGENDA SUMMARY FORM

Subject: Consider approval of the February 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 February 4, 2025.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

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



REGULAR MEETING OF THE BRECKENRIDGE CITY COMMISSION

Tuesday, February 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 2
COMMISSIONER, PLACE 4

BOB SIMS
GREG AKERS
ROB DURHAM

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

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

NOT PRESENT

COMMISSIONER, PLACE 1
MAYOR PRO TEM, PLACE 3

BLAKE HAMILTON
VINCE MOORE

CALL TO ORDER

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

Invocation led by Paul Huntington Jr.

PLEDGE OF ALLEGIANCE

OPEN FORUM

No speakers

No Action Taken

STAFF REPORT**City Manager**

1. City Business

Employee of the Month-Eithan Helms

Introduction of ACO Supervisor Steve Jennings, and update on Animal Control Operations

Recognition of Jessica Sutter TMCA Certification

Grants update

2. Upcoming Events

2/10 Cemetery Cleanup will begin

2/14 Last day for candidates to file for a place on the ballot

2/17 City Offices closed for Presidents Day

2/20 Bulk Pickup

2/22 Chamber of Commerce Annual Banquet

No Action Taken

CONSENT AGENDA.

3. Consider approval of department head reports and monthly investment reports for December 2024.
4. Consider approval of January 7, 2025, regular commission meeting minutes as recorded.
5. Discussion and any necessary action regarding approval of the 2024 annual Police Department Racial Profiling Report.

Commissioner Durham made a motion to approve consent agenda items 3-5 as presented. Commissioner Akers seconded the motion. The motion passed 3-0.

PUBLIC HEARING ITEMS

Mayor Sims opened the Public Hearing at 6:00 p.m.

6. Hold a public hearing regarding the City's TxCDBG DRP Grant #CDM22-0022 amendment for the addition of street reconstruction, electrical improvements, and associating improvements along West Elm Street from North Rose Avenue to North McAmis Street.

With there being no speakers, Mayor Sims closed the Public Hearing at 6:02 p.m.

No Action Taken

ACTION ITEMS

7. Discussion and any necessary action regarding approval of Resolution 2025-05 amending the City's TxCDBG DRP Contract CDM-22-0022 Performance Statement to add 03K (Activity Code) street improvement activities to the City's Downtown area.

City Manager, Cynthia Northrop explained the city pursued and received a CDBG grant for downtown revitalization to make improvements to sidewalks North of Stephens County Courthouse along Elm St. and at the Elm/Rose intersection. The grant received was \$500,000.00. Due to having remaining funds left in the project staff recommends adding Elm Street improvements (McAmis to Rose).

Commissioner Durham made a motion to approve Resolution 2025-05 as presented. Commissioner Akers seconded the motion. The motion passed 3-0.

8. Discussion and any necessary action regarding annual audit for FY 2023/2024.

Daniel Hungersford from George, Morgan, & Sneed presented and reviewed the annual audit for the Fiscal Year 2023-2024.

Commissioner Akers made a motion to approve the annual audit for FY 2023/2024 as presented. Commissioner Durham seconded the motion. The motion passed 3-0

9. Discussion and any necessary action regarding approval of an engineering contract for a 2025-2026 CDBG Grant.

City Manager Northrop stated that the city is pursuing a Community Development Block Grant for 2025/2026 and have already procured a grant consultant. The City advertised for a Request for Qualifications for Engineering and received eight submissions that were due by January 23, 2025. The submissions for each were scored and the recommendation is to select eHT as the winning proposal.

Commissioner Akers made a motion to select eHT for the 2025-2026 CDBG Grant and authorize the City Manager to negotiate and execute the contract. Commissioner Durham seconded the motion. The motion passed 3-0.

10. Discussion and any necessary action regarding approval of Resolution 2025-03 authorizing an application for Financial Assistance from the Texas Water Development Board Water Loan Assistance Fund to fund water loss system improvement projects.

Northrop stated that the city is seeking grant funding through the Texas Water Development Board Water Loan Assistance Fund to address water loss system improvements. The city is listed as number one on the Texas Water Fund for priority list of projects for cities under 10,000 population. This resolution is approval to submit an application.

Commissioner Durham made a motion to approve Resolution 2025-03 as presented. Commissioner Akers seconded the motion. The motion passed 3-0.

11. Discussion and any necessary action regarding approval of Ordinance 2025-02 ordering a Municipal General Election to be held on May 3, 2025, for the purpose of electing the offices of Commissioner Place 3 and Commissioner Place 4.

City Secretary Jessica Sutter stated that an election is held every year on the first Saturday in May. This year the election will be held on May 3, 2025. Two citizens will be elected at-large to serve a two-year term as Commissioner Place 3, and Commissioner Place 4. If the city does not have a contested race, the commission will have the ability to cancel the General Election.

Commissioner Akers made a motion to approve Ordinance 2025-02 ordering a Municipal election to be held on May 3, 2025, for the purpose of electing the offices of Commissioner Place 3 and Commissioner Place 4. Commissioner Durham seconded the motion. The motion passed 3-0.

12. Discussion and any necessary action regarding approval of Resolution 2025-04 authorizing the application of a Criminal Justice Division Grant through the Governor's office to purchase new equipment for Law Enforcement.

Sargeant Justin Shockley and Police Chief Blake Johnson explained that the city is pursuing a grant to provide upgraded body worn cameras for the Police Department. The total grant will be \$137, 242.85 and will require a twenty-five percent match from the city.

Commissioner Akers made a motion to approve Resolution 2025-04 as presented. Commissioner Durham seconded the motion. The motion passed 3-0.

13. Discussion and any necessary action regarding Resolution 2025-02 appointing members to the Planning and Zoning Commission with a term set to expire February 28, 2025.

City Secretary Jessica Sutter explained that staff contacted all current members whose terms expire on February 28, 2025. All members have agreed to be re-appointed.

Commissioner Durham made a motion to approve Resolution 2025-02 appointing members to the Planning and Zoning Commission with a term set to expire February 28, 2028. Commissioner Akers seconded the motion. The motion passed 3-0.

14. Discussion and any necessary action regarding the final reading of Ordinance 2025-01; Texas Gas Service franchise agreement renewal.

Commissioner Durham made a motion to approve the final reading of Ordinance 2025-01 Texas Gas Service Franchise agreement renewal. Commissioner Akers seconded the motion. The motion passed 3-0.

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 6:20 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 January 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 January 2025.



DEPARTMENTAL REPORTS

January 2025

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

Finance

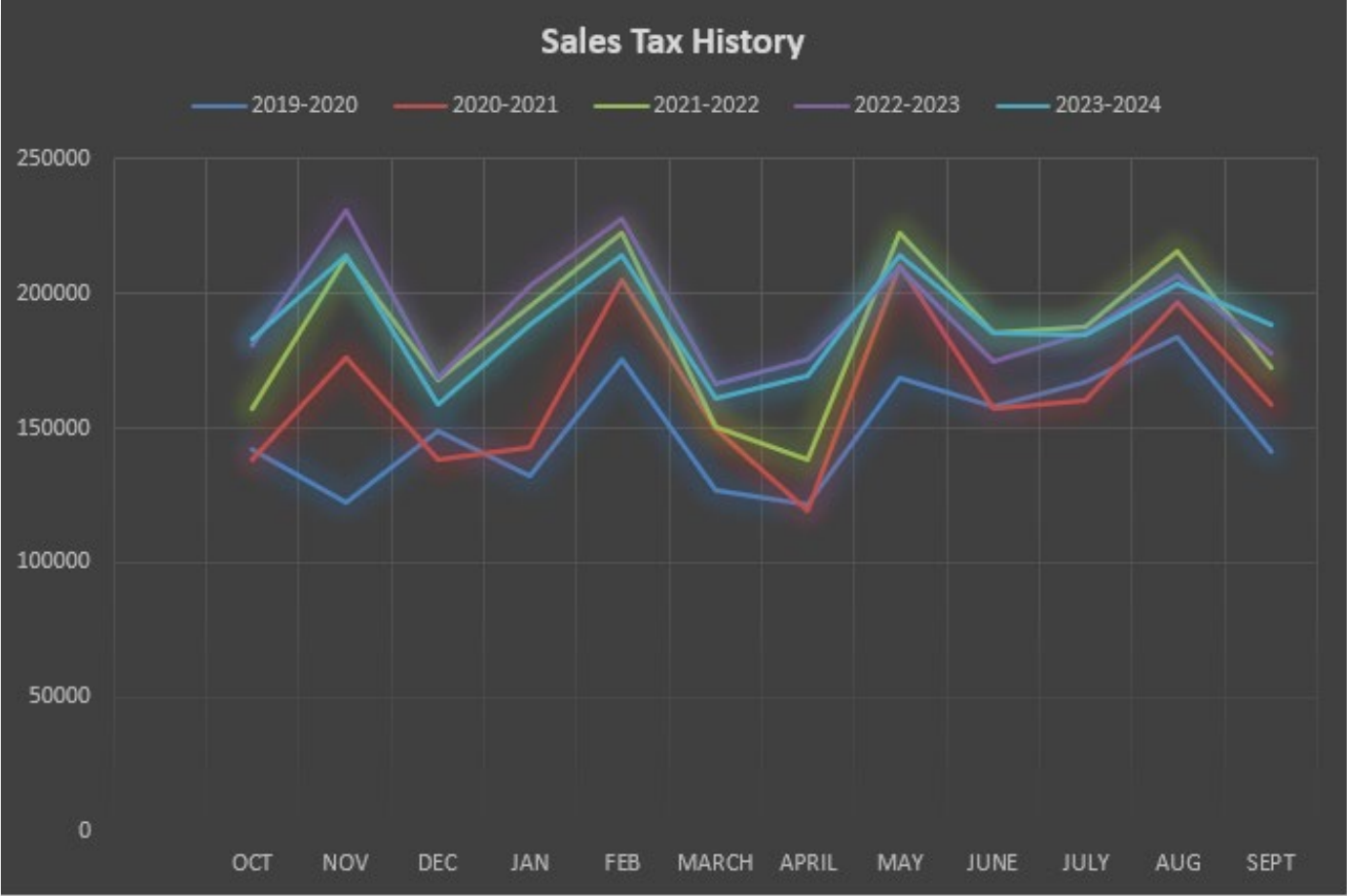
Bank Statement Balances

	Account Name	Balances as of Jan. 2024	Balances as of Jan. 2023
1001	GENERAL FUND	\$ 2,013,949.55	\$ 2,482,984.55
1013	ARSON FUND	\$ 509.89	\$ 509.89
1014	FEDERAL TAX & LOAN	\$ 29,135.99	\$ 81.72
1001	WATER FUND	\$ 1,635,739.13	\$ 1,855,699.92
1001	WASTEWATER FUND	\$ 1,081,998.56	\$ 1,182,387.76
1001	SANITATION	\$ 7,430.66	\$ 37,890.71
1001	FIRE DEPT. SPECIAL	\$ 7,727.10	\$ 7,856.69
1001	FORFEITED PROPERTY	\$ 1,478.78	\$ 1,482.89
1002	PAYROLL FUND	\$ 48,229.98	\$ 34,243.96
1001	EQUIP. REPLACEMENT FUND	\$ 434,933.26	\$ 469,944.47
1001	STREET MAINTENANCE	\$ 139,111.40	\$ 387,443.15
1001	BRECKENRIDGE PARK FUND	\$ 9,618.24	\$ 10,043.08
1001	POLICE DEPT. SPECIAL	\$ 13,622.83	\$ 13,660.53
1001	Excess Sales Tax Revenue	\$ 17,644.30	\$ 17,693.14
1001	Breck Trade Days	\$ 39,450.96	\$ 39,560.17
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	\$ 245,687.06	\$ 134,575.18
1058	GENERAL DEBT SERVICE FUND	\$ -	\$ -
1001	General Debt Service Fund P/C	\$ 546,039.80	\$ 734,804.20
1001	REVENUE DEBT SERVICE FUND	\$ 416,054.48	\$ 587,337.49
1025	Rescue Boat Donation	\$ 1,814.56	\$ 1,819.10
1073	CWSRF LF1001492	\$ (1.98)	\$ 3.02
1076	CWSRF LF1001492 ESCROW	\$ 1,201,837.51	\$ 1,223,142.36
1056	CWSRF CO 2022A L1001491	\$ 1.00	\$ 1.00
1074	CWSRF CO 2022A L1001491 ESCROW	\$ 955,716.14	\$ 999,832.59
1072	CWSRF CO 2022A L1001426	\$ 1.00	\$ 1.00
1075	CWSRF CO 2022A L1001426 ESCROW	\$ 2,024,099.96	\$ 2,117,533.68
1071	DWSRF LF1001495	\$ 1.00	\$ 4.27
1079	DWSRF LF1001495 ESCROW	\$ 1,320,050.83	\$ 1,205,973.24
1070	DWSRF CO 2022B L1001493	\$ 1.00	\$ 1.00
1078	DWSRF CO 2022B L1001493 ESCROW	\$ 1,379,347.50	\$ 1,443,019.06
1057	DWSRF CO 2022B L1001494	\$ 1.00	\$ 1.00
1077	DWSRF CO 2022B L1001494 ESCROW	\$ 966,860.48	\$ 1,011,491.49
1010	LOGIC CO 2023	\$ 8,293,704.98	\$ 5,600,368.87
	TOTAL - ALL FUNDS	\$ 22,831,796.95	\$ 21,655,012.19

Item 5.

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	
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	\$ 1,000,454.28



SECURITIES PLEDGED

The following shows the calculation of deposit coverage for the deposits of The City of Breckenridge held in
 Clear Fork Bank on: January 28, 2025 and securities pledged as of: January 28, 2025

Checking account balances:	\$ 7,736,693.88
CD balances:	\$ -
Total on deposit:	<u>\$ 7,736,693.88</u>
FDIC Insurance coverage:	
Checking account balances:	\$ 250,000.00
CD balances:	\$ -
	<u>\$ 250,000.00</u>
Total Deposit balance	
less FDIC coverage:	<u>\$ 7,486,693.88</u>
Securities pledged at market value:	<u>\$ 7,628,732.80</u>
Excess securities pledged:	<u>\$ 142,038.92</u>

2023 CO BOND

BOND
AMOUNT

•\$8,641,984.74

BANK
TRANSFERS

•\$3,610,640.00

TOTAL
INTEREST
EARNED

•\$579,012.12

CURRENT
BALANCE

•\$5,628,356.86

2023 CO BOND-LOGIC PROJECT EXPENDITURES

Item 5.

STREETS

\$2,622,357.03

PARK IMPROVEMENT

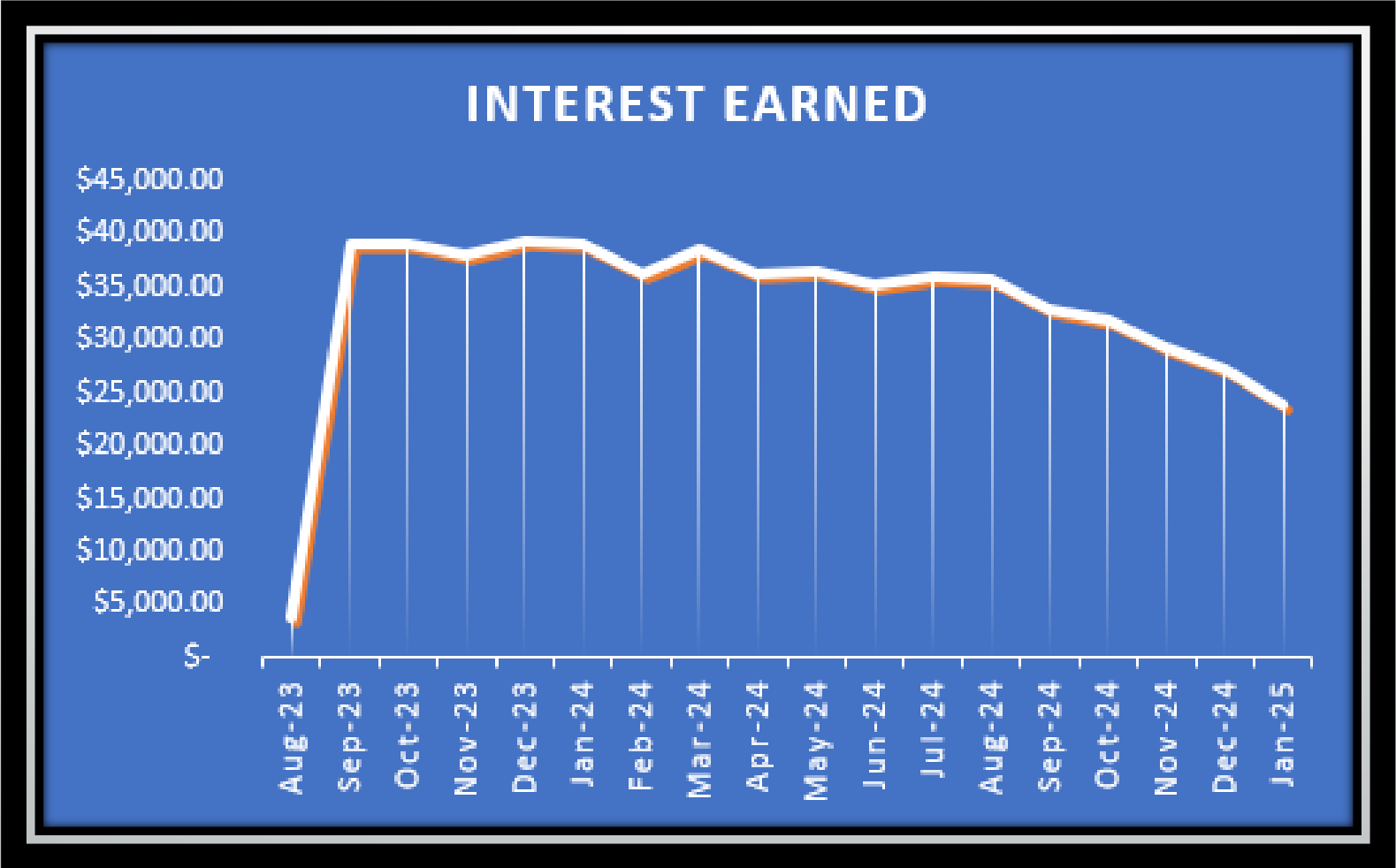
\$742,883.17

FACILITIES IMPROVEMENT

\$272,818.76

2023 CO BOND-LOGIC INTEREST EARNED

DECEMBER 2024: \$27,309.32 **TOTAL: \$573,054.99**



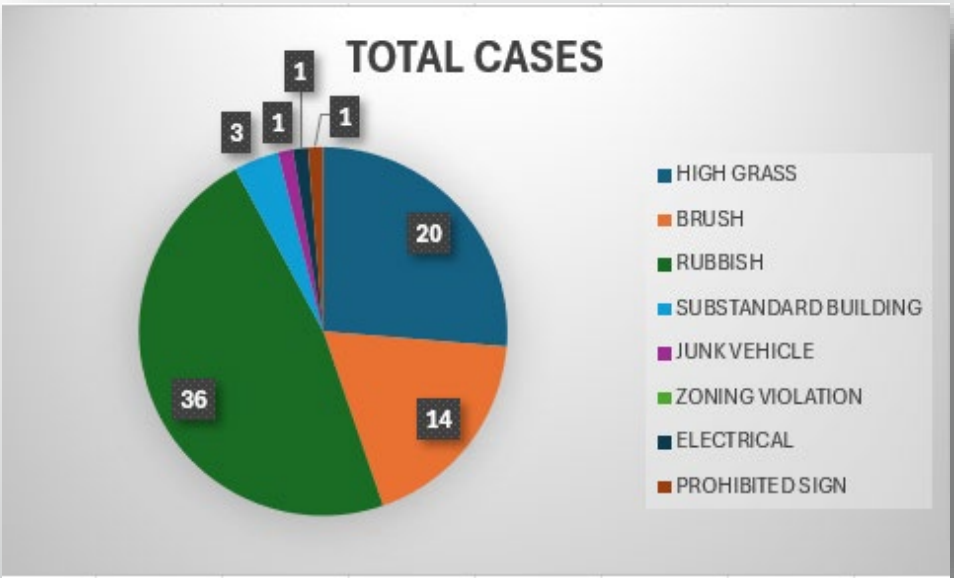
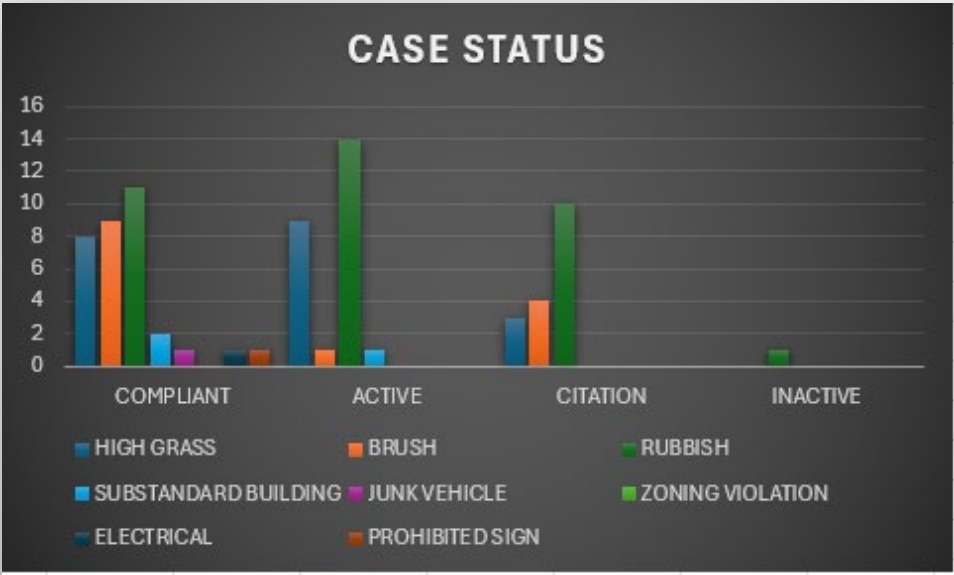
BUILDING & DEVELOPMENT

Item 5.

JANUARY 2025		FY 2024-2025
Permits Issued:		
Building	5	16
Roof	1	2
Fence, windows, siding, etc.	1	1
Sign	1	1
Mobile home	0	2
Certificate of Occupancy	0	2
Electrical	4	24
Plumbing	5	12
Gas line	4	13
Irrigation	0	0
HVAC	2	6
Moving	0	0
Demolition	0	0
P&Z	0	0
Variance	0	1
Prelim/final plat/replat	0	0
Solicitor/vendor	1	1
Beer/wine/liquor license	1	5
Gaming machine license	3	4
Food Mobile Unit	0	7
Fire alarm	1	1
Fire sprinkler	0	0

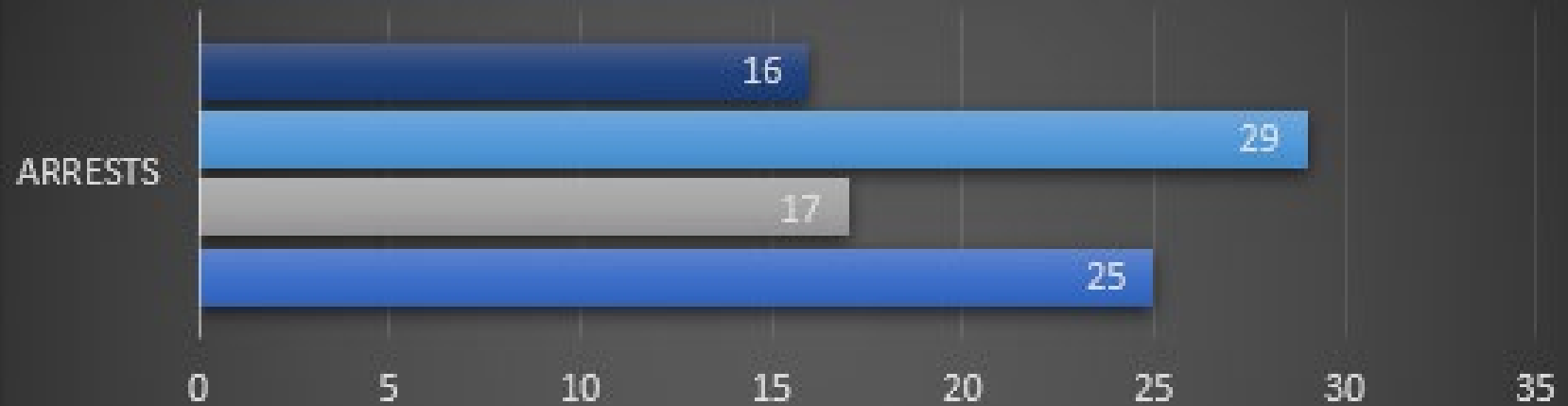
CODE ENFORCEMENT

JANUARY 2025 CASES: 76

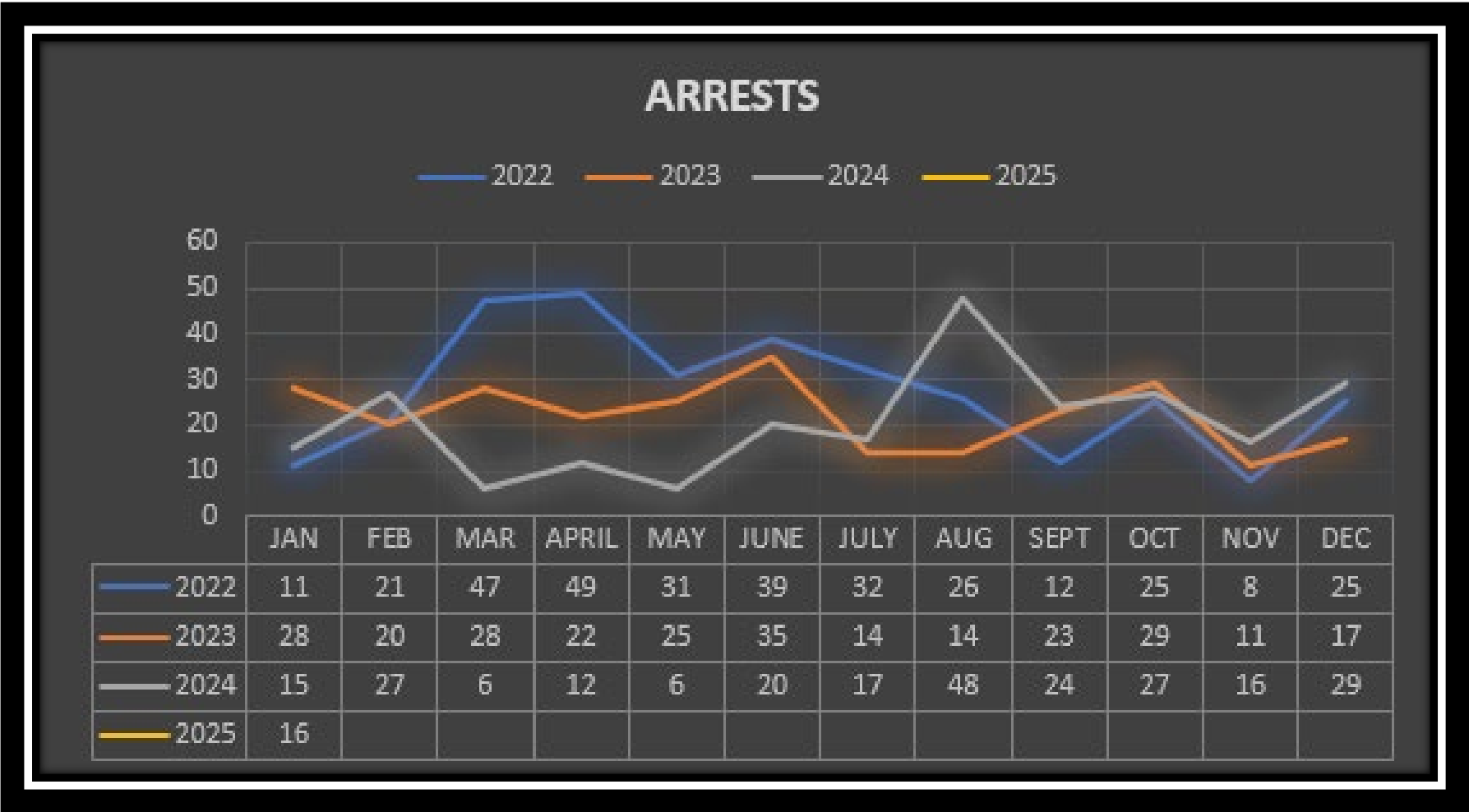




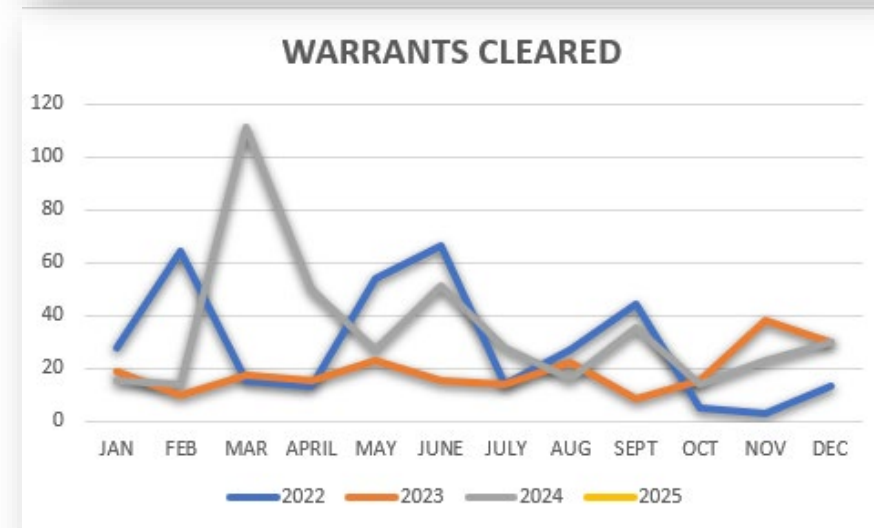
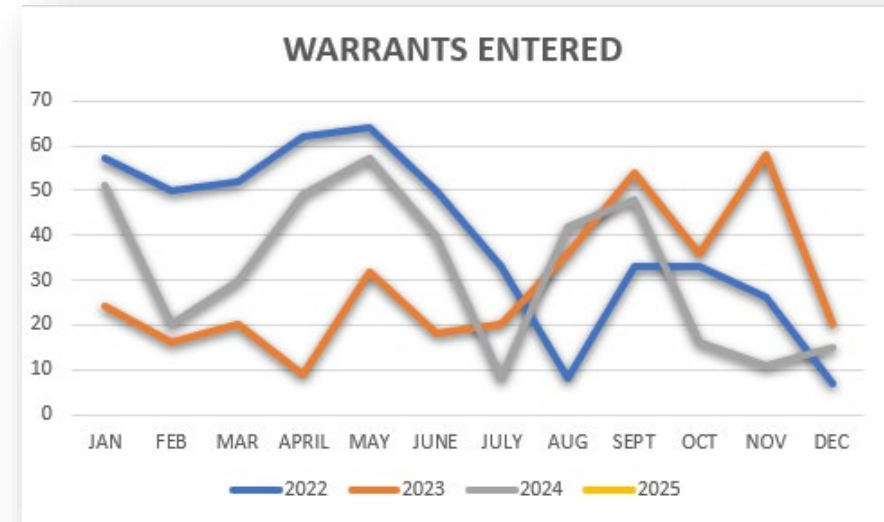
DECEMBER TOTAL ARRESTS



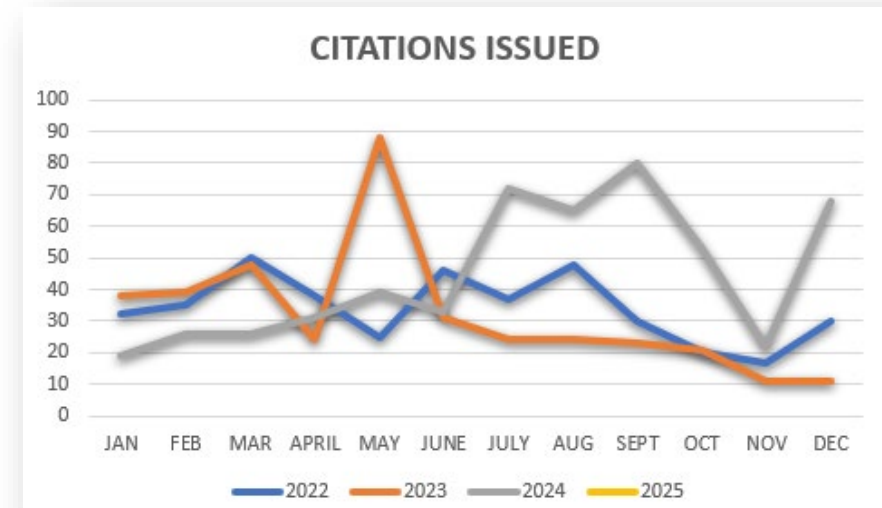
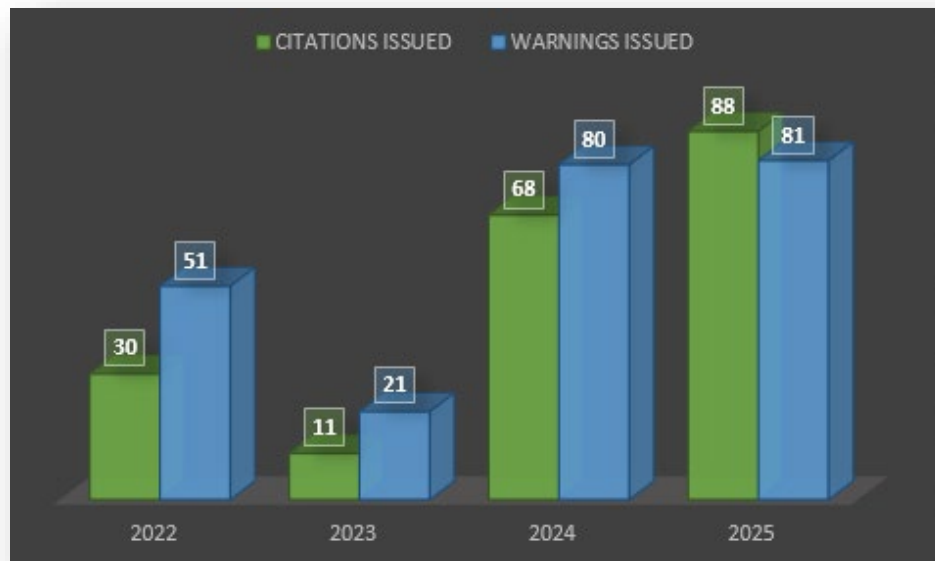
	ARRESTS
2025	16
2024	29
2023	17
2022	25



JANUARY WARRANTS



JANUARY CITATIONS & WARNINGS



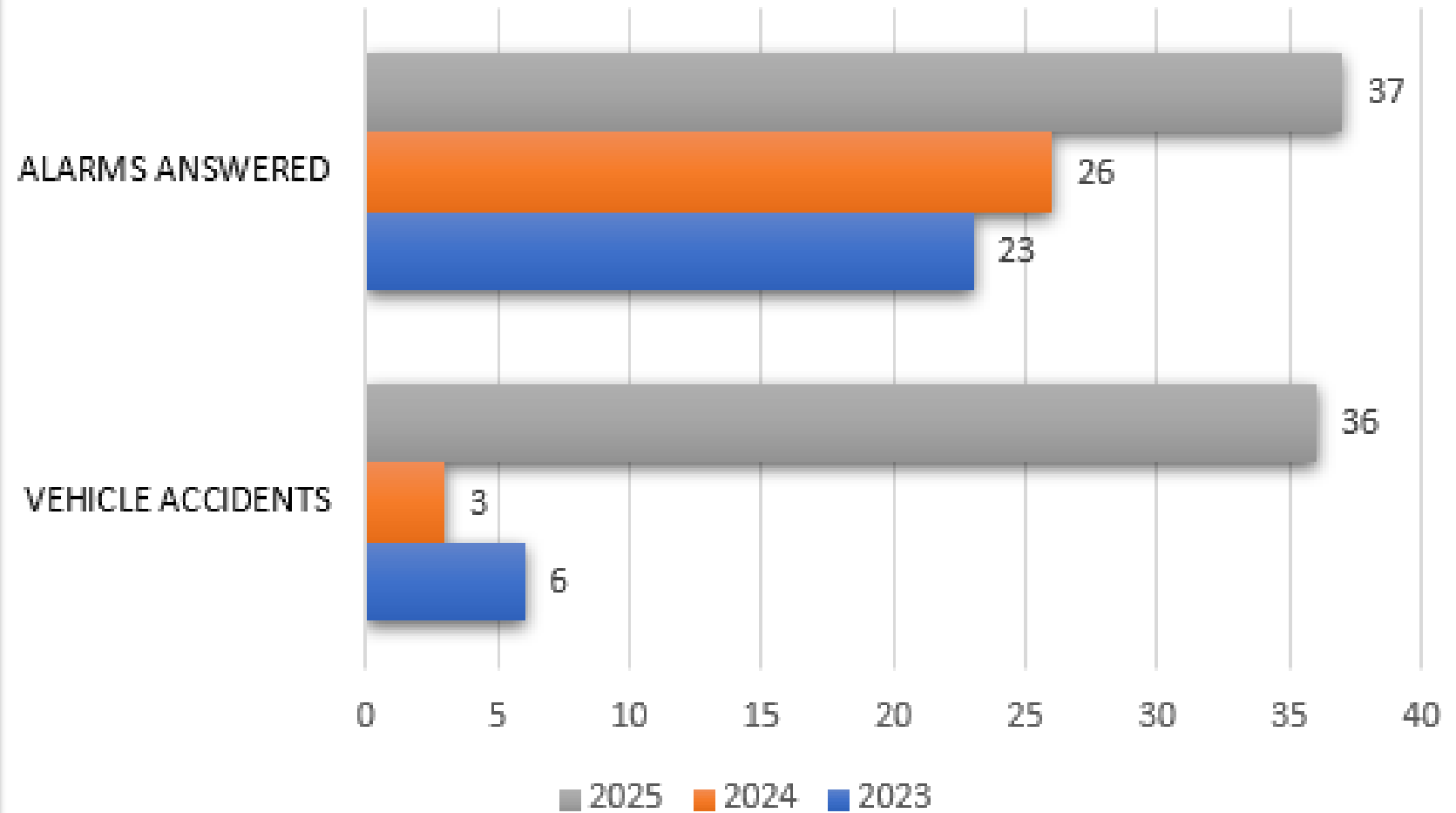
JANUARY ANIMAL CONTROL

TOTAL CALLS: 159

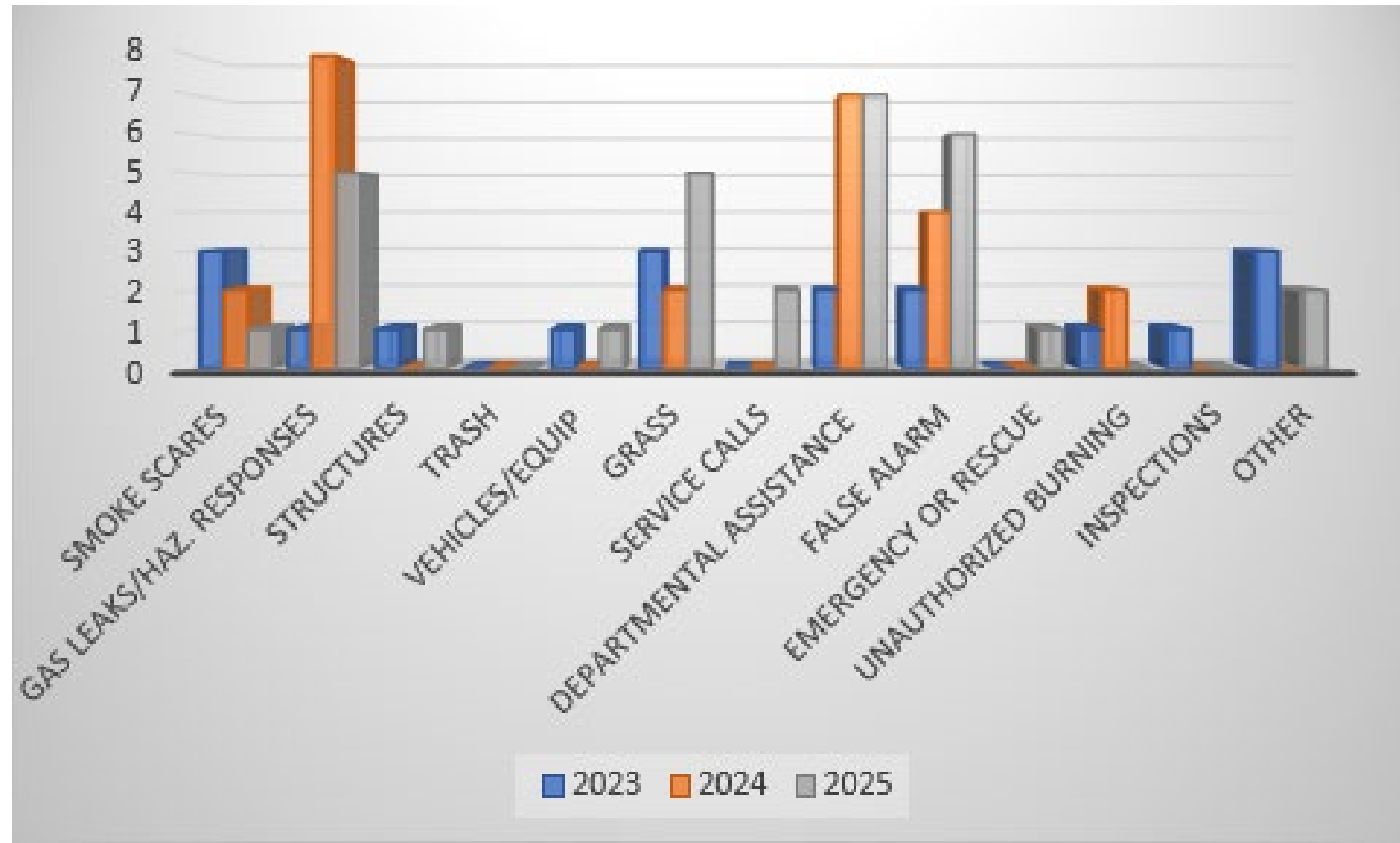
ANIMAL CARCASS 8	AT LARGE 29	AGGRESSIVE 6
FOLLOW UP 39	VIOL RABIES 4	INURED/SICK 7
CITATIONS 18	WARNINGS 6	OTHER 69

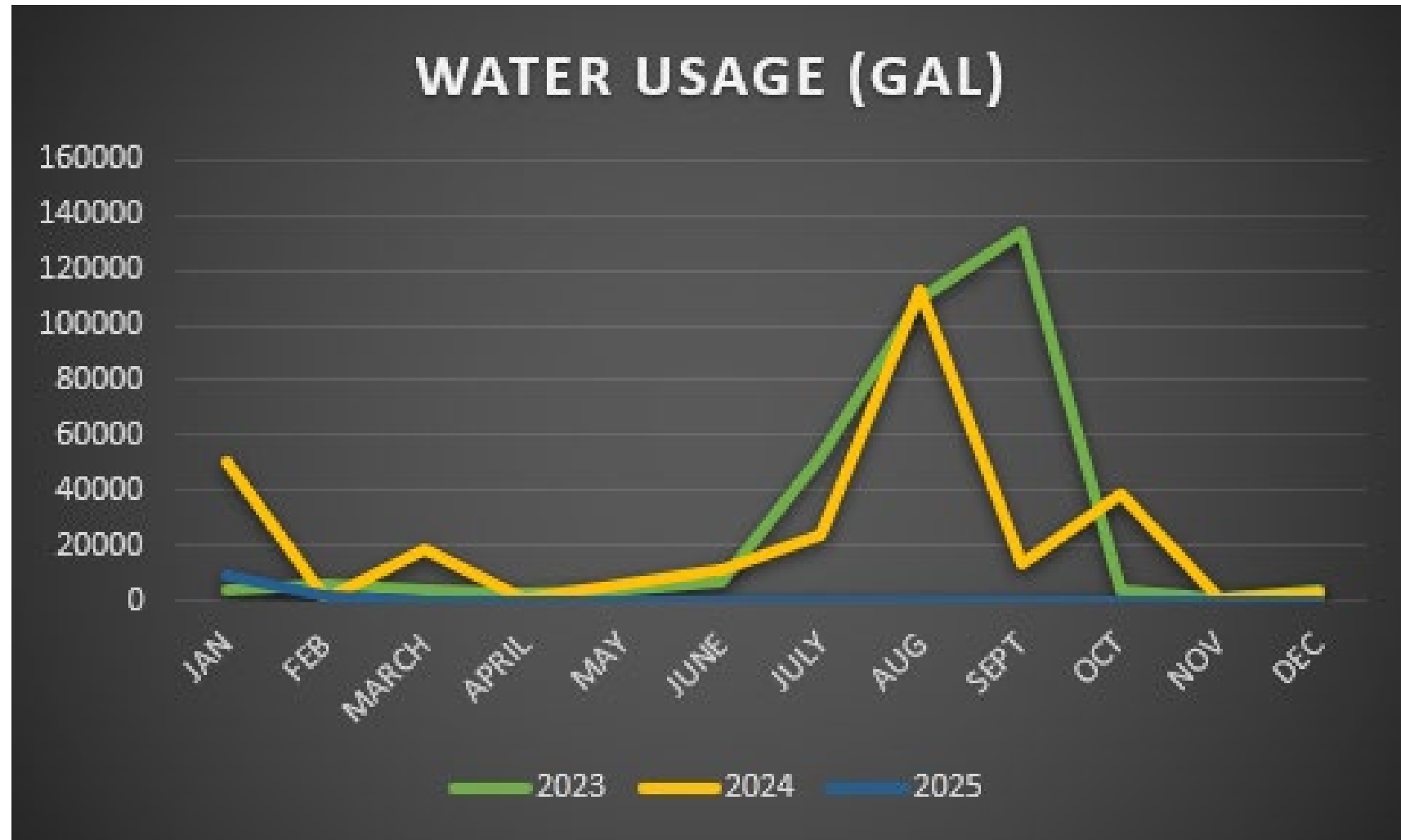


JANUARY



JANUARY CALLS FOR SERVICE

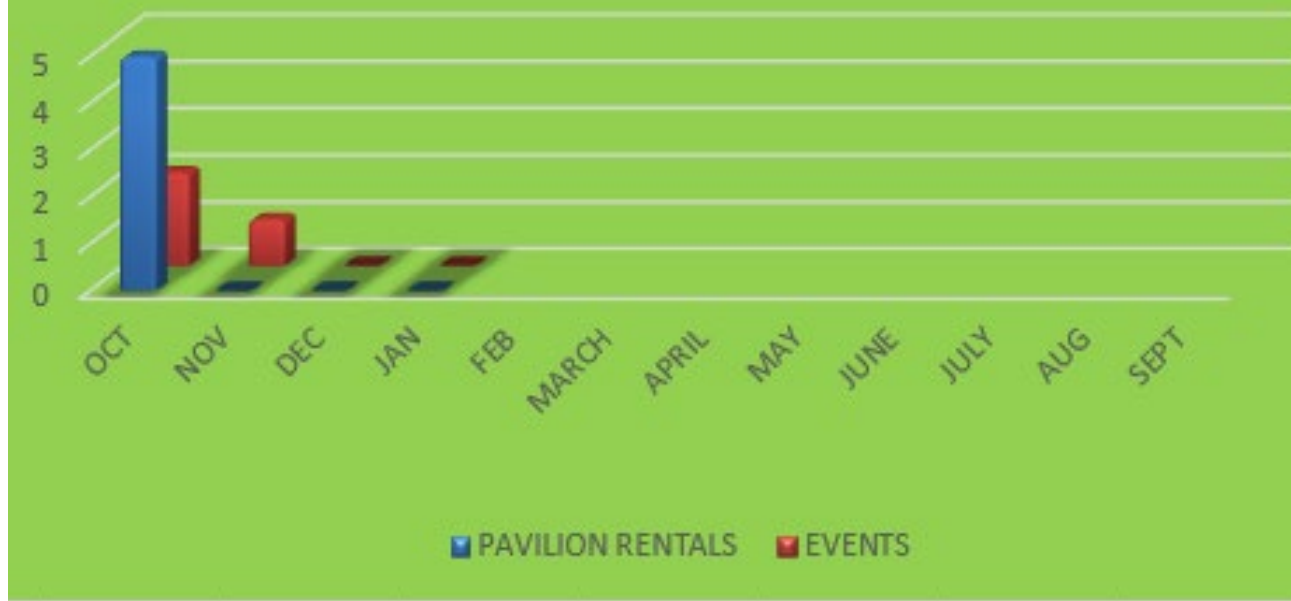




PARKS & CEMETERY



Parks and Rec-2024-2025



0 pavilion rentals

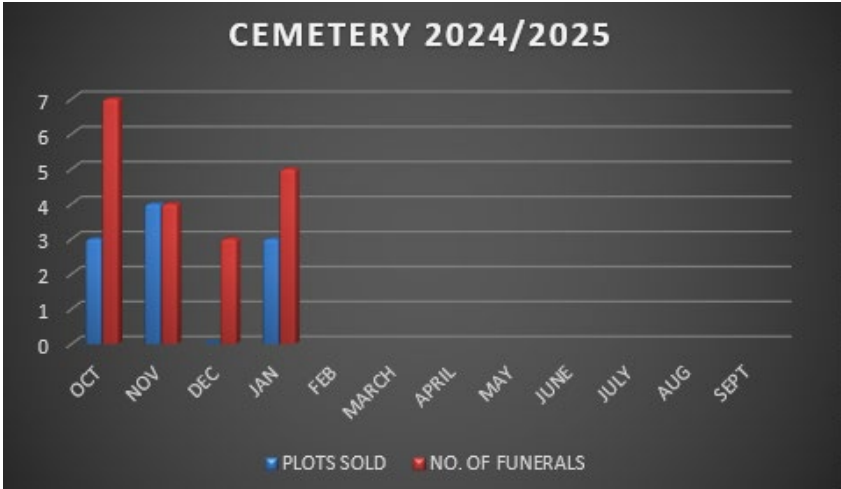
Maintaining all parks

Took down and stored all Christmas Decorations

Maintaining Pool

Working on the community garden

Trimming Trees



- 5 funerals to report
- Leveling small military stone
- Mowing and weed-eating
- Maintaining Cemetery
- Maintaining equipment
- Picked Up Christmas Decorations Left on graves
- Picked up a large amount of solar lights
- Filling low spots and graves
- Filling Graves

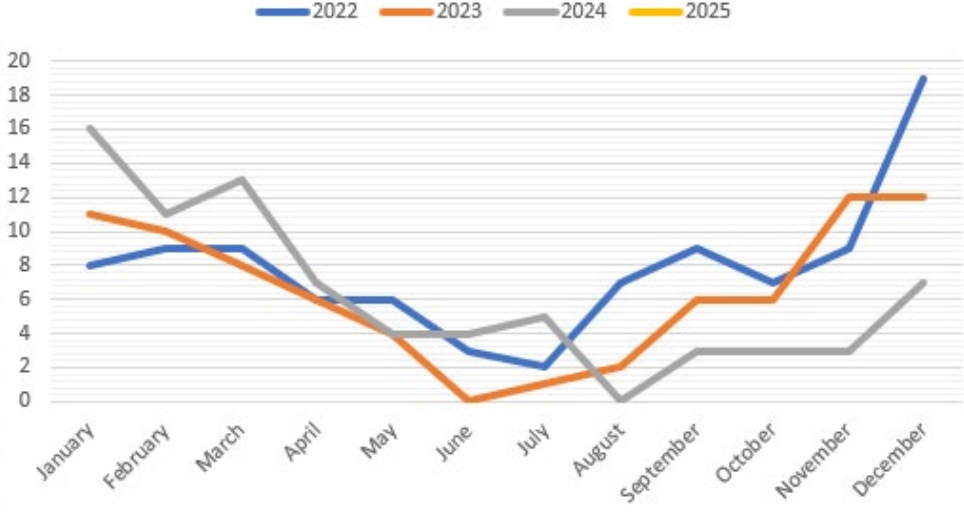
CEMETERY

PUBLIC WORKS

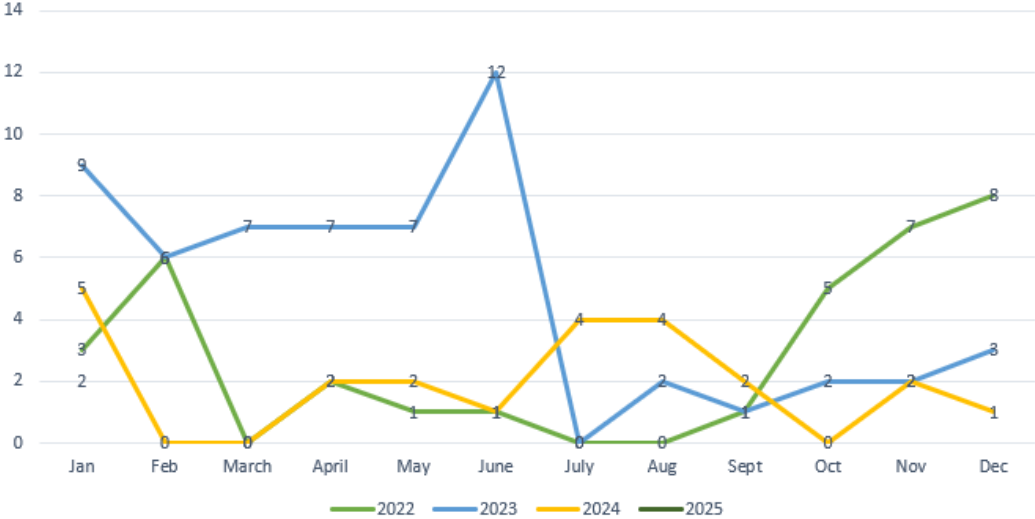


DEPARTMENT

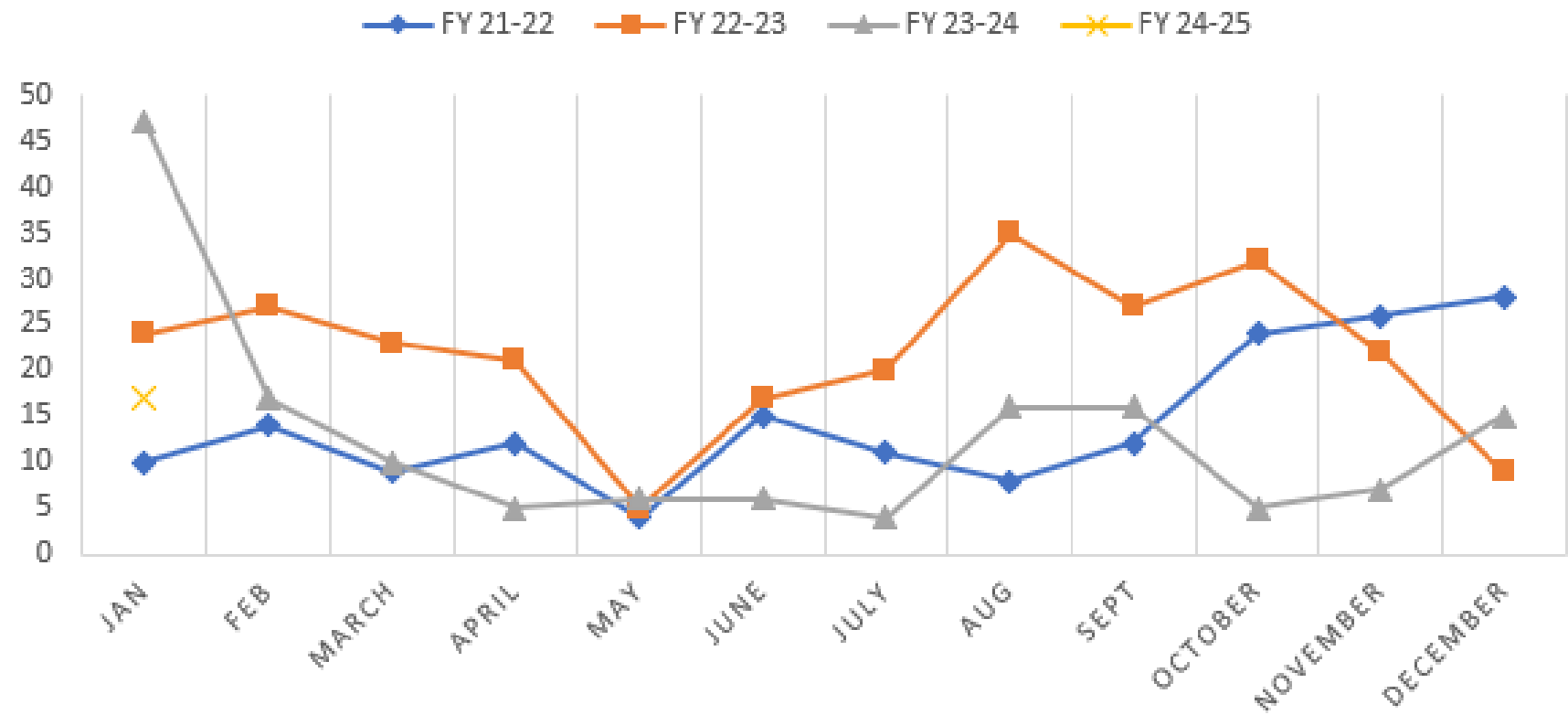
SEWER STOPPAGES



Meter Leak Report



WATER LEAKS





Texas Commission on Law Enforcement Agency Audit Report

6330 East Highway 290, STE 200
Austin, Texas 78723
Office - (512) 936-7700
Fax - (512) 936 - 7766

<u>Audit Number</u>	<u>Audit Date</u>	<u>Auditing Agent</u>	<u>Audit Type</u>	<u>Audit Findings</u>	<u>Audit Status</u>
21721	Feb 18 2025	Lynn Beard	Partial	No Deficiencies Noted	Approved-Closed

Agency Number: 429201

**To the
Attention of:** Blake Johnson

Breckenridge
Police
Department
210 E Dyer St
Breckenridge,
TX 76424

bjohnson@breckenridgetx.gov

Resolution

Comments:

Auditor's Comments

Partial audit (10 of 17) files conducted with newly appointed Chief Johnson, with no noted deficiencies. The agency was last audited on 3/31/21, previous noted deficiencies had been corrected. Chief Johnson was appointed to the agency on 4/22/24.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Breckenridge City Commission will conduct a public hearing:

DATE: TUESDAY, MARCH 4, 2025

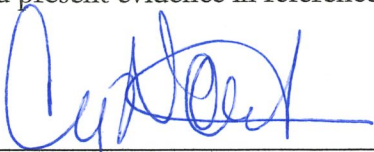
TIME: 5:30 P.M.

PLACE: CITY HALL, 105 NORTH ROSE AVE. - COMMISSION CHAMBERS

Said public hearing will be for the purpose of:

Determining 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 I of the Breckenridge Code of Ordinances. The record owner of the property according to the official public records of Stephens County, Texas is Phillip Smith – 21381 Hwy. 73, Foss, OK 73647. The Commission may issue an order requiring the owner to secure or vacate the building; to relocate occupants; and/or repair, demolish or remove the building.

Any and all persons interested in the above-referenced item(s) may appear at such hearing, be heard, and present evidence in reference to the condition of the buildings.



Cynthia Northrop, City Manager

Publish: February 12, 2025



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: 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

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

After several attempts to gain compliance with multiple code violations related to substandard structures, 1208 W. 3rd was deemed a dangerous building by city staff and brought to City Commissioner's to consider official declaration at the January 7, 2025, City Commission meeting.

At that meeting the property owner, Phillip Smith, asked for 60 days to come up with a plan to get to get his property cleaned up. City Commissioner's voted to allow a 60-day extension to form a plan.

The property in question, as has been demonstrated through extensive documentation, is a dangerous building.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

City staff recommend City Commission declare the structure dangerous according to Chapter 5, Article 1 of the Breckenridge Code of Ordinances.

Dangerous Building Violation Checklist

Address 1208 W. 3rd

Date 2-29-24

- ☒ Roof, ceiling, floors, walls, sills, windows or foundation or any combination thereof rotted or decayed and falling apart
- ☒ Uninhabitable due to obsolescence and/or deterioration caused by neglect, vandalism, fire damage, old age or the elements
- ☒ Unsanitary and/or damp condition and is likely to create disease because of the presence of insects, rodents or vermin
- ☒ Likely to become a fire menace or be set on fire
 - ☐ Danger of falling and injuring persons or property
 - ☐ Does not contain a minimum floor area of at least one hundred fifty (150) square feet of floor space for one occupant and one hundred (100) square feet of floor space for each additional occupant
- ☒ Contains holes, cracks or other defects in it, or does not have railings for stairs, steps, balconies, porches and elsewhere
- ☒ Is not weathertight and watertight or does not have a moisture-resistant finish or material for the flooring or subflooring of each bathroom, shower room and toilet room
- ☒ Does not have exterior windows and doors that are easily opened to provide air ventilation and are covered with screens for keeping out insects and each opening of the structure, or air conditioning equipment capable of maintaining a maximum inside temperature of 85 degrees Fahrenheit or twenty degrees lower than the outside temperature, which is warmer, between April 16 and October 31 of each year
- ☒ Does not have operating supply lines for electrical service, if electric service is available within three hundred feet of the building, or that does not have operating electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances and fixtures
 - ☐ Constitutes a danger to the public even though secured from entry or the means used to secure the building are inadequate to prevent unauthorized entry or use of the building
- ☒ Unoccupied buildings that are not secure from unauthorized entry
 - ☐ Occupied buildings that do not have in operating condition a connection to discharge sewage from the structure or land into a public sewer system, a toilet connected to a water source and to a public sewer system, connection to portable water at adequate pressure and a kitchen sink, bathtub or shower, and lavatory connected to a cold and hot water source
 - ☐ Occupied buildings that do not have in operating condition heating equipment capable of maintaining a minimum inside temperature of 68 degrees Fahrenheit between November 1 and April 15 of each year in each room

If a structure is not structurally unsound, an asbestos inspection and possible abatement of regulated asbestos containing materials (RACM) may be required before demolishing the structures.

Notes: _____



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12/16/2024 09:54









BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

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

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

Will Thompson, Chief Appraiser at SCAD will present the annual report.

FINANCIAL IMPACT:

n/a

STAFF RECOMMENDATION:

Consider approval of Stephens County Appraisal District annual report as presented.

STEPHENS COUNTY APPRAISAL DISTRICT



2024 ANNUAL REPORT FOR THE STEPHENS COUNTY APPRAISAL DISTRICT

STEPHENS COUNTY APPRAISAL DISTRICT



December 1, 2024

RE: STEPHENS COUNTY APPRAISAL DISTRICT 2024 ANNUAL REPORT

With a sincere commitment to support an environment of transparency, I present the 2024 Annual Report of the Stephens County Appraisal District (hereinafter, “the CAD”). The Annual Report for 2024 provides summary information about the operations of the CAD.

The CAD’s mission is the development of a timely, accurate, complete and equitable appraisal roll that accurately reflects the “market value” of property in Stephens County. Taxing units use the roll to impose ad valorem taxes (property taxes) on property in the district in a fair and equitable manner to support the services provided by the county, city, hospital and school districts.

The CAD strives to complete the challenge in a courteous and efficient manner exhibiting fairness, transparency, consistency and accountability. We serve as a resource for information, data and map development for Stephens County and hope to make the property tax appraisal process easy to understand and tolerable for the property owner.

The CAD is working to improve the mass appraisal process, communication with the taxing entities and the public. We understand that taxation can be a difficult and frustrating process. We want the citizens of Stephens County to have confidence in our office staff and processes in hopes to limit the hassle, difficulty and frustration with property taxation.

It is our pleasure to serve the property owners of Stephens County.

Sincerely,

William W. Thompson
Chief Appraiser

STEPHENS COUNTY APPRAISAL DISTRICT



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STEPHENS COUNTY APPRAISAL DISTRICT



PURPOSE OF THIS REPORT

This report serves as the official 2024 Annual Appraisal Report for the Stephens County Appraisal District. It has been drafted in compliance with the International Association of Assessing Officers (IAAO) Standards on Public Relations. A copy of this report can be obtained from the district’s website at www.stephenscad.com.

Local, state, and provincial agencies should prepare annual reports summarizing activities and accomplishments and providing statistical information. These reports can be used to maintain an historical record of property and property tax data, including:

- *Total number of parcels*
- *Total value*
- *Uses of property*
- *Types of property*
- *Exemption data*
- *Appeal data*
- *Ratio study analysis*
- *New construction*
- *Legislative changes*

Such a report can also include information describing increased efficiencies in the operations, achievement of higher degrees of professionalism, and a listing of the standards and policies adopted in the valuation and administrative process.

STEPHENS COUNTY APPRAISAL DISTRICT



DISTRICT OPERATIONS

GENERAL INFORMATION

The Stephens County Appraisal District (CAD) is a political subdivision of the State of Texas created January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. State law requires one appraisal district per county to appraise all property within that county for the purpose of assessing property taxes for local entities.

Property tax in Texas is a locally assessed and locally administered tax. There is no state property tax. Property taxes provide more tax dollars for local services in Texas than any other source of revenue. These taxes pay for schools, roads, first responders, libraries, parks and other services provided by local governments.

The CAD appraises property located within Stephens County while local taxing units set tax rates. Stephens CAD serves four entities located exclusively inside Stephens County and five overlapping school districts.

Stephens County	Albany ISD
City of Breckenridge	Graham ISD
Breckenridge ISD	Moran ISD
Stephens Memorial Hospital	Ranger ISD
	Woodson ISD

BOARD OF DIRECTORS

The Board of Directors of the Stephens County Appraisal District (Board) consists of five voting members appointed by the taxing entities. Board Members must live within the district two years prior to serving. The Board hires the chief appraiser, assigns special committees (like the Ag advisory Board) and has general policy-making authority and primary responsibility for fiscal matters, including approval of significant contracts and adoption of the annual budget.

Jerry Toland	Chairman	Stephens County Commissioners Court	Term ends 2024
Gregg Goodall		Stephens Memorial Hospital	Term ends 2024
Rob Durham		City of Breckenridge	Term ends 2025
Roy Russell	Secretary	Breckenridge Independent School District	Term ends 2025
Parker Wiley		Breckenridge Independent School District	Term ends 2024
Christie Latham		Elected Tax Assessor/Collector	Ex Officio

DISTRICT PERSONNEL

The CAD employed four full-time individuals during 2024, including one new hire who replaced a retirement. The chief appraiser's position was covered by an interim contract with Gary Zeitler of Eagle Property Tax Appraisal and Consulting, Inc. The Chief Appraiser in Training, hired by the Board of Directors in January of 2021, successfully completed the level IV certification in 2024 and was named Chief Appraiser on November 15, 2024.

AG ADVISORY BOARD

The Ag Advisory Committee shall meet at the call of the Chief Appraiser at least once a year to advise the District on the valuation and use of land designated for agricultural use or that may be open space agricultural or timberland within the district. Members of the Ag Committee for 2024 were:

Roger Tonne	Kirk Knight	Jim Thompson
NRCS Representative	TPWD Representative	

STEPHENS COUNTY APPRAISAL DISTRICT



THIRD PARTY APPRAISAL CONTRACTS

Third party contracts are maintained by the district for the following services:

IT Services and CAMA Software
Interim Chief Appraiser Services
Appraisal of Real Property
Appraisal of Mineral and Industrial Property

Southwest Data Solutions
Eagle Consulting, Inc
Eagle Consulting, Inc.
Thomas Y Pickett, Inc.

APPRAISAL DISTRICT STANDING

The CAD received two audits from the Comptroller in 2024 – the regularly scheduled Method and Assistance Program (MAPS) review and a Targeted Appraisal Review Program (TARP) review. For the past four years, the appraisal district has not maintained the required 95-105% ratio of District appraisals against market value (sales) in the Breckenridge Independent School District area. This data is verified through an annual audit coordinated by the State Comptroller's Property Tax Assistance Division, known as the Property Value Study (PVS).

STEPHENS COUNTY APPRAISAL DISTRICT



TOTAL NUMBER OF PARCELS

All appraisals are completed by staff and through third-party contracts. All properties are appraised annually. One-third of the properties in the county are viewed and physically appraised each year. For 2024, properties in the west end of the county were physically appraised. In 2024, the appraisal district appraised 23,693 of the 25,542 parcels scheduled for appraisal. The short fall was in Real properties where 1365 of the 3214 scheduled were completed. The CAD visited with Eagle Appraisal about this issue in October of 2024. In December of 2024, Eagle shifted resources over to Stephens CAD to complete what was missed the previous year. The CAD also implemented new quality control procedures so that the monitoring of completed properties could be done in real time.

Properties in the district are broken down into 4 major categories: real, industrial, mineral and business personal property.

PARCELS	2024	2023	2022	2021	2020
REAL PROPERTY	11,710	11,700	11,758	11,730	11,797
INDUSTRIAL PROPERTY	330	326	323	190	197
BUSINESS PERSONAL PROPERTY	410	398	404	409	405
MINERAL PROPERTY	21,588	26,099	25,929	36,068	37,170
	34,038	38,523	38,414	48,397	49,569

Real Property

Land, improvements, and items capable of private ownership, including an estate or interest in real property, etc.

Industrial Property

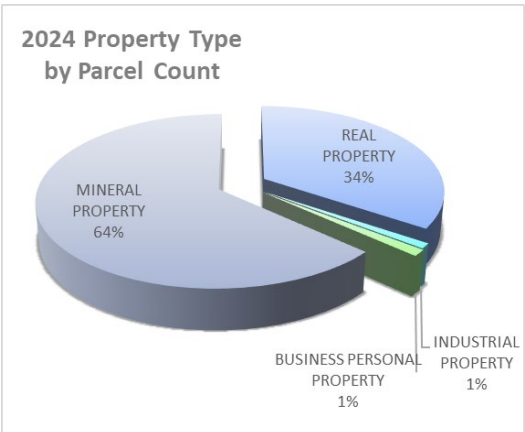
Personal/business property that adds value to a product through development, manufacturing, processing or stage of that product

Mineral Property

Producing and non-producing minerals, including oil and gas interests, that have a value of greater than \$0

Business Personal Property

Tangible personal property can be seen, weighted, measured, felt or perceived by the senses and is utilized to produce income



This report reflects active mineral accounts and taxable values to better reflect the impact on the tax base

Mineral and real property make up 98% of the parcels and about 87% of the value in the district.

STEPHENS COUNTY APPRAISAL DISTRICT



COST OF THE DISTRICT

The cost of the district to the entities is generally evaluated two different ways.

Year	2024	2023	2022	2021	2020
Budget	\$ 521,024.00	\$ 512,722.26	\$ 456,812.00	\$ 365,000.00	\$ 365,867.00
Cost per parcel	\$ 15.31	\$ 13.31	\$ 11.89	\$ 7.54	\$ 7.38

The first method is the calculated cost per parcel (budget of the district divided by the total number of parcels evaluated). The cost per parcel has more than doubled over the last five years. This is due to four major factors:

- a large reduction in the number of mineral parcels that carry value greater than zero;
- the addition of one staff member, pictometry additional technology to better serve the CAD in creating an accurate and uniform appraisal process;
- mandates by the State through legislation, like required electronic communication and a taxpayer portal;
- and finally, the CAD has seen a drastic increase in health care coverage cost for employees.

At first glance this might be an alarming number, but the second way to look at cost of the district helps minimize that amount. The second method is the percent of levy. It is calculated by taking the budget of the district and dividing it by the total levy created from the appraised values.

Year	2024	2023	2022	2021	2020
Total Levy	\$ 16,712,824.00	\$ 16,178,901.00	\$ 14,457,448.00	\$ 13,630,881.00	\$ 13,403,646.00
Percent of Levy	3.12%	3.17%	3.16%	2.68%	2.73%

While the percentage has increased, there seems to be an acceptable range of 3% - 3.5% of the levy for appraisal districts that do not collect. Stephens CAD is the on the low end of that range.

STEPHENS COUNTY APPRAISAL DISTRICT



TOTAL VALUE

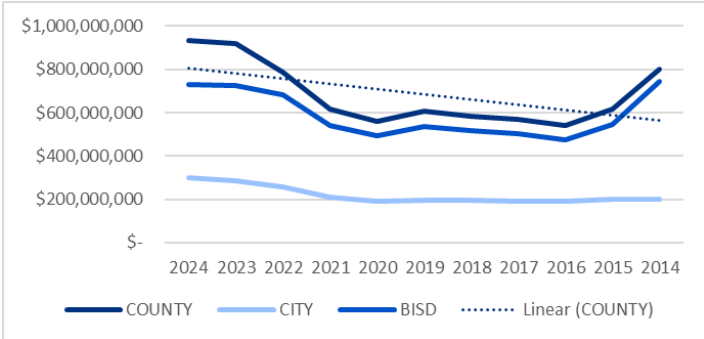
The CAD's annual cycle for appraisal activities concludes after the appraisal review board submits the certified appraisal roll to the chief appraiser. The appraisal roll was certified on July 25, 2024. The total taxable value in the county was approximately \$934,452,434 resulting in a total tax levy for all entities of approximately \$16,712,824, an increase of 3.30% percent from 2023.

2024 CERTIFIED TAXABLE VALUES					
ENTITY	REAL PROPERTY	MINERALS	INDUSTRIAL	BUSINESS PP	CERT TOTOAL
Stephens County	\$ 712,681,196	\$ 105,610,680	\$ 89,721,882	\$ 26,438,676	\$ 934,452,434
City of Breckenridge	\$ 238,442,153	\$ 5,610,060	\$ 32,821,202	\$ 22,502,191	\$ 299,375,606
Stephens Memorial Hospital	727,366,624	\$ 103,937,580	\$ 90,018,522	\$ 26,378,076	\$ 947,700,802
Breckenridge ISD	\$ 519,738,594	\$ 103,062,500	\$ 82,995,132	\$ 25,285,921	\$ 731,082,147
Albany ISD	\$ 1,758,496	\$ 127,800	\$ 186,320		\$ 2,072,616
Graham ISD	\$ 708,840	\$ 6,800	\$ 122,740		\$ 838,380
Moran ISD	\$ 5,197,954	\$ 1,317,300	\$ 316,750		\$ 6,832,004
Ranger ISD	\$ 5,184,208	\$ 201,940	\$ 5,393,430		\$ 10,779,578
Woodson ISD	\$ 7,975,142	\$ 894,350	\$ 1,003,750	\$ 4,200	\$ 9,877,442

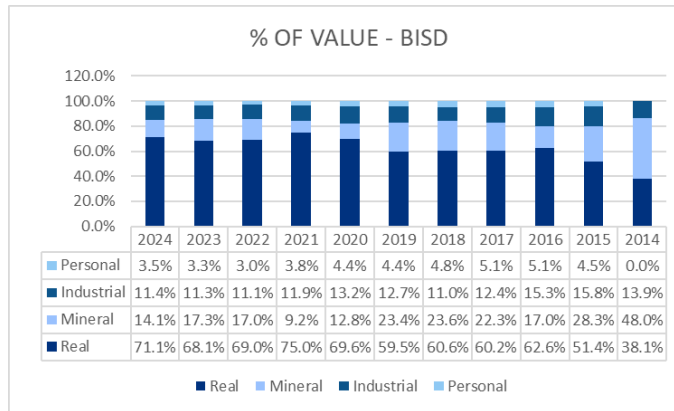
HISTORIC TAXABLE VALUES FOR COMPARISON					
ENTITY	2024 CERTIFIED	2023 CERTIFIED	2022 CERTIFIED	2021 CERTIFIED	2020 CERTIFIED
Stephens County	\$ 934,452,434	\$ 918,265,271	\$ 788,423,814	\$ 614,371,483	\$ 558,878,891
City of Breckenridge	\$ 299,375,606	\$ 283,363,231	\$ 257,613,426	\$ 210,353,345	\$ 189,426,374
Stephens Memorial Hospital	\$ 947,700,802	\$ 932,462,030	\$ 802,069,164	\$ 628,021,806	\$ 571,953,421
Breckenridge ISD	\$ 731,082,147	\$ 722,804,858	\$ 681,518,954	\$ 541,398,095	\$ 490,729,225
Albany ISD	\$ 2,072,616	\$ 2,246,350	\$ 1,845,400	\$ 1,438,266	\$ 1,254,008
Graham ISD	\$ 838,380	\$ 932,340	\$ 921,580	\$ 799,433	\$ 768,789
Moran ISD	\$ 6,832,004	\$ 9,193,195	\$ 6,705,770	\$ 5,295,057	\$ 4,564,123
Ranger ISD	\$ 10,779,578	\$ 11,789,990	\$ 10,967,518	\$ 8,898,053	\$ 7,547,260
Woodson ISD	\$ 9,877,442	\$ 7,342,460	\$ 7,412,020	\$ 5,476,274	\$ 5,169,600
Total Levy	\$ 2,943,011,009	\$ 2,888,399,725	\$ 2,557,477,646	\$ 2,016,051,812	\$ 1,830,291,691
Increase over previous year	1.89%	12.94%	26.86%	10.15%	

Due to the 2023 tax bill and lower mineral appraisals, almost all overlapping districts experienced reductions in value; however, all four main entities saw an increase from 2023.

Over the last ten years, all entities have seen a valley in tax values. A decline that occurred in 2015 remained relatively flat over the next 5 years, but since 2020, Stephens County has seen a 67% increase in taxable value. This is the fifth consecutive year of an increase in taxable value.

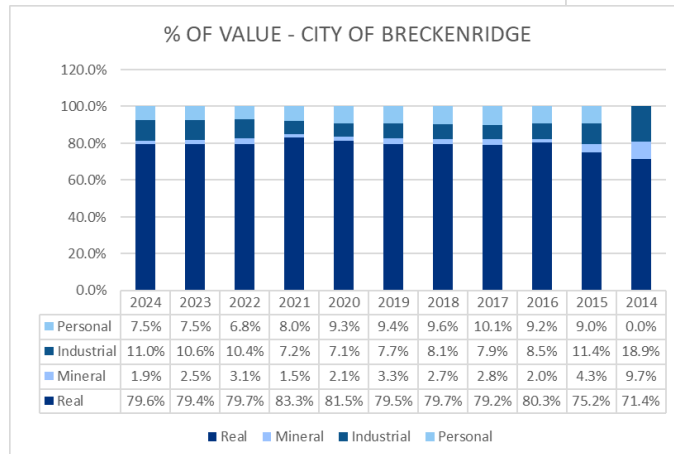


STEPHENS COUNTY APPRAISAL DISTRICT



Stephens County has seen a similar swap in the taxable base from mineral to real property values. Real property has shifted from comprising 40.5% of the taxable value to being 76.3% while minerals have shifted from 45.8% to just 11.3% in the same time period.

Much of the real property value shift is the result of rising land prices in the county, especially small tracts that are often sold with a house outside the city limits.

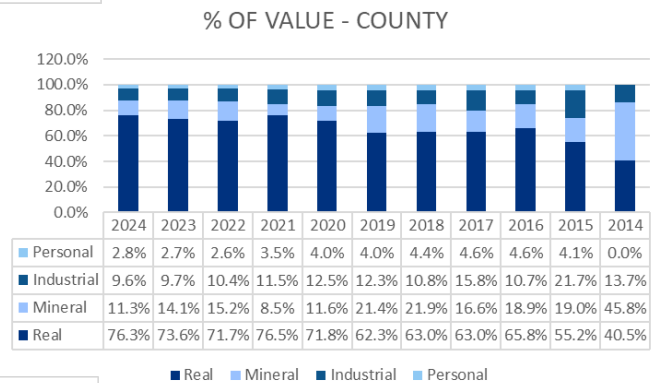


BISD SHIFTS

Taxable values of minerals in 2014 equaled \$357,745,784 compared to \$103,062,500 in 2024, or a 71.2% decline over ten years.

Real property value was \$284,039,427 in 2014 compared to \$519,738,594 in 2024, or a 83% increase in value over the same time period.

Business Personal Property and Industrial have stayed relatively flat.



The shifts inside the city limits have been less drastic. Mineral values did see a major shift between 2014 and 2015, but after that they have remained a consistent percentage of the tax base, as have personal and industrial values.

The shift inside the city limits of Breckenridge has been in real property, particularly in single-family residential properties.

In 2014, the Stephens County taxable value was \$799,531,112 compared to \$934,452,434 in 2024.

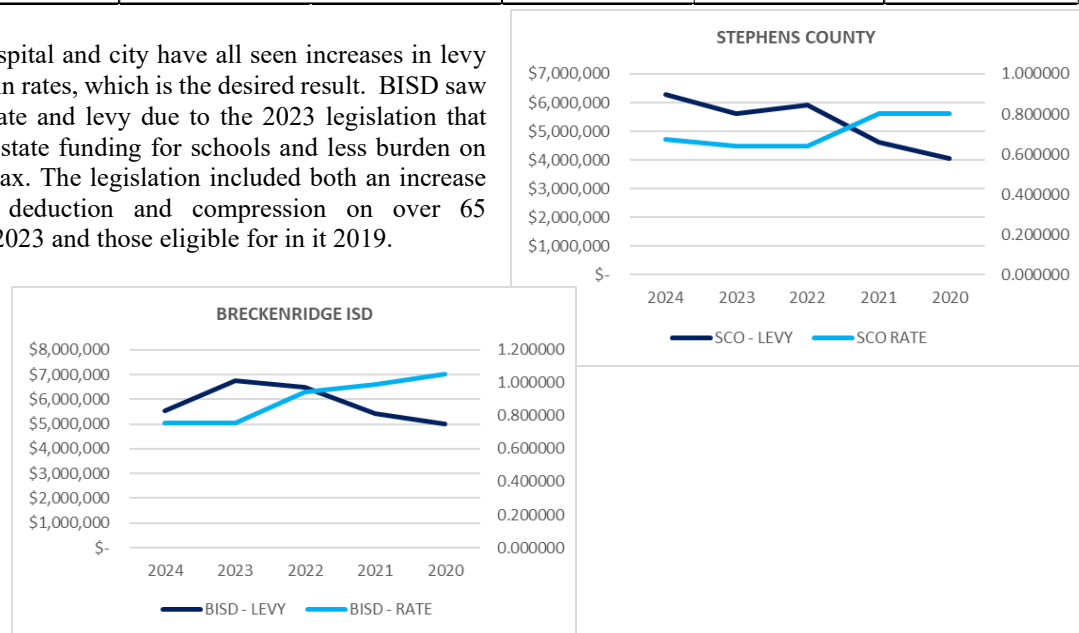
STEPHENS COUNTY APPRAISAL DISTRICT



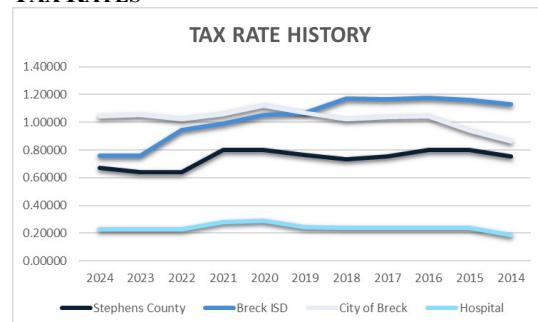
LEVY

Tax Levy History					
ENTITY	2024	2023	2022	2021	2020
SCO - LEVY	\$ 6,269,836	\$ 5,631,889	\$ 5,931,090	\$ 4,630,037	\$ 4,062,776
COB - LEVY	\$ 3,127,607	\$ 2,742,035	\$ 2,579,186	\$ 2,251,860	\$ 1,964,569
SMH - LEVY	\$ 2,168,553	\$ 2,115,567	\$ 2,214,993	\$ 1,829,111	\$ 1,401,814
BISD - LEVY	\$ 5,523,877	\$ 6,743,177	\$ 6,503,246	\$ 5,421,042	\$ 5,015,167
Overlapping School Districts	\$ 218,884	\$ 282,247	\$ 261,073	\$ 211,215	\$ 190,451

The county, hospital and city have all seen increases in levy with decreases in rates, which is the desired result. BISD saw a decrease in rate and levy due to the 2023 legislation that provided more state funding for schools and less burden on local property tax. The legislation included both an increase of homestead deduction and compression on over 65 homesteads in 2023 and those eligible for in it 2019.



TAX RATES



Tax rates have remained relatively consistent over the last 10 years. Breckenridge ISD began seeing a decreased tax rate starting in 2018. A significant decrease of school district rates occurred in 2023 due to the passing of a tax bill through the legislature which increased the school district deduction and recalculated the ceiling including compression for previous years.

The shift in school district rates changed the allocation funding by our entities significantly, an unforeseen issue in the tax bill. Our largest allocation is now Stephens County.

STEPHENS COUNTY APPRAISAL DISTRICT



USE OF PROPERTIES

“The highest & best use for appraisal or assessment purposes can be defined as that use or the succession of available, legal, and physically permitted uses with enough demand to produce the probable present value of a property. The highest and best use must be a use that generates the highest net return over a reasonable period of time.”

Properties in Stephens County designate highest and best use in several categories. This table provides a historical look at both parcel count and market values in each category. Shifts in use can be indicators of activity in the area, such as increases in manufacturing or commercial property paired with increases in residential properties as an indicator of economic growth and population.

CLASSIFICATION BY PTD CODES							
CODE	DESCRIPTION	STATISTIC	2024	2023	2022	2021	2020
A	Single Family Residential	Parcel Count	3,296	3,317	3,282	3,264	3,270
		Market Value	\$ 433,064,104	\$ 416,509,166	\$ 360,264,442	\$ 279,420,437	\$ 219,325,203
B	Multi-family Residential	Parcel Count	22	22	31	31	32
		Market Value	\$ 7,823,763	\$ 8,022,331	\$ 13,322,218	\$ 9,137,385	\$ 8,975,758
C	Vacant Lots	Parcel Count	930	1,024	1,085	1,108	1,126
		Market Value	\$ 14,247,420	\$ 12,172,980	\$ 10,344,920	\$ 9,931,825	\$ 8,592,015
D	Qualified Open Space	Parcel Count	5,544	5,466	5,546	5,588	5,664
		Market Value	\$ 1,718,025,585	\$ 1,404,964,765	\$ 1,150,103,355	\$ 1,161,571,295	\$ 945,612,045
E	Rural Land, Non Qualified	Parcel Count	1,877	2,343	2,297	2,342	2,239
		Market Value	\$ 271,056,135	\$ 250,720,937	\$ 207,412,897	\$ 152,836,200	\$ 116,990,370
F	Commercial & Industrial Real Estate	Parcel Count	494	464	443	494	501
		Market Value	\$ 77,845,402	\$ 71,264,038	\$ 62,416,374	\$ 54,395,031	\$ 53,202,623
G	Oil and Gas	Parcel Count	21,588	26,099	25,929	36,068	37,170
		Market Value	\$ 105,641,410	\$ 129,324,100	\$ 120,082,370	\$ 52,267,410	\$ 64,842,520
J	BPP/Utilities	Parcel Count	91	86	87	99	98
		Market Value	\$ 47,454,456	\$ 47,385,003	\$ 46,190,188	\$ 43,635,212	\$ 42,188,100
L	BPP/Commercial, Industrial & Manufacturing	Parcel Count	624	616	607	472	489
		Market Value	\$ 69,631,781	\$ 67,134,489	\$ 56,603,549	\$ 48,706,670	\$ 50,758,010
M	Mobile Homes/Other	Parcel Count	110	119	112	92	88
		Market Value	\$ 6,497,720	\$ 7,289,300	\$ 7,491,290	\$ 4,218,370	\$ 4,145,550
S	Special Inventories	Parcel Count	2	1	1	2	2
		Market Value	\$ 1,234,861	\$ 1,139,448	\$ 1,139,448	\$ 961,225	\$ 531,996
X	Exempt Properties	Parcel Count	580	568	554	556	555
		Market Value	\$ 89,161,800	\$ 81,024,920	\$ 59,342,700	\$ 57,346,020	\$ 55,616,680
	Unclassified	Parcel Count	46	57	102	35	20
		Market Value	\$ 5,740,880	\$ 7,110,290	\$ 11,265,280	\$ 1,713,740	\$ 1,121,010
	TOTALS	Parcel Count	35,204	40,182	40,076	50,151	51,254
		Market Value	\$ 2,847,425,317	\$ 2,504,061,767	\$ 2,105,979,031	\$ 1,876,140,820	\$ 1,571,901,880

*Use APR-CAD Totals for District

Single-family residential housing saw significant increases while vacant lots saw a decrease, possibly a result of the city's initiative to revitalize city lots with new residential housing.

Mineral saw a significant decrease both in value and in parcel count (parcels > \$0).

STEPHENS COUNTY APPRAISAL DISTRICT



AG PRODUCTION USE

Stephens CAD identifies land by the various highest and best use: residential, commercial, vacant lots, various uses of qualified open space, non-qualified open space, etc. Of interest to the CAD and the entities it serves is the migration of land to other uses. The following charts attempt to provide insight.

Qualified ag land has limited use in Stephens County. The primary use of the land in the area is cattle production, some sheep and recreational hunting. Native pasture is land that has had little to no improvement with the primary means of brush control being grazing. Improved pasture has been mechanically or chemically improved to enhance the grazing capacity of the land. Dry cropland is improved pasture that has been cultivated for crops. There is little irrigated cropland, as water is limited and cost is prohibitive.

The tax year 2024 saw significant increases in the market value of land; however, production value was decreased. For the past several years, Stephens CAD has been above PTD value on the PVS.

D1 Qualified		2024	2023	2022	2021	2020
Irrigated Cropland	Acres					
	Mkt Value					
	Prd Value					
Dry Cropland	Acres	30,354	30,234	29,625	29,059	29,613
	Mkt Value	130,249,561	104,272,698	62,110,430	59,906,905	49,868,458
	Prd Value	3,241,091	3,225,217	3,155,925	3,132,309	2,354,272
Barren/Wasteland	Acres			6,286	6,471	6,504
	Mkt Value			12,036,075	12,173,331	9,991,090
	Prd Value			31,428	32,392	33,838
Orchards	Acres					
	Mkt Value					
	Prd Value					
Improved Pasture	Acres	12,299	11,904	11,586	11,202	10,663
	Mkt Value	44,332,726	33,922,042	23,718,947	22,220,411	17,309,308
	Prd Value	883,530	858,787	738,227	725,544	706,643
Native Pasture	Acres	507,685	501,470	502,333	504,259	504,258
	Mkt Value	1,535,070,720	1,255,944,397	1,047,760,307	1,055,098,973	855,562,302
	Prd Value	31,836,567	32,069,411	31,763,518	28,915,428	24,229,141
Other Agriculture Land	Acres	1,841	1,929	1,887	1,845	1,908
	Mkt Value	8,525,918	7,529,658	5,090,966	5,623,715	4,753,667
	Prd Value	119,267	132,630	191,437	250,372	233,381
Total Production Acres		552,179	545,537	545,431	546,365	546,442
Total Mkt Value		1,718,178,925	1,401,668,795	1,150,716,725	1,155,023,335	937,484,825
Total Prd Value		36,080,455	36,286,045	35,880,535	33,056,045	27,557,275
Margin/Acre		3,046	2,503	2,044	2,054	1,665
Number of AC/Parcel		99.60	99.81	98.35	97.77	96.48
D1 Parcels		5544	5,466	5,546	5,588	5,664

STEPHENS COUNTY APPRAISAL DISTRICT



Interestingly, with the influx of people purchasing property in the area one might assume that the acreage per parcel might decrease; however, with new requirements to receive the ag values, like a minimum of 30 acres, the number of acres per parcel is seeing a slight increase. A better look for ag production might be acres per owner, but we currently do not have a way to determine that number.

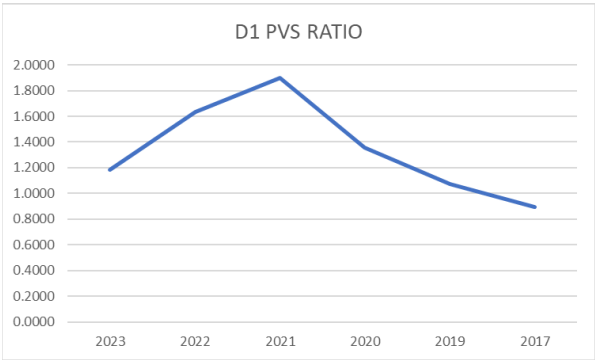
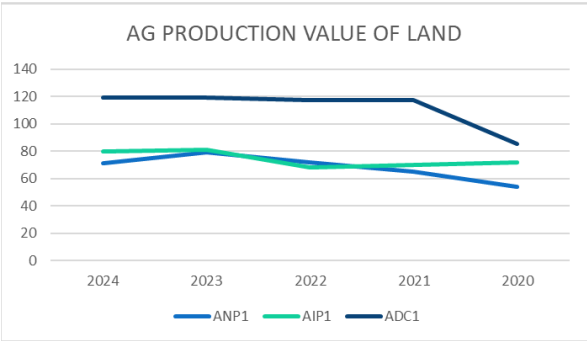
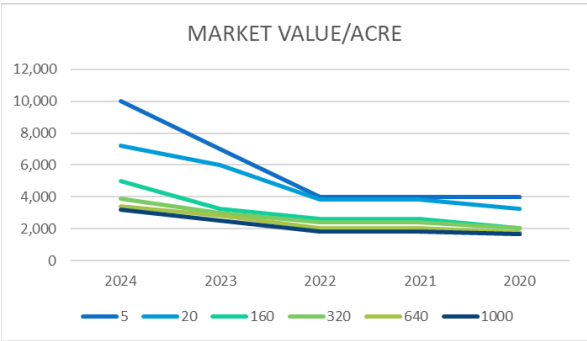
Another part of this might be from the effort of the CAD to verify ag applications for special value. Over the past few years, the CAD has initiated an audit of ag applications and are requiring individuals to update as necessary. The CAD also inspects the land to ensure the applicant is doing what was stated on the application. If the proper requirements are not met and updated, the ag special value is removed from the property.

Ag Production Value - Acres		2024	2023	2022	2021
D1 Verified	Parcels	4,055	3,645	1,467	1,272
	Acres	488,259	457,094	152,659	131,620
Wildlife Verified	Parcels	147	123	51	3
	Acres	15,303	9,356	2,847	144

**Only 3% of production value carries the wildlife designation in Stephens County*

An area the CAD continues to monitor is the shift of 1D1 lands from ag production to wildlife. This can be confusing, because wildlife focuses on the improvement of land for native species. High fenced ranches must be managing breeding of native or exotic wildlife to maintain the agricultural special value. Due to the breeding program, these animals are considered livestock when behind high fenced areas. High fence ranches that purchase and hunt game animals and do not have a managed breeding program, do not qualify for the special values.

Considerable increase in the market value of land has occurred since 2020, especially in the area of small acreage tracts. Tracts under 20 acres have shifted from \$4,000/acre to \$10,000/acre. As the number of acres increases, the amount of increase has been less drastic but still increasing. For instance, a 640-acre tract has shifted from \$1,800/ac in 2020 to \$3,400/ac in 2024.



Stephens CAD scored extremely high on the PVS for 2021 and 2022 years on Ag production values. The margin of error was closed in 2023 from both sides: the PTAD Ag value came up and the local value was reduced. Overall, ag values show little movement since 2020.

The CAD is also working on a way to measure the increase of platted lots for development in the county, or large acre tracts purchased and subdivided into small units for resale. The county seems to be seeing more development, but hard data is not available at this time.

STEPHENS COUNTY APPRAISAL DISTRICT



EXEMPTION DATA

Texas offers a variety of partial or total, sometimes referred to as absolute, exemptions from appraised property values used to determine local property taxes. A partial exemption removes a percentage or a fixed dollar amount (by deduction) of a property's appraised value from taxation. A total exemption excludes the entire property's appraised value from taxation. Taxing units are required by the state to offer certain mandatory exemptions and have the option to decide locally on whether or not to offer others (local option).

Exemptions from property tax require applications in most circumstances. Applications for property tax exemptions are filed with the appraisal district in which the property is located.

HOMESTEAD EXEMPTIONS

A homestead exemption is generally defined as the home and land used as the owner's principal residence on January 1 of the tax year. A homestead exemption reduces the appraised value of the home through approved deductions and protects the home owner from increases in assessed (taxable) value. As a result, the homestead exemption lowers property taxes on your principal residence.

State	\$40,000 deduction from school district assessment Limits increase of assessed value by 10% per year
Local	None

OVER 65 EXEMPTIONS

Texas law requires school districts to offer additional protections for homesteads of individuals over 65 years of age and in certain cases a surviving spouse. These homeowners may also transfer the percent of tax paid, based on their ceiling, when they purchase another home and use it as their principal residence.

State	An additional \$10,000 deduction Tax ceiling on the amount paid in taxes when the taxpayer turns 65
Local	City of Breckenridge provides a \$3,000 deduction and a tax ceiling Stephens County provides a \$12,000 deduction and a tax ceiling

PROPERTY TAX EXEMPTIONS FOR DISABLED VETERANS

The law provides partial exemptions for any property owned by disabled veterans, surviving spouses and surviving children of deceased disabled veterans. The exemption amount is determined according to percentage of service-connected disability and may be up to 100 percent.

NON-PROFIT ORGANIZATIONS

Non-profit organizations that meet statutory requirements may seek property tax exemptions and must apply to their county appraisal district by April 1, 2024.

CIRCUIT BREAKER EXEMPTION

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03). The owner of personal property inventory may elect to have the inventory appraised at its market value as of September 1st of the year proceeding the tax year to which

STEPHENS COUNTY APPRAISAL DISTRICT



the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

Effective January 1, 2024, per Texas Property Tax Code Section 23.231, all real property accounts without a homestead exemption and an ownership change in the preceding 12 months and their market value is \$5,000,000 or less will now be subject to a twenty percent (20%) appraisal capped valuation (circuit breaker).

ANALYZING EXEMPTIONS

Examining the number of homesites and exemptions claimed can provide a tax entity insight to who is living in the community and who the entity is serving. Certain trends may indicate a shift in the culture of the community and even identify areas that will affect the tax base and levy of the entity.

Homesites +38
(Trending flat)

Homesteads
(Trending flat)

Over 65 +15

Vet Disabled +16

New Exempt Properties
Constitutional +12

CITY OF BRECKENRIDGE						
Year	2024	2023	2022	2021	2020	2019
Homesites	2271	2233	2260	2395	2406	2393
General HS						
>65	481	466	439	435	433	433
Disabled	86	88	87	87	81	80
Veteran Disabled	All	67	51	47	46	46
	General	21	20	18	17	16
	Frozen	27	20	19	10	16
	100% Homesite	19	11	10	19	14
Circuit Breaker	820					
Constitutional	314	302	305	324	346	356

Homesites -148
(Trending down)

Homesteads
(Trending up)

Over 65 +46

Vet Disabled +12

New Exempt Properties
Constitutional +112

STEPHENS COUNTY						
Year	2024	2023	2022	2021	2020	2019
Homesites	4972	5120	5189	5356	5341	5327
General HS						
>65	1144	1098	1041	1033	1018	1028
Disabled	144	132	139	141	129	126
Veteran Disabled	All	178	144	139	135	120
	General	59	59	58	58	51
	Frozen	69	47	46	45	44
	100% Homesite	50	38	35	32	36
Circuit Breaker	1596					
Constitutional	780	668	671	727	751	737

STEPHENS COUNTY APPRAISAL DISTRICT



Homesites -119
(Trending down)

Homesteads
(Trending up)

Over 65 +174

Vet Disabled +29

Exempt Properties
Constitutional +104

BRECKENRIDGE ISD							
Year		2024	2023	2022	2021	2020	2019
Homesites		4850	4969	5038	5204	5199	5183
General HS		2317	2279	2279	2247	2223	2232
>65		648	474	846	926	895	909
Disabled		50	35	84	115	99	93
Veteran Disabled	ALL	130	101	117	119	115	107
	General	46	47	50	52	46	36
	Frozen	41	41	46	45	43	42
	100% Homesite	43	13	21	22	26	29
Circuit Breaker		1549					
Constitutional		756	652	655	711	734	720

*A homesite is a site and improvement that highest and best use is a single-family residential property

*County includes City of Breckenridge and Breckenridge ISD; Breckenridge ISD will include City of Breckenridge, but will not include all the county because of the overlapping school districts

CIRCUIT BREAK IMPACT

The new circuit breaker exemption had a significant impact on property value in the district.

Any property with a value under \$5,000,000 that did not have a homestead exemption was eligible for the exemption. The exemption limited the increase on taxable value (assessed value) to a 20% increase over the previous year. The table shows the number of properties that received the circuit breaker exemption and the total amount of value exempted for each entity.

Entiity	STC	BISD	CBR	SMHD
Number of CB	1,596	1,549	820	1,595
Amount of CB	\$ 21,670,270	\$ 21,120,872	\$ 5,666,796	\$ 21,670,180

STEPHENS COUNTY APPRAISAL DISTRICT



APPEAL DATA

If the appraisal district appraises your property at a higher amount than in the previous year, Tax Code Section 25.19 requires the appraisal district to send a notice of appraised value by May 1, or by April 1 if your property is a residence homestead, or as soon as practical thereafter. The notice of appraised value includes information on how to file a protest as well as an explanation of the availability of an informal conference with the appraisal district prior to your formal ARB hearing.

If you are dissatisfied with your appraised value or if errors exist in the appraisal records regarding your property, you should file a Form 50-132, Notice of Protest (PDF) with the ARB. In most cases, you have until May 15 or 30 days from the date the appraisal district notice is delivered — whichever date is later.

CAD staff attempts to settle these disputes through an informal process. Tax payers are invited into the office to provide the CAD with more information and evidence about the property. The appraiser hearing the informal protest may make adjustments to the value of the property based on owner input. If an agreement is reached, the owner or agent may be asked to sign a “Settlement and Waiver” which states a mutual agreement has been reached and the protest has been settled. This ends the right of the taxpayer to appeal the value to a higher level in the process.

Should the appraiser and the taxpayer not reach an agreement, the protest will be referred to the Appraisal Review Board for a hearing.

APPRAISAL REVIEW BOARD

The Appraisal Review Board (ARB) is charged with providing an impartial review of the appraisal records prepared by the CAD. The ARB is empowered to equalize values of all properties in the CAD concerning the fair market value and hear taxpayer protests through scheduled hearings. To be eligible to serve on the ARB, an individual must have resided in the district for at least two years. Members apply through an open application process and are appointed by the local District Judge. The 2024 ARB members included:

Scott Harris	Chairman	Luke Grider	Member
Sally Satterwhite	Secretary	Pam Langford	Member

APPEALS

If a taxpayer is dissatisfied with the ARB's findings, he/she has the right to appeal the decision within 60 days of receiving the ARB's written order to binding arbitration. Instructions on how to do this are sent with the final determination of the ARB.

Binding arbitration is available for market or appraised value determinations by ARBs. Unequal appraisal determinations may also be the subject of a request for binding arbitration. Binding arbitration is available only if the property is:

- a residential homestead, regardless of value; or
- a property with an appraised value of \$5 million or less.

Some appeals may be filed through the local district court or SOAH. These dependent on several qualifying factors of the property outlined in the final determination from the ARB and online at the Property Tax Assistance Division of the Comptroller’s Office.

Stephens County Appraisal District does not have any open arbitration hearings, SOAH hearings or suits filed in the district court at this time.

STEPHENS COUNTY APPRAISAL DISTRICT



		2024	2023	2022	2021	2020
# OF PROTEST	REAL PROPERTY	405	640	663	175	150
	MINERAL PROPERTY	1879	12	4	18	29
	INDUSTRIAL PROPERTY	2401			9	45
	PERSONAL PROPERTY	7	8	2	5	2
PRELIMINARY VALUE	REAL PROPERTY	\$ 737,063,229	\$ 574,790,000	\$ 627,621,153	\$ 492,307,915	\$ 413,224,913
	MINERAL PROPERTY	\$ 97,302,000	\$ 123,565,000	\$ 104,481,000		
	INDUSTRIAL PROPERTY	\$ 84,897,000	\$ 78,273,000	\$ 67,354,000		
	PERSONAL PROPERTY	\$ 21,938,254	\$ 23,400,000	\$ 22,002,608		
CERTIFIED VALUE	REAL PROPERTY	\$ 712,681,196	\$ 791,022,450	\$ 565,615,669	\$ 469,803,740	\$ 401,548,094
	MINERAL PROPERTY	\$ 105,610,680	\$ 129,291,170	\$ 120,045,560	\$ 52,335,780	\$ 64,917,380
	INDUSTRIAL PROPERTY	\$ 89,721,882	\$ 88,893,509	\$ 81,870,594	\$ 70,700,980	\$ 92,737,106
	PERSONAL PROPERTY	\$ 26,438,676	\$ 24,669,901	\$ 20,891,991	\$ 21,528,632	
PERCENT CHANGE IN VALUE	REAL PROPERTY	-3.31%	37.62%	-9.88%	-4.57%	-2.83%
	MINERAL PROPERTY	8.54%	4.63%	14.90%		
	INDUSTRIAL PROPERTY	5.68%	13.57%	21.55%		
	PERSONAL PROPERTY	20.51%	5.43%	-5.05%		
SETTLED	Total # of Protest	2342	660	669	207	226
	Informally Settled	116	415	539	117	83
	Settled by Waiver	1574	10	48	43	63
	Withdrawn	553	171	62	19	58
	ARB as Joint Motion	67	40			
	Failure to Appear	7	8		8	3
	ARB Determination	22	3	20	20	19
PENDING	REAL PROPERTY	3	3			
	MINERAL PROPERTY					
	INDUSTRIAL PROPERTY					
	PERSONAL PROPERTY					

OBSERVATIONS:

- This was the first year the CAD tracked industrial and mineral protests, consequently, this year's numbers look much larger than previous years.
- Locally, the number of protests were down from the previous year. We believe this was due to little movement in values other than land, which was the leading complaint in the real property hearings we did have.
- Stephens CAD still manages to handle the great majority of the protests through informal settlement and waivers.
- We have also initiated the use of "Top Line Agreements" with agents. These agreements allow the agent to settle without eliminating the owner's rights to arbitration or court.

STEPHENS COUNTY APPRAISAL DISTRICT



RATIO STUDY ANALYSIS

PROPERTY VALUE STUDY

According to Chapter 5 of the Texas Tax Code and Section 403.302 of the Texas Government Code, the State Comptroller’s Property Tax Division (PTD) conducts property value study (PVS) of each Texas school district and each appraisal district every other year. As part of this study, the code requires the Comptroller to use sales and recognized auditing and sampling techniques; review each appraisal district’s appraisal methods, standards, and procedures to determine whether the district used recognized standards and practices (MAPS review); tests the validity of school district taxable values in each appraisal district and presumes the appraisal roll values are correct when values are valid; and, determines the level and uniformity of property tax appraisal in each appraisal district.

One independent school district has property solely in Stephens CAD and five others have overlapping property. Two of these have an amount sizeable enough to be evaluated in the PVS. The preliminary results of this study are released in February of the year following the year of evaluation. The results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) the following July of each year. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions. The final results of the 2023 Stephens CAD Property Value Study were released in August 2024 and can be viewed at: <https://comptroller.texas.gov/taxes/property-tax/pvs/2021f/index.php>.

School District	2023	2022	2021	2020	2019	2017
Breckenridge	FAILED	FAILED	FAILED	GRACE PD.	GRACE PD.	PASSED
Moran	PASSED	PASSED	FAILED	NOT TESTED	PASSED	PASSED
Woodson	PASSED	PASSED	FAILED	NOT TESTED	PASSED	PASSED

In 2020, the CAD was 25% low in CAT A in 2020 and corrected it in 2021 as sales were relatively flat. In late 2020 and throughout 2021, an aggressive statewide real estate market left the CAD behind. One of the challenges in the PVS model is that the CAD stops using sales data in January to set and create notices that go out in April; however, the Comptroller may use sales through June of the tax year in PVS reviews. This means the CAD has to determine a rate of increase in an aggressive market and attempt to predict how much sales may continue to increase in January through June or take the risk on taking a hit in the PVS by using current data up to the January 1 date. With limited sales data, Stephens CAD found it hard to make an accurate prediction for all classifications, so we took another hit.

In 2022, we established better sales information and attempted to close the margin of error, but thirty to forty percent increases essentially covered only the gap left by the increase in values, not the margin of error in the PVS. The CAD greatly increased values across the board for 2023 and appeared to close the gap tremendously.

Throughout this time period and study, one thing is evident. The E classification of properties continues to be a struggle for Stephens CAD. This is an interesting anomaly because the E properties study in Moran ISD and Woodson ISD score within margin, but for Stephens appear to be drastically low. In 2022, the CAD determined that part of the issue was lake properties, which could be classified as A or E properties depending on the CAD interpretation. Moving these properties to A properties and placing the value adjustments at the lake on the land and not the improvement has seemed to aid us in our pursuit of correct values.

The following chart shows a more detailed breakdown of the BISD PVS study by strata and year.

STEPHENS COUNTY APPRAISAL DISTRICT



CATEGORY	RATIO				
	2023	2022	2021	2020	2019
A	0.9427	0.8298	0.9537	0.7514	0.7680
STRATA 2	1.0510	0.9228	0.9737	0.6529	0.6741
STRATA 3	1.0085	0.9443	0.9736	0.7864	0.8680
STRATA 4	0.8949	0.8206	0.9304	0.7072	0.7585
STRATA 5	0.8861	0.7468	0.9424	0.8087	0.7675
D1	1.1864	1.6326	1.8995	1.3573	1.0712
E	0.7907	0.6892	0.7957	0.8673	0.7316
F1	0.9585	0.9131	0.8244	0.8390	0.9532
STRATA 2	0.9053	0.9088	0.0773	0.8623	
STRATA 3	0.9669	0.9573	0.7253	0.7444	0.9407
STRATA 4	0.9799	0.8261	0.8750	0.8577	0.8979
STRATA 5	0.9643	0.9624	0.9315	0.8724	0.9705
G	1.0155	1.0136	0.9727	1.0018	0.9779
STRATA 2	1.0259	1.0037	0.9305	0.9941	
STRATA 3	1.0221	1.0260	0.9773	0.9535	1.0078
STRATA 4	1.0103	1.0102	0.9946	0.1013	1.0144
STRATA 5	1.0072	1.0176	0.9853	1.0129	0.9717
J	n/a	n/a	1.3741	0.9447	n/a
<i>*B, C1, D2, L1, L2, M1, N, O and S not tested</i>					
RATIO	0.9060	0.8220	0.9228	0.8335	0.8256
Local Test Value	\$ 797,131,533	\$ 699,050,120	\$ 540,820,328	\$ 463,084,056	\$ 475,673,407
PTAD Value	\$ 879,806,664	\$ 850,379,117	\$ 586,062,782	\$ 555,581,925	\$ 576,127,244

- Category A improved greatly in 2023, falling just short of the margin (Eagle)
- Category D1 saw improvement as well, a combination of a local decrease and a large PTAD increase in D1 values (Eagle)
- Category E continues to be the weakest link; while we score in margin for Woodson ISD and Moran ISD, this continues to be a challenging area for Breckenridge ISD (Eagle)
- Category F was within margin in all strata (Eagle)
- Category G consistently meets in margin (TYP)

STEPHENS COUNTY APPRAISAL DISTRICT



MAPS REVIEW

In addition to the Property Value Study, the Texas Comptroller of Public Accounts conducts a biannual review of the governance of each appraisal district, taxpayer assistance provided, and the operating and appraisal standards, procedures, and methodology used by the CAD.

Property Tax Division conducted an onsite MAPS Review the week of April 29 – May 3, 2024. While the results of the audit are much improved, the CAD fell short on a few items. It should be noted that the failure of Mandatory Requirement 1 is in error. The CAD did send the entities the preliminary budget for 2025 prior to the June 15, 2024 deadline. The MAPS inspector did not get the correct data in before the report was released on that item, but has promised it will be cleared in the follow up. This will be updated as soon as updated results are released.

Mandatory Requirements	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets
Taxpayer Assistance	Meets
Operating Procedures	Meets
Appraisal Standards, Procedures and Methodology	Meets All

Appraisal District Ratings:

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement - The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	16	15	94
Taxpayer Assistance	12	11	92
Operating Procedures	21	20	95
Appraisal Standards, Procedures and Methodology	25	25	100

STEPHENS COUNTY APPRAISAL DISTRICT



From: William Thompson
Sent: Friday, June 14, 2024 2:47 PM
To: Brian Roland <brian.roland@smhtx.com>; Christie Latham <c.latham@stephenscountytexas.gov>; Cynthia Northrop <cnorthrop@breckenridgetexas.gov>; Michael Roach <mroach@stephenscountytexas.gov>; Prairie Freeman <p.prairie.freeman@breckenridgeisd.org>; Jonathan Scott <jonathanscott@albanyschools.net>; Sonny Cruse <sonny.cruse@grahamisd.com>; John Denson <jdenson@moran.esc14.net>; Donald Hughes <dhughes@ranger.esc14.net>; Casey Adams <casey.adams@woodsonisd.net>
Cc: Stephens County Treasurer <treasurer@stephenscountytexas.gov>; Brittany Marks <brittany.marks@breckenridgeisd.org>; Diane Latham <dlatham@breckenridgetexas.gov>; Nadine Dunn <nadine.dunn@smhtx.com>; Angelyn Faith <angelyn@albanyschools.net>; Suzie Wilson <suzie.wilson@grahamisd.com>; Don Davis <don.h.davis@grahamisd.com>; Joy Felan <jfelan@ranger.esc14.net>; Melissa Vickers <melissa.vickers@woodsonisd.net>
Subject: Stephens County Appraisal District - 2025 Proposed Budget

The 2025 Proposed Budget for the Stephens County Appraisal District is attached for your review and comment. It reflects a 5% increase over 2024's approved budget.

Health insurance is probably our largest concern. We were kicked out of our pool insurance last October and had to secure insurance quickly from the open market. I am currently working to enroll in a pool in hopes to reduce our health benefit costs.

Please reach out if you have any questions, or better yet, ideas on where to cut our budget. We know that increases always go back to the taxpayer. Our goal is to maximize our benefit while minimizing our costs. Gratefully, while our expenses have increased, so has the taxable values and levy which help to spread the expense. And while we remain within the suggested range of 2.5 – 3.5% of the levy, we are moving towards the higher end of that scale. I hope to have the chance to visit with each of you and your boards/commissions and answer any questions you all may have.

Grateful to serve.

~wwt

William W. Thompson, Chief Appraiser in Training
 Stephens County Appraisal District
 Phone: 254-559-8233
 Mobile: 325-665-9603
 Web: www.stephenscad.com
 Email: w.thompson@stephenscad.com
 201 S. Rose Ave., Breckenridge, TX 76424



TARGETED APPRAISAL REVIEW PROCESS (TARPS)

Based on the MAPS 2020 and 2022 failure and the failed PVS, Stephens CAD received a TARP Review in March. Targeted reviews are a new step by the Comptroller and the CAD was in the first round of such reviews. The results of the TARP come in the form of recommendations to the CAD and should be released in January of 2025. This report will be updated with that information once provided.

STEPHENS COUNTY APPRAISAL DISTRICT



LEGISLATIVE CHANGES

The House of Representatives and the state Senate constitute the Texas Legislature. The legislature's duties include consideration of proposed laws and resolutions, consideration of proposed constitutional amendments for submission to the voters, and appropriation of all funds for the operation of state government. All bills for raising revenue considered by the legislature must originate in the House of Representatives. The House alone can bring impeachment charges against a statewide officer, which the Senate must try.

The Legislature of the State of Texas, operating under the biennial system, convenes its regular sessions at noon on the second Tuesday in January of odd-numbered years. The maximum duration of a regular session is 140 days. The governor is given authority under the state constitution to convene the legislature at other times during the biennium. Such sessions are called special sessions and reserved for legislation that the governor deems critically essential in state affairs. Called sessions are limited to 30 days, during which the legislature is permitted to pass laws only on subjects submitted by the governor in calling for the session.

THE 88TH SESSION OF THE TEXAS LEGISLATURE

- The \$321.3 billion spending plan that Texas lawmakers approved for the next two years is balanced
- The Texas Comptroller told lawmakers at the beginning of the session that they would have \$188.2 billion in general revenue to work within their budget process, including a historic \$32.7 billion surplus. The 2024-25 budget allocates some \$144 billion in state tax money
- Several constitutional amendments were proposed and passed — including a \$1.5 billion effort to expand broadband, a \$1 billion Texas Water Fund to pay for infrastructure, and potentially a homestead exemption if lawmakers agree on a property tax-relief plan; the remaining fills the state's emergency coffers and highway funds and makes payments toward stabilizing its retirement investment fund. It includes pay raises for employees of state agencies and retired teachers
- Another \$7 billion of the surplus toward current-cycle needs — such as replacements for the state's aging vehicle fleets, new parkland acquisition, flood mitigation projects, school safety measures, and mental health hospitals — the budgets leave \$10 billion in projected revenue unspent for the next two years. The supplemental bill was certified and sent to the governor Monday
- The spending plan is well below the constitutional requirement that lawmakers spend less than the \$188 million available. And at a 10.5% increase in tax spending over the current cycle, the budget comes in well under the state's constitutional and statutory caps on spending increases that state leaders set at 12.3%

The House passed the budget 124-22. Senators approved it 29-2.

NEW TEXAS PROPERTY TAX LAW

The centerpiece of the package is Senate Bill 2.

- lowers the school property tax rate for all homeowners and business properties. And Texas homeowners will also see their homestead exemption increase from \$40,000 to \$100,000. Homeowners over 65 and disabled will see their homestead exemption rise to \$110,000.
- includes a "circuit breaker" provision for non-homesteaded residential and commercial properties. This will limit the annual growth of tax bills for all such properties worth \$5 million or less to no more than 20 percent under a three-year pilot project.
- contains a provision that will let voters in counties of more than 75,000 people elect three members of their countywide appraisal boards starting in May 2024.
- SB 3 provides franchise tax relief for small business owners.
- the House and Senate approved House Joint Resolution 2, which will put a constitutional amendment to enact the property tax cuts on the November ballot.
- voters passed 13 of the 14 constitutional amendments proposed on the November election date

The



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: 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*).

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The property in question is adjacent to City Hall to the west. There is a substandard home on the newly acquired property (by Steve Whitmire). The city staff has been working with the previous owner and current owner (Whitmire) to clean the property up. We proposed a replat and sought his agreement to deed the home over to the City. This will allow us to demo the home and dispose of it in our Monofil and will provide room for us to add parking adjacent to City Hall.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Planning & Zoning reviewed this request on Monday, February 24, 2025, and recommend approval.



Search Here: ▼ R000013270 X Q

Show search results for R00...

- +
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- Home
- Location
- Previous
- Next

32°45'23"N 98°54'21"W

0 20 40ft



METES AND BOUNDS DESCRIPTION 0.69 ACRE TRACT

All that certain 0.69 acre tract or parcel of land situated in the City of Breckenridge, Texas in the northeast quarter of the Lunatic Asylum Lands Section Number 9, grantee D.W. Hullum, Abstract Number 86, patent filed 12 June 1877, and recorded in volume B page 386 of the Deed Records of the County of Stephens, State of Texas, and said tract being part of Tract No. 3 as described in Deed to Steven Wayne Whitmire, filed 28 August 2024, and recorded in volume 2263 page 492 of the Official Public Records of said Stephens County, and being all of a tract as described in deed to City of Breckenridge, Texas, filed 15 May 1998, and recorded in volume 1374 page 119 of said official public records, and said tract being all of a tract as described in deed to City of Breckenridge, Texas, filed 04 January 2001, and recorded in volume 1568 page 277 of said official public records, and said tract being all of Lots 1, 2, 3, 4, 5, and 6 of Block 7 of the Original Town of Breckenridge, dated May 1878, and recorded in volume C page 34 of the deed records, said plat now located in Slide 91B, and being more particularly described as follows;

BEGINNING for the northwest corner of the tract being described herein at a found iron rod with plastic cap marked "5560", same being the northwest corner of said Block 7, said rod being at the intersection of the south line of West Elm Street, and the east line of North McAmis Street, and said rod also having a North Central Texas State Plane Coordinate of N:6958273.07 E:1843634.60;

THENCE: South 89 degrees 52 minutes 57 seconds East, with the north line of said Block 7, and with the south line of said Elm Street, and passing at 60.22 feet a set 1/2 inch rebar and continuing on said course, and passing at 125.22 feet a found iron rod with plastic cap marked "4015" and continuing on said course a total distance of 300.00 to a found iron rod with brass cap for the northeast corner of this tract, same being the northeast corner of said Block 7, said rod being on the west line of South Rose Avenue;

THENCE: South 00 degrees 01 minutes 09 seconds West, with the east line of said block 7, and the west line of said Rose Avenue, a distance of 100.00 feet to a set 1/2 inch rebar for the southeast corner of this tract, said rebar being on the north line of a platted 15 foot wide alley;

THENCE: North 89 degrees 54 minutes 34 seconds West, with the north line of said alley, and passing at 175.00 feet a found iron rod with plastic cap marked "4015" and continuing on said course, a total distance of 300.00 feet to a found iron rod with plastic cap marked "5560" for the southwest corner of this tract, said rod being on the west line of said Block 7, said rod being on the east line of said McAmis Avenue, from said rod a found MAG nail being the northwest corner of Lot 7 of said Block 7 bears South 00 degrees 01 minutes 08 seconds West, a distance 16.29 feet;

THENCE: North 00 degrees 01 minutes 09 seconds East, with the west line of said Block 7, and the east line of said McAmis Street, a distance of 100.14 feet to the **POINT OF BEGINNING** and containing 0.69 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Steven Wayne Whitmire** does hereby adopt this plat designating the herein described property as Lots 1R and 2R, Block 7, being a **Replat** of all of Lots 1, 2, 3, 4, 5, and 6, of Block 7 of the Original Town of Breckenridge, County of Stephens, State of Texas, and do hereby adopt this plat dedication to the public for public use forever the streets, alleys, parks, water courses, drains, easements, rights-of-way, and other public places shown on the attached plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Breckenridge, Stephens County, Texas.

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

Authorized Signature of Owners

Printed Name

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____ 2025.

Notary Public,
State of Texas

Commission Expires: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **The City of Breckenridge** does hereby adopt this plat designating the herein described property as Lots 1R and 2R, Block 7, being a **Replat** of all of Lots 1, 2, 3, 4, 5, and 6, of Block 7 of the Original Town of Breckenridge, County of Stephens, State of Texas, and do hereby adopt this plat dedication to the public for public use forever the streets, alleys, parks, water courses, drains, easements, rights-of-way, and other public places shown on the attached plat.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Breckenridge, Stephens County, Texas.

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

Authorized Signature of Owner

Printed Name

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____ 2025.

Notary Public,
State of Texas

Commission Expires: _____

APPROVALS:

Recommended for Final Approval

City Manager _____ Date _____

Mayor of the City of Breckenridge _____ Date _____

State of Texas
County of Stephens

ATTEST:

I hereby certify that the foregoing plat was approved by the City Council of the City of Breckenridge on the _____, day of _____, 2025.

This approval shall be invalid, unless the approved plat of said subdivision is recorded in the office of County Clerk of Stephens County, Texas within thirty (30) days from the date of final approval. The said subdivision shall be subject to all requirements of the Platting Ordinance of the City of Breckenridge.

Witness my hand this _____, day of _____, 2025.

City Secretary _____

State of Texas
County of Stephens

I hereby certify that the foregoing plat was filed for record in my office at

_____ o'clock, ____m. this _____ day of _____, 2025 in Cabinet _____,

Slide _____, of the Plat Records of Stephens County, Texas.

Stephens County Clerk _____

SURVEYORS CERTIFICATION:

To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made under my direct supervision.

All monuments have been found or set as shown hereon.



Eric Brennan, RPLS
Texas Registered Professional
Land Surveyor No. 5560
for and on behalf of Owen
Surveying Company

REPLAT

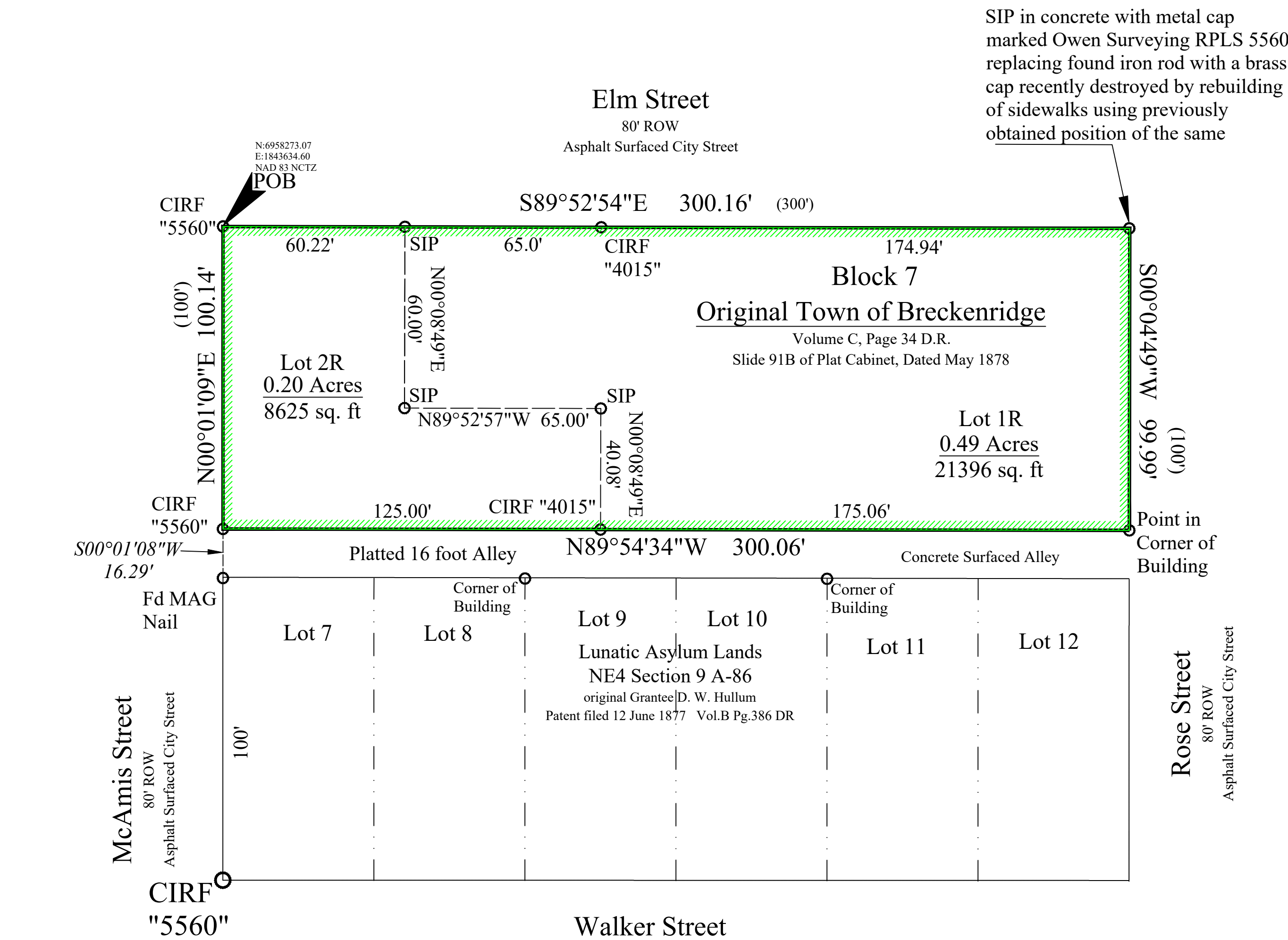
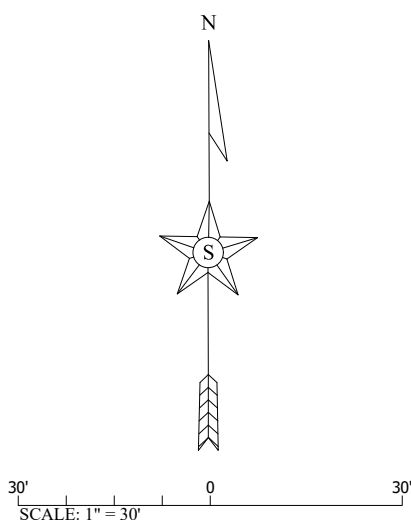
For Lot 1R and 2R being a **Replat** of
Lots 1, 2, 3, 4, 5 and 6 of Block 7 of the
Original Town of Breckenridge,
County of Stephens, State of Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

SUBDIVISION PLAT: STEPHENS COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale: 1" = 30' Date: 31 January 2025 Print Number B - 526RP



BASIS OF BEARING:

NAD 83 Texas North Central Zone
Grid Bearings

SURVEY NOTES:

- This survey is made subject to any rights that may exist in adjoining land owners to any portion of the subject property that may constitute accretion, the length of time any fence has been located on the subject property or adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession.
- Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands.
- The surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
- Coordinates shown hereon are for general locative purposes only and are not the controlling feature for the position shown hereon.

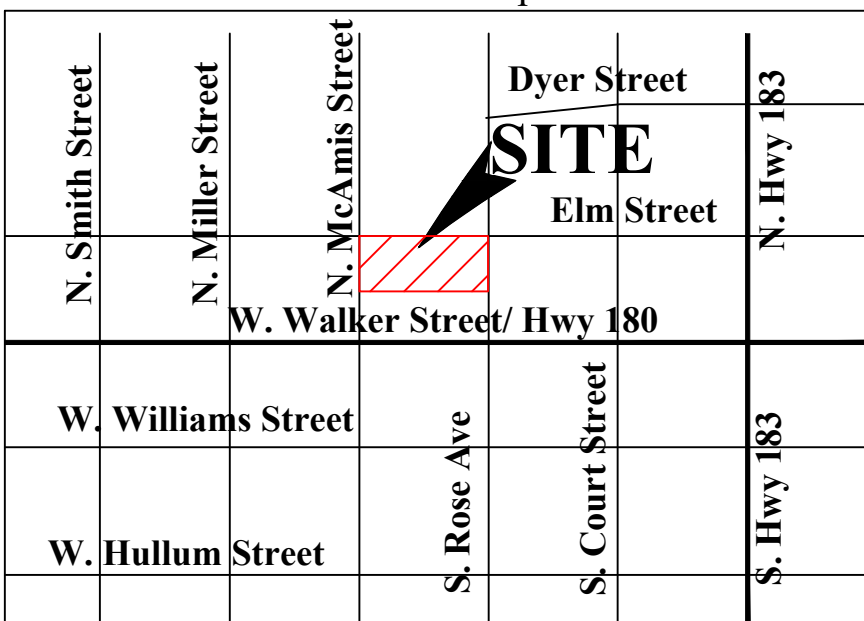
Proprietary Assets Notice:

This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

Legend
SIP = Set 1/2 inch Rebar
with plastic cap
marked 5560
FIR= Found iron rod

Intention of Plat
It is the intention of this plat and desirous of the owners of the lands shown hereon, by this plat do establish a new line between the parties of the City of Breckenridge and Steven Wayne Whitmire. By this plat both the aforementioned parties agree that the line between Lot 1R and 2R shall be the common boundary between the aforementioned said parties, with the City of Breckenridge to be the owner of Lot 1R and Steven Wayne Whitmire to be the owner of Lot 2R.

Location Map NTS



Property Owners:
City of Breckenridge
105 N. Rose Ave
Breckenridge, TX 76424

Steven Wayne Whitmire
2452 US HWY 183 South
Breckenridge, TX 76424

Deed References:
SWDVL
Steven Wayne Whitmire
20 August 2024
Vol.2263 Pg.492 OPR
Tract No.3
(Lots 5 & 6 and W/2 Lot 4)

GWD
City of Breckenridge
15 May 1998
Vol. 1374 Pg. 119 DR
(Lots 1 & 2 and E/2 Lot 3)

WD
City of Breckenridge
04 January 2001
Vol. 1568 Pg. 277 DR
(Lots E/2 Lot 4 and W/2 3)

PLANNING & ZONING MEETING NOTIFICATION REPLY

Property:

1. 105 N. Rose & 317 W. Elm

Type of Request:

Replat

PZ Meeting Date:

Monday, February 24, 2025

PLEASE PRINT LEGIBLY

Property Owner Name:

WIMBERLEY INC.

Property Owner Address:

400 W. WALKER ST.BRECKENRIDGE, TX 76424

Property Owner Telephone:

254-559-3388

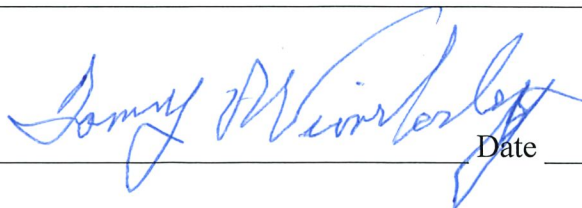
Property Owner Email:

tommywimberley@gmail.com**PLEASE CHECK ONE**

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

COMMENTS

Property Owner Signature



Date

2/14/25



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: 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).*

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The property owner would like to replat the property from the existing 3 lots into 2 lots. The property currently has a structure on the southeast corner of Lot 3.

Both lots are zoned R-3 (Multi-Family Dwelling). One lot will now measure 7,500.54 square foot and the other 14,999.46 square foot.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Planning & Zoning Commissioners met on February 24, 2025, and recommended approval.

Search Here: ▼

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Show search results for R00...



R10570

R10574

R10575

32°45'26"N 98°53'33"W

0 20 40ft



PLANNING & ZONING MEETING NOTIFICATION REPLY

Property:

1. 704 E. Dyer

Type of Request:

Replat

PZ Meeting Date:

Monday, February 24, 2025

PLEASE PRINT LEGIBLY

Property Owner Name:

Branda Bernal Trejo

Property Owner Address:

307 N Butte StBreckenridge TX 76424

Property Owner Telephone:

(254) 246 3433

Property Owner Email:

Cora-NayBB@ hot mail. Com**PLEASE CHECK ONE**

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

COMMENTS

Property Owner Signature

BRENDA BERNAL TREJO

Date

2/24/2025

PLANNING & ZONING MEETING NOTIFICATION REPLY

Property:

1. 704 E. Dyer

Type of Request:

Replat

PZ Meeting Date:

Monday, February 24, 2025

PLEASE PRINT LEGIBLY

Property Owner Name:

David Ponce

Property Owner Address:

710 East DyerBreckenridge, TX 76424

Property Owner Telephone:

817-917-9397

Property Owner Email:

poncedavid1960@gmail.com**PLEASE CHECK ONE**

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

COMMENTS

Property Owner Signature

David Ponce

Date

2-13-25



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

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

Department: Administration

Staff Contact: Cynthia

Title: City Manager

BACKGROUND INFORMATION:

Raydon, Inc. is the contractor for the Street Improvement Project – Phase 2. This is a change order to the project that includes the following changes, most of which were initiated by the city to take advantage of the current contractor's readiness and contract pricing to include streets already identified in the street improvement plan.

- Cactus Cove
- North Harding
- North Harvey

FINANCIAL IMPACT:

This change order increases contract price by \$210,244.65, from \$2,619,827.18 to \$2,830,071.83.

STAFF RECOMMENDATION:

Consider approval of Change Order #2 for the Street Improvement Project and authorize the City Manager to execute the documents.

CHANGE ORDER NO.: 2Owner: **City of Breckenridge**Engineer: **eHT**Contractor: **Raydon, Inc.**Project: **2024 Paving Improvements – Phase 1**Contract Name: **N/A**Date Issued: **2/26/2025**Owner's Project No.: **N/A**Engineer's Project No.: **5580-40**Contractor's Project No.: **N/A**Effective Date of Change Order: **2/26/2025**

The Contract is modified as follows upon execution of this Change Order:

Description:

- Additional Paving on North Harding, North Harvey, and Cactus Cove. See attached exhibit.
- Quantity rectification of original contract items.

Attachments:

Cost Breakdown Spreadsheet, Updated Plan Sheets

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 2,405,233.20		Substantial Completion:	90 days
		Ready for final payment:	120 days
Increase from previously approved Change Orders		Increase from previously approved Change Orders	
\$ 214,593.98		Substantial Completion:	N/A
		Ready for final payment:	N/A
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 2,619,827.18		Substantial Completion:	90 days
		Ready for final payment:	120 days (10/19/24)
Increase this Change Order:		Increase this Change Order:	
\$ 210,244.65		Substantial Completion:	180
		Ready for final payment:	180
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 2,830,071.83		Substantial Completion:	270 days
		Ready for final payment:	300 days (4/17/25)

Recommended by Engineer

Accepted by Contractor

By: _____

By: _____

Title: Project Manager

Title: _____

Date: _____

Date: _____

Authorized by Owner

By: _____

Title: _____

Date: _____

Pending Work Change Directives


City of Breckenridge
2024 Paving Improvements

Engineer **eHT**
Contractor **Raydon**
Project No. **5580-40**


Awarded Contract - \$2,405,233.20
Current Contract - \$2,619,827.18

Contract Item No.	Description	Quantity	Unit	Unit Price	Total Cost	Description
No. 8 -						
	Cactus Cove					
4	Hot Mix Asphaltic Concrete (2") (Type D) (PG 70-22) Over-Lay	780	TON	\$ 141.00	\$ 109,980.00	5,910 SY
5	Tack Coat (CSS-1H) (0.25 GAL/SY)	1477	GAL	\$ 6.50	\$ 9,600.50	5,910 SY
N/A	Mill Existing Asphalt at Tie-In Location	130	SY	\$ 2.00	\$ 260.00	130 SY
N/A	Tack Coat (CSS-1H) (0.25 GAL/SY) (Tie-In Location)	32.5	GAL	\$ 6.50	\$ 211.25	130 SY
11	Hot Mix Asphaltic Concrete (2") (Type D) (PG 70-22) (Tie-in Locations)	15.0	TON	\$ 151.00	\$ 2,257.45	130 SY
	Total No. 8				\$ 122,309.20	
No. 9 -						
	North Harding					
4	Hot Mix Asphaltic Concrete (2") (Type D) (PG 70-22) Over-Lay	836	TON	\$ 141.00	\$ 117,876.00	6,323 SY
5	Tack Coat (CSS-1H) (0.25 GAL/SY)	1581	GAL	\$ 6.50	\$ 10,276.50	6,323 SY
N/A	Mill Existing Asphalt at Tie-In Location	750	SY	\$ 2.00	\$ 1,500.00	Includes Milling Along Drainage Flume
N/A	Tack Coat (CSS-1H) (0.25 GAL/SY) (Tie-In Location)	187.5	GAL	\$ 6.50	\$ 1,218.75	405 SY
11	Hot Mix Asphaltic Concrete (2") (Type D) (PG 70-22) (Tie-in Locations)	40.0	TON	\$ 151.00	\$ 6,040.00	405 SY
20	Concrete Valve Collar	2	EA	\$ 525.00	\$ 1,050.00	
21	Concrete Manhole Collar	4	EA	\$ 840.00	\$ 3,360.00	
	Total No. 9				\$ 141,321.25	
No. 10 -						
	North Harvey					
4	Hot Mix Asphaltic Concrete (2") (Type D) (PG 70-22) Over-Lay	490	TON	\$ 141.00	\$ 69,090.00	3,690 SY
5	Tack Coat (CSS-1H) (0.25 GAL/SY)	922	GAL	\$ 6.50	\$ 5,993.00	3,690 SY
N/A	Mill Existing Asphalt at Tie-In Location	350	SY	\$ 2.00	\$ 700.00	350 SY
N/A	Tack Coat (CSS-1H) (0.25 GAL/SY) (Tie-In Location)	87.5	GAL	\$ 6.50	\$ 568.75	350 SY
11	Hot Mix Asphaltic Concrete (2") (Type D) (PG 70-22) (Tie-in Locations)	40.0	TON	\$ 151.00	\$ 6,040.00	350 SY
20	Concrete Valve Collar	4	EA	\$ 525.00	\$ 2,100.00	
21	Concrete Manhole Collar	1	EA	\$ 840.00	\$ 840.00	
	Total No. 10				\$ 85,331.75	
No. 11 -						
	Original Contract Changes					
3	Erosion Control	-1	LS	\$ 15,600.00	\$ (15,600.00)	Not Completed
6	Base Material (6") (Type A, Grade 1 or 2) (Widening)	-490	CY	\$ 81.06	\$ (39,719.40)	No widening completed
7	Prime Coat (AEP) (0.25 GAL/SY) (Widening)	-732.5	GAL	\$ 6.50	\$ (4,761.25)	No widening completed
8	Hot Mix Asphaltic Concrete (2") (Type D) (PG 70-22) (Widening)	-337	SY	\$ 141.00	\$ (47,517.00)	No widening completed
9	Demolish, Remove & Dispose of Existing Pavement (Tie-in Locations)	-6,090	SY	\$ 7.11	\$ (43,299.90)	Tie-In Locations weren't removed, only milled
N/A	Mill Existing Asphalt at Tie-In Location	6090	SY	\$ 2.00	\$ 12,180.00	Milling Tie-In Locations
	Total No. 11				\$ (138,717.55)	
	Combined Total				\$ 210,244.65	

P:\Projects\Breckenridge, City of\5580 General Services Agreement\5580-40 2024 Paving Improvements (Phase I & II)\10 CAD\8. MISC\5580 - 33 - PAVEMENT IMPROVEMENT EXHIBITS.dwg

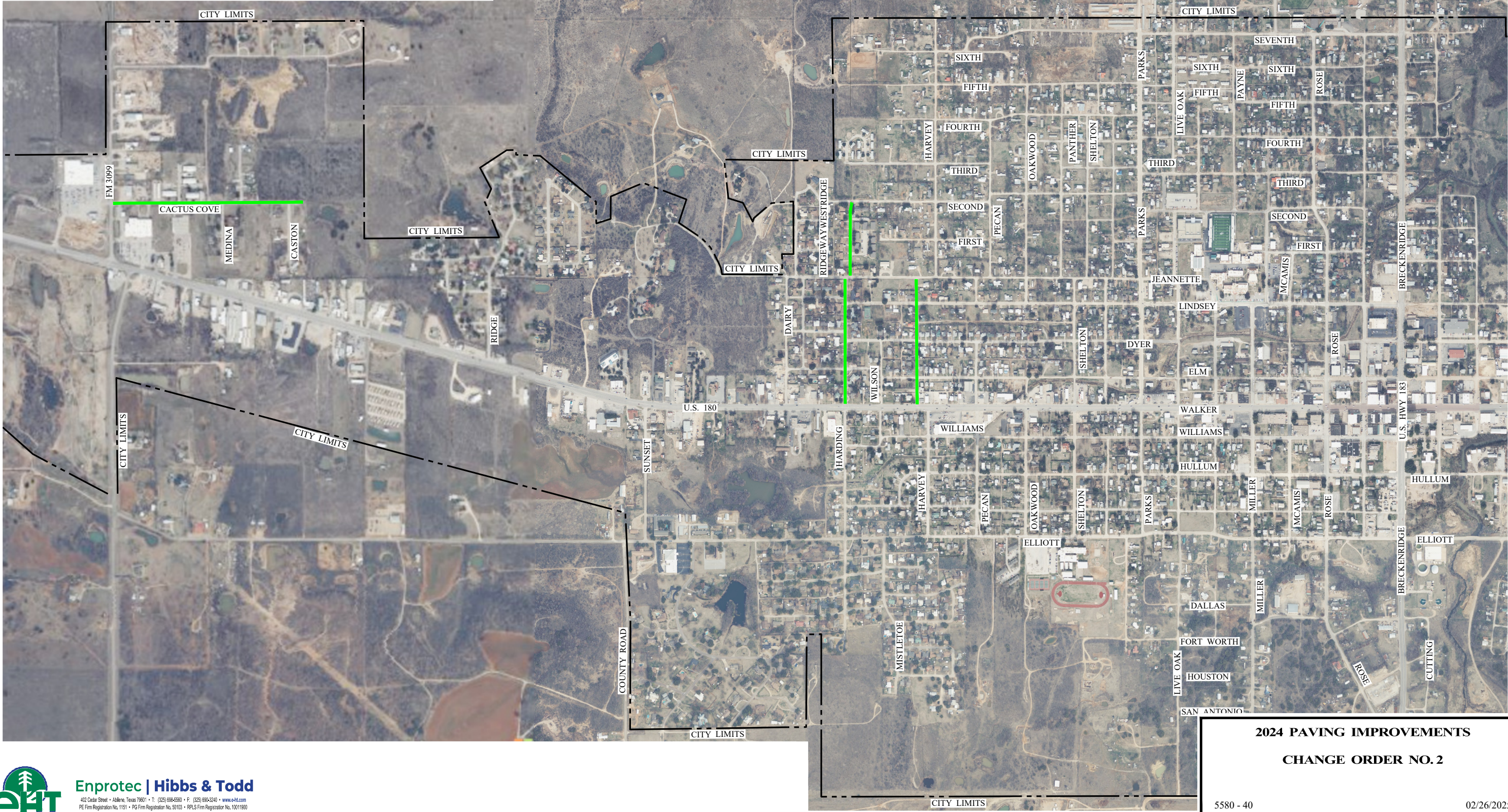


LEGEND

 ROADWAYS ADDED VIA CHANGE ORDER 2

500 0 1000

SCALE IN FEET



2024 PAVING IMPROVEMENTS

CHANGE ORDER NO. 2

5580 - 40

02/26/2025



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

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

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

We continue to make progress on our Street Improvement Plan. We have completed Phase I (Rose, Elliott, 7th) and are nearing completion on Phase II Street Improvements.

This Work Order allows our Engineers to continue moving forward with PS&E (plans, specifications, and estimates) and preparation for the upcoming Request for Proposals for Phase III.

FINANCIAL IMPACT:

Survey:	\$ 15,000
Engineering Design:	\$ 100,000
Bidding Phase:	\$ 7,500
Construction Mgmt.	\$ 85,000
Construction Inspection	\$ 65,000
Materials Testing:	<u>\$ 15,000</u>
Total:	\$ 287,000

STAFF RECOMMENDATION:

Consider approval of Engineering Work Order #42 as presented and authorize the City Manager to execute the agreement.

**Engineering Services
Work Order No. 042
Under Engineering Services Agreement Executed on October 1, 2012**

Phase III Paving Improvements

Scope of Services:

ENGINEER to provide engineering services to assist the City of Breckenridge (OWNER) with plans, specifications, bidding documents and construction management associated with the Phase III Paving Improvements Project. Construction plans and specifications will be in accordance with City requirements.

The paving improvements are intended to follow recommendations identified in the 2023 Pavement Evaluation Report along with consideration of water replacement projects recently funded by the Texas Water Development Board. The preliminary Phase II paving improvements map is attached for reference.

Compensation

The work is authorized under the terms and conditions of the Engineering Services Agreement between the City of Breckenridge (OWNER) and ENGINEER. The compensation for services shall be as follows:

Survey:	\$ 15,000
Engineering Design:	\$ 100,000
Bidding Phase:	\$ 7,500
Construction Management:	\$ 85,000
Construction Inspection (Part-time):	\$ 65,000
Materials Testing:	\$ 15,000
	\$ 287,500

Schedule

The work is to be completed on an accelerated schedule to meet the intended bidding schedule and paving season.


Deliverables

1. Project plans, specifications and bidding documents
2. Coordination and attendance of pre-construction conference
3. Review of submittal documents, construction management and inspection
4. Final inspection and recommendation of acceptance

Upon execution, this Work Order authorizes ENGINEER to proceed with the above-referenced services.

ENPROTEC / HIBBS & TODD, INC.

CITY OF BRECKENRIDGE, TEXAS



Signature

3/04/2025

Date

Signature

Date

Sage Diller, P.E.

Printed or Typed Name

Printed or Typed Name

Vice President

Title

Title



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding Ordinance 2025-04 amending Chapter 5 “Buildings and Structures” of the Breckenridge Code of Ordinances.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

We have initiated a work group to develop solutions to inconsistent addressing (all properties should have 911 Addresses), making it difficult for law enforcement/fire services/code enforcement to find homes.

Working with the West Central Texas Council of Governments (COG), USPS, Appraiser, Stephens County and COB PD, FIRE, and Code, we have a path forward to resolving this challenge. The first step is to update our ordinance to require 911 Addressing (state law already does require, it just hasn’t always been done) and to require all buildings (residential/commercial/industrial) to display their 911 address on their structure where it is visible from the street.

The next step will be a public education campaign, and COG and USPS will conduct audits simultaneously. Once we have their audits, we will notify all residents (mailing) of the required compliance and provide residents with info on how to ensure they have a 911 Address.

FINANCIAL IMPACT:

The cost of a city-wide mailing: approximately \$2000

STAFF RECOMMENDATION:

Consider approval of Ordinance 2025-04 as presented.

ORDINANCE NO. 2025-00

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 5 “BUILDINGS AND STRUCTURES”, ARTICLE I “IN GENERAL” OF THE BRECKENRIDGE CODE OF ORDINANCES TO REVISE SECTION 5-1 “BUILDING AND RESIDENTIAL CODES ADOPTED” AND CHAPTER 9 “FIRE PROTECTION AND PREVENTION”, ARTICLE I “IN GENERAL”, SECTION 9-8 “CODE—ADOPTION” TO ADOPT LOCAL AMENDMENTS TO UNIFORM CODES REGARDING IDENTIFICATION OF ADDRESSES; AMENDING CHAPTER 5 “BUILDINGS AND STRUCTURES”, ARTICLE I “IN GENERAL” TO ADD SECTION 5-23 “ADDITIONAL ADDRESS REQUIREMENTS” TO REQUIRE APPROVED 911 ADDRESSES; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING 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 adopt ordinances “necessary to protect health, life, and property” within the City, as long as those ordinances are not inconsistent with State law, pursuant to Section 3.2 of the Charter;

WHEREAS, the City Commission of the City of Breckenridge (the “City Commission”) has adopted the International Building Code and International Residential Code to regulate buildings within the City in Chapter 5 of the Breckenridge Code of Ordinances (the “Code”) and has adopted the International Fire Code in Chapter 9 of the Code, but wishes to adopt amendments to those uniform codes to impose more stringent requirements concerning address identification;

WHEREAS, pursuant to Sections 214.212(e) and 214.216(f) of the Texas Local Government Code, the City Commission held a hearing on these proposed amendments;

WHEREAS, the City Commission wishes to require that all properties within the City have addresses established through the 9-1-1 registry through the West Central Texas Council of Governments; and

WHEREAS, the City Commission finds that adoption of this Ordinance is in the best interest of the health, safety, and welfare of the citizens of the City.

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

I. Amendment of Section 5-1. Chapter 5 “Buildings and Structures”, Article I “In General”, Section 5-1 “Building and Residential Codes Adopted” of the Breckenridge Code of Ordinances is hereby amended in the following, and all articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

Sec. 5-1. – Building and residential codes adopted.

(a) The International Building Code, 2021 edition, is hereby adopted as the building code of the city in such edition and with such amendments as may be established by state law and/or ordinance of the city commission and shall apply to all nonresidential buildings and structures in the city. Any and all subsequent editions of the International Building Code are hereby adopted by the City of Breckenridge and shall be in effect on December 31st at midnight in five-year intervals (i.e., 2026, 2031, 2036, 2041, etc.) by the International Code Council. A copy of the International Building Code in effect at any given time shall be maintained on file in the office of the city secretary.

(b) The following amendments to the International Building Code are hereby adopted:

(1) Section 502.1 “Address Identification” shall be amended to read as follows:

502.1. Address Identification

New and existing buildings shall be provided with approved 911 address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole, or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numbers of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

(c) The International Residential Code, 2021 edition, is hereby adopted as the residential code of the city in such edition and with such amendments as may be established by state law and/or ordinance of the city commission and shall apply to all residential buildings and structures in the city. Any and all subsequent editions of the International Residential Code are hereby adopted by the City of Breckenridge and shall be in effect on December 31 at midnight in five-year intervals (i.e., 2026, 2031, 2036, 2041, etc.) by the International Code Council. A copy of the International Residential Code in effect at any given time shall be maintained on file in the office of the city secretary.

(d) The following amendments to the International Residential Code are hereby adopted:

(1) Section R319.1 “Address Identification” shall be amended to read as follows:

R319.1 Address Identification

New and existing buildings shall be provided with approved 911 address identification. The address identification shall be legible and placed in a position that is visible from

the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole, or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numbers of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

II. Amendment of Section 9-8. Chapter 9 “Fire Protection and Prevention”, Article I “In General”, Section 9-8 “Code—Adoption” of the Breckenridge Code of Ordinances is hereby amended in the following, and all articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

Sec. 9-8. - Code—Adoption.

(a) A certain document, one (1) copy of which is on file in the office of the city secretary of the City of Breckenridge, being marked and designated as the International Fire Code, including Appendix Chapters A-G, latest edition, as published by the International Code Council, be and is hereby adopted as the code of the City of Breckenridge for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Breckenridge and providing for the issuance of permits for hazardous uses or operations, and each and all of the regulations, provisions, conditions and terms of such International Fire Code, latest edition, published by the International Code Council, on file in the office of the City of Breckenridge are hereby referred to, adopted and made a part hereof as if fully set out in this section.

(b) These regulations shall be known as the Fire Code of the City of Breckenridge, hereinafter referred to as “this code”.

(c) The following amendments to this code are hereby adopted:

(1) Section 505.1 “Address Identification” shall be amended to read as follows:

505.1 Address Identification

New and existing buildings shall be provided with approved 911 address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of ½ inch (12.7 mm).

Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole, or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numbers of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

III. Addition of Section 5-23. Chapter 5 “Buildings and Structures”, Article I “In General” of the Breckenridge Code of Ordinances is hereby amended by adding Section 5-23 “Additional Address Requirements” to read as follows, and all articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

Sec. 5-23. -Additional address requirements.

All new and existing buildings within the City shall obtain approved 911 address identification from the West Central Texas Council of Governments prior to connecting or reconnecting any utility service.

IV. Repeal. Any prior ordinances or ordinance provisions are hereby repealed to the extent they are in conflict with the terms of this Ordinance. Any remaining provisions of said ordinances shall remain in full force and effect.

V. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Breckenridge hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, clauses, or phrases be declared unconstitutional or invalid.

VI. Open Meetings. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance was given, all as required by Chapter 551, as amended, Texas Government Code.

VII. Effective Date. This Ordinance shall become effective immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED on this the 4th day of March 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 approving Ordinance 2025 – 05 amending Chapter 13 “Occupational Licenses and Regulations,” Article VI, Gaming Machines

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

This update to the Ordinance will help us streamline processes as it involves tracking and processing and will enable us to deny permits if certain criteria exist. Currently, the internal process is fractured and involves several people. This update will reduce the number of people involved and include the Police Department and Code Enforcement, reducing the potential for miscommunication. The update will also add mechanisms to deny permit applicants who have been involved in illegal gambling.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of Ordinance 2025-05 as presented.

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY OF BRECKENRIDGE, TEXAS AMENDING CHAPTER 13 “OCCUPATIONAL LICENSES AND REGULATIONS”, ARTICLE VI “GAMING MACHINES” OF THE BRECKENRIDGE CODE OF ORDINANCES TO STRENGTHEN REGULATIONS CONCERNING GAMING MACHINES; PROVIDING A PENALTY; PROVIDING REPEALER AND SEVERABILITY CLAUSES; AND PROVIDING 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 “license any lawful business...that is susceptible to the control of the police power” pursuant to Section 3.24 of the City’s Charter;

WHEREAS, the City Commission of the City of Breckenridge (the “City Commission”) has adopted regulations regarding gaming machines within the City in Chapter 13, Article VI of the Breckenridge Code of Ordinances;

WHEREAS, the City Commission hereby finds Chapter 13, Article IV of the Code, as it currently exists, have allowed gaming machines to be very popular, but establishments containing gaming machines have increased criminal activity within the City generally and may contain illegal gambling machines or be engaging in gambling activities in violation of Chapter 47 of the Texas Penal Code;

WHEREAS, in Chapter 2153 of the Texas Occupations Code, the state regulates music or skill or pleasure coin-operated machines and provides that cities and counties may regulate said machines through zoning and may impose a local occupations tax on said machines;

WHEREAS, the City Commission finds that the City’s ability to regulate gaming machines is not preempted by Chapter 2153 of the Texas Occupations Code and that the City’s full power of self-government allows the City to adopt regulations more restrictive than those contained in state law; and

WHEREAS, the City Commission finds that the regulations contained in this Ordinance are in the best interest of the health, safety, and welfare of the citizens of the City and are in furtherance of conserving the value of property and protecting the safety of the community.

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

I. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

II. Findings. After due deliberations, the City Commission has concluded that the adoption of this Ordinance is in the best interest of the City of Breckenridge, Texas, and of the public health, safety, morals, and welfare of its citizens.

III. Amendment of Chapter 13, Article VI. Chapter 13 “Occupational Licenses and Regulations”, Article VI “Gaming Machines” of the Breckenridge Code of Ordinances is hereby amended in the following, and all articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

ARTICLE VI. GAMING MACHINES

Sec. 13-90. Definitions.

The words, terms and phrases as used in this article are defined as follows:

Gambling device means any electronic, electromechanical, or mechanical contrivance that for consideration affords the player an opportunity to obtain anything of value, the award of which is determined solely or partially by chance even though accompanied by some skill, whether or not the prize is automatically paid by the contrivance. This includes, but is not limited to, gambling device versions of bingo, keno, blackjack, lottery, roulette, video poker, or similar electronic, electromechanical, or mechanical games, or facsimiles thereof that operate by chance or partially so, that as a result of the play or operation of the game award credits or free games, and that record the number of free games or credits so awarded and the cancellation or removal of the free games or credits. This does not include a gaming machine as defined herein. The possession of any gambling device is a violation of Texas Penal Code Section 47.06.

Gaming machine means any electronic, electromechanical, or mechanical contrivance designed, made, and adapted solely for bona fide amusement purposes and which rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than ten (10) times the amount charged to play the game or device once or five dollars (\$5.00), whichever is less, or which allows the player to amass or accumulate points, tokens or any other method to accumulate credits towards larger or greater value noncash or merchandise prizes, toys or novelties.

Permittee means any person, individual, firm, company, association, or corporation maintaining, displaying for public patronage, or otherwise keeping for operation by the public any gaming machine in the city.

Sec. 13-91. Permit required.

No person shall maintain, display for public patronage, or otherwise keep for operation by the public any gaming machine without first obtaining a permit issued under the terms and conditions of this article.

Sec. 13-92. Term of permit; jurisdiction; scope.

A permit issued under this article:

- (1) Is an annual permit, which expires on December 31 of each year, regardless of the date of issuance, unless it is suspended or cancelled earlier.
- (2) Is effective for a single, specific business location only.
- (3) Vests no property right in the permittee except to maintain, display for public patronage, and operate or permit the use of gaming machines in accordance with the provisions of this article.

Sec. 13-93. Application for permit.

- (a) Applications for a gaming machine permit shall be filed with the Code Compliance Department on a form provided by the city for that purpose for review by the Chief of Police. The applicant must be the owner of the business which will be operating the gaming machines and must personally sign the application.
- (b) A separate application must be filed for each location at which gaming machines will be permitted.
- (c) The city shall assess a permit fee, in an amount set in Appendix A, Fee Schedule, to be paid at the time of submission of the application.
- (d) The following information is required in the application:
 - (1) The name, address, and telephone number of the applicant, including the business name under which applicant conducts business, and, if incorporated, the name and address of the corporation and the name and address of the registered agent of the corporation;
 - (2) The street address of the premises where the gaming machines will be located and the name, address, and telephone number of the owner and manager of the premises to be permitted;
 - (3) The number of gaming machines to be operated on the premises to be permitted; the name, address and telephone number of the owner of each gaming machine; and the serial number and state license or registration number for each machine;
 - (4) Information regarding any previous permit held by the applicant and whether any previous permit of the applicant, or, if applicable, of a corporate officer of the applicant, has been suspended or cancelled; and
 - (5) A statement that the applicant, any corporate officer of the applicant, any owner, and any employee of the applicant have not been convicted of any crime involving moral turpitude and that all of the facts contained in the application are true and correct.
- (e) Applicants shall be required to provide materials deemed necessary by the Chief of Police to determine whether the applicant is eligible for a license. Applicants operating as a corporate entity shall be required to provide proof of good standing with the Texas Secretary of State.

Sec. 13-94. Grounds for denial of permit; applicants or permittees indebted to city.

(a) The Chief of Police shall refuse to approve issuance of a permit for any of the following reasons:

- (1) A false statement as to a material fact made in an application for a permit.
- (2) Cancellation of a permit, pursuant to this article, of the applicant or corporate officer of the applicant within two (2) years preceding the filing of the application.
- (3) The applicant, any corporate officer of applicant, any owner listed on the application, or any employee of applicant has within the past been convicted of a crime involving moral turpitude within the past ten (10) years.
- (4) The premises where the gaming machines will be located does not comply with this article.

(b) The Chief of Police shall not issue a permit under this article and shall suspend or cancel a permit if it be determined that the applicant or permittee is indebted to the city for any fee, costs, penalties, or delinquent taxes of any kind.

(c) No permit shall be issued within a period of two (2) years to anyone whose permit has been cancelled.

(d) If the Chief of Police determines that a permit should not be issued, the Code Compliance Department will notify the applicant of that decision in writing.

Sec. 13-95. Cancellation of permit for violation of article.

(a) If any individual, company, corporation or association who owns, operates, exhibits, or displays any gaming machine in this city shall violate any provision of this article, the Chief of Police shall have the power and authority to cancel all permits issued hereunder. Such cancellation shall be effective ten (10) days from the date the Code Compliance Department provides written notice of said cancellation to the permittee.

(b) If the permit of an individual, company, corporation, or association owning, operating, or displaying gaming machines in this city is cancelled, such individual, company, corporation or association shall not operate, display or permit to be operated or displayed such machines unless and until a new permit is granted.

Sec. 13-96. Appeal from denial or cancellation of permit.

When the Chief of Police denies the issuance of a permit to an applicant or cancels a permit issued under this article, the action is final unless the applicant or permittee, within ten (10) days after the receipt of written notice of the action, files a written appeal with the city manager. Within ten (10) days after receipt of the written appeal, the city manager shall consider all the evidence in support of or against the action appealed and will render a decision, either sustaining or reversing the action. If the city manager sustains the action, the applicant or permittee may, within ten (10) days of that

decision, file a written appeal with the city secretary to the city commission setting forth specific grounds for the appeal. The city commission shall, within thirty (30) days, grant a hearing to consider the action. The city commission has authority to sustain, reverse, or modify the action appealed. The decision of the city commission is final.

Sec. 13-97. Occupation tax; exemptions.

(a) Any permittee under this article or any other person who controls, possesses, or operates or who permits to be exhibited, displayed, or operated in this city any gaming machine shall pay an annual occupations tax of fifteen dollars (\$15.00) for each gaming machine, which tax is hereby levied.

(b) The occupation tax imposed by this section must be paid by the permittee at the time that a permit application is issued.

Sec. 13-98. Display of permit.

A permit issued under this article shall be displayed at or near the entrance of the business premises on which the gaming machines are permitted to be located, and such display shall be permanent and conspicuous.

Sec. 13-99. Replacement permit.

A replacement permit may be issued for one lost, destroyed, or mutilated, upon application on a form provided by the Code Compliance Department. A replacement permit shall have the word "REPLACEMENT" stamped across its face and shall bear the same number as the permit it replaces.

Sec. 13-100. Transfer of permit.

A permit issued under the provisions of this article shall not be assigned or transferred.

Sec. 13-101. Inspections.

(a) Gaming machines must be situated within the premises where they are located so as to be in full and public view.

(b) The premises in which gaming machines permitted under this article are located shall conform to all building codes and fire prevention codes of the city, and the fire marshal and the building official of the city, or the designee of same, may enter into the premises where such machines are located at any time during normal business hours for the purposes of inspecting said premises for fire hazards.

(b) All law enforcement personnel and code enforcement officials of the city shall have the right to enter into premises where gaming machines are located at any time during normal business hours for the purpose of determining compliance with, and enforcement of, the provisions of this article.

(c) An inspection shall be performed by the Chief of Police or his/her designee before the issuance of a gaming machine permit and the Chief of Police or his/her designee shall conduct regular, recurring inspections throughout the duration of any gaming machine permit.

Sec. 13-102. Responsibility of permittee.

A permittee hereunder shall not permit any of the following activities within the permitted premises:

- (1) The sale, purchase, possession or consumption of any alcoholic beverage as defined by the Texas Alcoholic Beverage Code.
- (2) The operation of any gaming machine by a person younger than eighteen (18) years of age.
- (3) Gambling and related activities which are prohibited by Chapter 47 of the Texas Penal Code.
- (4) Unlawful or criminal activity of any kind, including violations of this article.

Sec. 13-103. Parking facilities.

Any person who applies for a permit for the operation of ten (10) or more gaming machines in one (1) location shall be required to provide evidence of sufficient off-street parking to accommodate the vehicles, motorcycles and bicycles of the patrons; such evidence shall be submitted with the application. Depending on the location of the permitted premises, bicycle racks may be required. Any such parking area shall be maintained in a safe, clean manner and shall not interfere with safe and expeditious movement of other vehicular or pedestrian traffic in the area.

Sec. 13-104. Machines prohibited near certain locations.

Gaming machines requiring a permit under this article shall not be permitted to be placed within three hundred (300) feet of any church, school, playground or park in this city.

Sec. 13-105. Violations of existing laws not authorized.

Nothing herein shall be construed or have the effect of licensing, permitting, authorizing or legalizing any machine, device, table, or gaming machine, the keeping, exhibition, operation, display or maintenance of which is illegal or in violation of any ordinance of the city, or any section of the Texas Penal Code or the Constitution of the State of Texas.

Sec. 13-106. Penalty for violation of this article.

A fine not to exceed five hundred dollars (\$500.00) will be assessed against any person possessing, displaying or operating any gaming machine within the City of Breckenridge in violation of this ordinance. Each machine will constitute a separate offense and each day a violation occurs or continues to occur is a separate offense.

Secs. 13-107—13-109. Reserved.

IV. Repeal. Any prior ordinances or ordinance provisions are hereby repealed to the extent they are in conflict with the terms of this Ordinance. Any remaining provisions of said ordinances shall remain in full force and effect.

V. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Breckenridge hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, clauses, or phrases be declared unconstitutional or invalid.

VI. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefor, shall be fined in a sum not exceeding \$500.00 for each violation, or a fine not exceeding \$2,000.00 if the violation relates to public health or sanitation. Each continuing day's violation shall constitute a separate offense.

VII. Open Meetings. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance was given, all as required by Chapter 551, as amended, Texas Government Code.

VIII. Effective Date. This Ordinance shall become effective immediately upon its adoption and after publication as required by law.

PASSED, APPROVED, AND ADOPTED on this the 4th day of March 2025.

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion regarding the impacts of Arbitrage

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

Arbitrage is the profit from buying in one market and selling in another. Because issuers of tax-exempt bonds (The City), borrow in the tax-exempt market and then invest in the taxable market (Logic) we are required to rebate the profit difference (rebate is the profit from taking advantage of the market differentials).

Rebate and yield restriction liabilities must be paid to the Treasury every fifth bond year. Installment payments are due 60 days after either the fifth bond year or the final maturity of the issue.

How does arbitrage work?

- A city borrows money at a low interest rate and is tax-exempt
- The city invests the proceeds in a higher-yield investment (i.e., Logic)
- The city makes a profit from the difference between the interest it paid and the interest it earned
- Profits between the two markets are calculated and they must rebate the market differentials

FINANCIAL IMPACT:

The City will be required to pay the following (amount as of February 2025. This will change because we will continue to accumulate interest earnings until the 5th year.):

CO 2023 - \$151,193.11 (5th bond year will be 9.13.27)

CO 2022 A&B - \$274186.66 (5th bond year will be 10.30.28)

STAFF RECOMMENDATION:

Discussion item only

2/6/2025



City of Breckenridge, Texas
Summary of Rebatable Arbitrage and Yield Restriction
As of September 30, 2024

Final Numbers *

Delivery Date	Par Amount	Issue Description	Bond Yield	Rebatable Arbitrage / Yield Restriction 9/30/2024	Upcoming IRS Dates	
					Next IRS Calculation Date**	Next IRS Payment Date**
12/01/12	1,680,000	Combination Tax & Surplus Revenue CO, Series 2012	---	(1)	---	---
04/11/13	840,000	Combination Tax & Surplus Revenue CO, Series 2013	---	(1)	---	---
02/06/14	2,380,000	Combination Tax & Surplus Revenue CO, Series 2014	---	(1)	---	---
04/16/18	846,000	Combination Tax & Revenue CO, Series 2017A	---	(2)	---	---
04/16/18	4,262,000	Combination Tax & Revenue CO, Series 2017B	---	(2)	---	---
07/13/22	2,935,000	Comb. Tax & Surp Rev CO, Series 2022A (CWSRF)				
	2,325,000	and Comb. Tax & Surp Rev CO, Series 2022B (DWSRF)				
	<u>5,260,000</u>	Single issue for tax reporting purposes:	1.742932%	274,186.66	07/13/27	09/13/27
08/29/23	8,385,000	Combination Tax & Revenue CO, Series 2023	3.820342%	151,193.11	08/29/28	10/30/28
Total Cumulative Liability				<u>\$425,379.77</u>		

(1) Met Small Issuer exception to rebate for calendar year.

(2) Taxable issue, not subject to rebate requirements.

**Unless otherwise noted, all liabilities represent annual estimations of the rebate and yield restriction amounts as of the current fiscal year-end.*

***Next IRS Pay Date represents potential payments that are upcoming from the current reporting period. Actual IRS Calculation Dates and Payment Dates may be accelerated as a result of refundings/defeasances occurring after the date of this summary.*



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

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

Department: Finance

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

Typically, budget amendments are presented either bi-annually or quarterly when a need arises to revise the current year's approved fiscal budget to reflect changes that occur throughout the fiscal year. Most of the adjustments 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.

The budget amendment includes the following:

GENERAL FUND 101:

DEPT 00 - REVENUES:		From	To	Adjust		
4744	Sale of Equip & Lots & Buildings	0	4,260	4,260	Total:	4,260
DEPT 16 - DEVELOPMENT						
5334	Radio Purchase	0	1950	1,950	Total:	1,950
DEPT 21 - ANIMAL WELFARE						
5408	Buildings & Grounds Repair	600	10,600	10,000	Total:	10,000
DEPT 24 - MUNICIPAL COURT:						

5333	Minor Equip	250	450	200		
5544	Contractual Services	9,000	14,400	5,400	Total:	5,600

DEPT 25 - FIRE

5326	Motor Vehicle Fuel	13,000	8,700	(4,300)		
5333	Minor Equip	2,000	6,300	4,300		
5334	Radio Purchase	2,000	50	(1,950)		
7235	Building Purchase	5,000	78,600	73,600	Total:	71,650

DEPT 33 - PARKS:

5544	Contractual Services	3,000	13,000	10,000	Total:	10,000
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DEPT 90 - NON-DEPARTMENTAL:

5572	Real & Personal Property	68,444	87,206	18,762		
5573	Motor Vehicle Fleet Ins.	46,652	31,738	(14,914)		
5574	Workman Comp Liability	62,453	85,746	23,293		
5584	Contingency/ Spl. Proj.	25,000	15,000	(10,000)	Total:	17,141

WATER FUND 102:**DEPT 72 LAKE DANIELS:**

5513	Misc Engineer	500	4,800	4,300		
5521	Building & Grounds by Contract	30,000	25,700	(4,300)	Total:	0

DEPT 73 - WATER TREATMENT

5513	Misc Engineer	1,500	6,500	5,000	Total:	5,000
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WASTEWATER FUND 103:**DEPT 77 -W WT P:**

5521	Building & Grounds by Contract	19,000	5,200	(13,800)		
7235	Building Purchase/Imp.	0	13,800	13,800	Total:	0

ORDINANCE NO. 2025-03**BUDGET AMENDMENT****AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 OFFICIAL BUDGET,
ADOPTED BY ORDINANCE NO. 2024-16**

WHEREAS, the City of Breckenridge is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Commission of the City of Breckenridge previously adopted Ordinance number 2023-15, adopting the Official Budget of the City; and

WHEREAS, the City Commission desires to amend Ordinance Number 2024-16, adopting the Official Budget of the City, as detailed below.

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

SECTION 1

The Official Budget of the City of Breckenridge, adopted by Ordinance No. 2024-16, is hereby amended by the City Commission as follows:

GENERAL FUND 101:

DEPT 00 - REVENUES:	From	To	Adjust		
4744 Sale of Equip & Lots & Buildings	0	4,260	4,260	Total:	4,260
DEPT 16 - DEVELOPMENT					
5334 Radio Purchase	0	1,950	1,950	Total:	1,950
DEPT 21 - ANIMAL WELFARE					
5408 Buildings & Grounds Repair	600	10,600	10,000	Total:	10,000
DEPT 24 - MUNICIPAL COURT:					
5333 Minor Equip	250	450	200		
5544 Contractual Services	9,000	14,400	5,400	Total:	5,600
DEPT 25 - FIRE					
5326 Motor Vehicle Fuel	13,000	8,700	(4,300)		
5333 Minor Equip	2,000	6,300	4,300		
5334 Radio Purchase	2,000	50	(1,950)		
7235 Building Purchase	5,000	78,600	73,600	Total:	71,650
DEPT 33 - PARKS:					

5544	Contractual Services	3,000	13,000	10,000	Total:	10,000
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DEPT 90 - NON-DEPARTMENTAL:

5572	Real & Personal Property	68,444	87,206	18,762		
5573	Motor Vehicle Fleet Ins.	46,652	31,738	(14,914)		
5574	Workman Comp Liability	62,453	85,746	23,293		
5584	Contingency/ Spl. Proj.	25,000	15,000	(10,000)	Total:	17,141

WATER FUND 102:**DEPT 72 LAKE DANIELS:**

5513	Misc Engineer	500	4,800	4,300		
5521	Building & Grounds by Contract	30,000	25,700	(4,300)	Total:	0

DEPT 73 - WATER TREATMENT

5513	Misc Engineer	1,500	6,500	5,000	Total:	5,000
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WASTEWATER FUND 103:**DEPT 77 -W WT P:**

5521	Building & Grounds by Contract	19,000	5,200	(13,800)		
7235	Building Purchase/Imp.	0	13,800	13,800	Total:	0

SECTION 2

The City Secretary is directed to keep and maintain a copy of such Official Budget, as amended, on file in the office of the City Secretary available for inspection by citizens and the general public. Additionally, a true and correct copy of the approved budget amendment shall be filed with the Stephens County Clerk and shall be posted on the City's website.

SECTION 3

This ordinance shall be cumulative of all provisions of ordinances of the City of Breckenridge, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of other ordinances, in which even the conflicting provisions of the other ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if a phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Commission without the incorporation in this ordinance of the unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE ON THIS THE 4th DAY OF MARCH 2025.

APPROVED:

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary