



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

March 03, 2026 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 03, 2026 at 5:30 PM at the Breckenridge City Offices, 105 N. Rose Avenue, Breckenridge, Texas.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

American Flag

OPEN FORUM

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

STAFF REPORT

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

City Manager

1. City Business

Employee of the Month-J.Potts

Citizens Academy update

City Secretary

2. Upcoming Events

03/02 Brush Pickup begins-Zone B

03/19 Bulk Pickup

04/03 City Offices Closed in observance of Good Friday

Police Chief

- 3. Introduction of Animal Control Officer-Clasha Taylor

CONSENT AGENDA

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

- 4. Consider approval of department head reports and monthly investment reports for January 2026.
- 5. Consider approval of the February 10, 2026, regular commission meeting minutes as recorded.
- 6. Consider approval of Resolution 2026-08 authorizing the application of a Criminal Justice Division Grant through the Governor's office to purchase new equipment for Law Enforcement.

PUBLIC HEARING ITEMS

- 7. Conduct a public hearing to consider the annexation of property described as 33.08 acres of land out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas into the City limits of the City of Breckenridge.

ACTION ITEMS

- 8. Discussion and any necessary action regarding approval of Stephens County Appraisal District annual report.
- 9. Discussion and any necessary action regarding approval of onboarding NewGen Strategies and Solutions for an updated water/wastewater rate study.
- 10. Discussion and any necessary action regarding an Annexation Services Agreement with Breckenridge Economic Development Corporation for the 33.08 tract out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas (located north of Walmart).
- 11. Discussion and any necessary action regarding Ordinance No. 2026-05 Annexing the 33.08-acre tract (out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas, located north of Walmart) described above into the City limits of the City of Breckenridge.
- 12. Discussion and any necessary action regarding Consent to Encroachment for 701 W. Hullum, Breckenridge, TX 76424

- [13.](#) Discussion and any necessary action regarding award of Engineering Contract for the Texas Parks and Wildlife grant award for a Splash Pad.
- [14.](#) Discussion and any necessary action regarding Street Improvement Phase 3, Change-order #2.
- [15.](#) Discussion and any necessary action regarding approval of Ordinance 2026-04 amending Chapter 13 "Occupational Licenses and Regulations", Article VI "Gaming Machines" of the Breckenridge Code of Ordinances.
- [16.](#) Discussion and any necessary action regarding request from Junior Buckaroo Academy to be exempt from property taxes.

EXECUTIVE SESSION

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

Real Property

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

17. Fire Station

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 , on the **25th day of FEBRUARY 2026.**

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 department head reports and monthly investment reports for January 2026.

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 2026.



DEPARTMENTAL REPORTS

JANUARY 2026

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

Finance

Bank

Statement

Balances

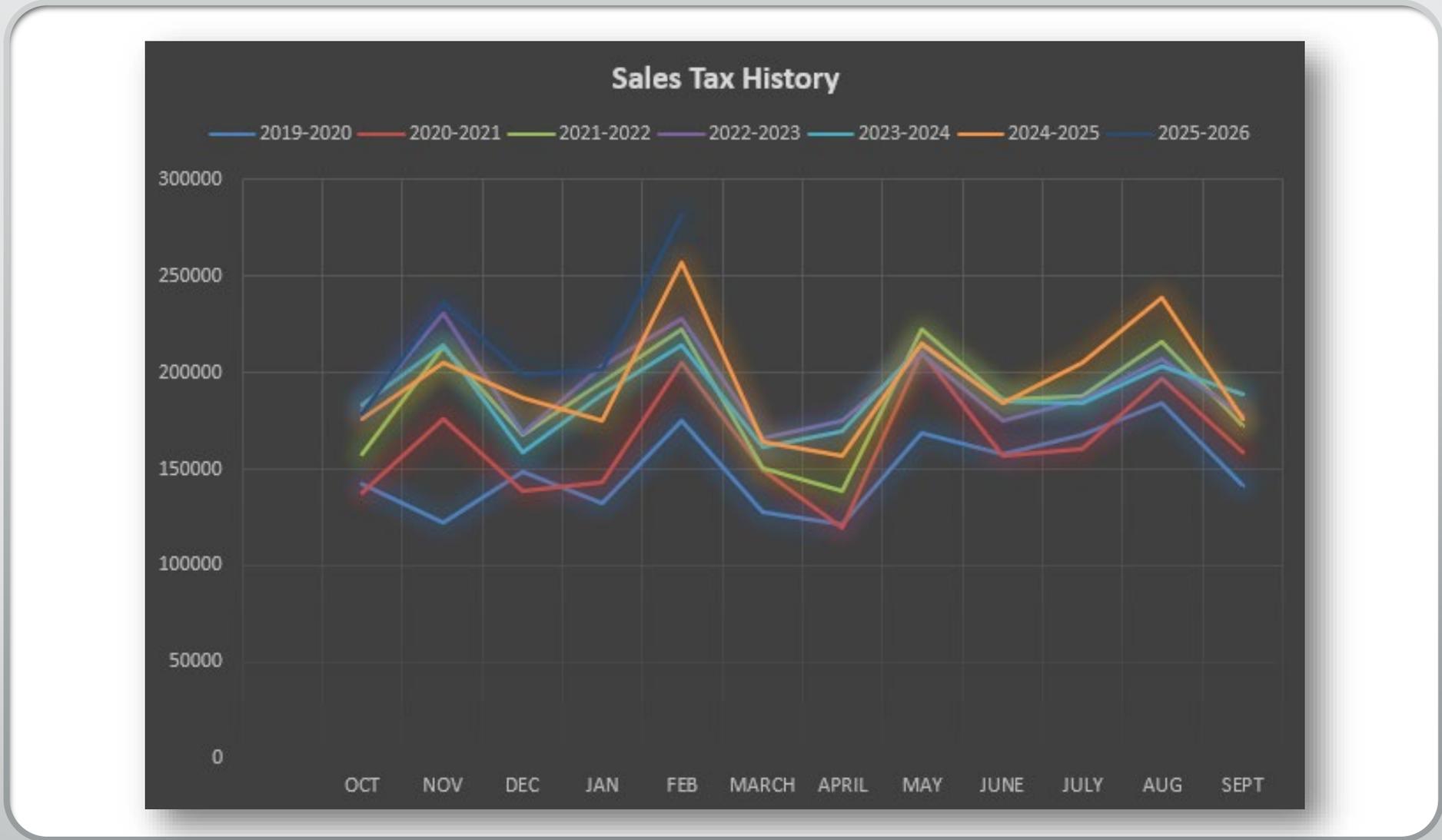


Diane Latham

	Account Name	Balances as of Jan. 2025	Balances as of Jan. 202
1001	GENERAL FUND	\$ 2,482,984.55	\$ 2,460,803.97
1013	ARSON FUND	\$ 509.89	\$ 509.89
1014	FEDERAL TAX & LOAN	\$ 81.72	\$ 83.13
1001	WATER FUND	\$ 1,855,699.92	\$ 1,675,271.99
1001	WASTEWATER FUND	\$ 1,182,387.76	\$ 1,470,554.98
1001	SANITATION	\$ 37,890.71	\$ 45,841.03
1001	FIRE DEPT. SPECIAL	\$ 7,856.69	\$ 8,545.17
1001	FORFEITED PROPERTY	\$ 1,482.89	\$ 1,486.68
1002	PAYROLL FUND	\$ 34,243.96	\$ 35,020.11
1001	EQUIP. REPLACEMENT FUND	\$ 469,944.47	\$ 321,874.82
1001	STREET MAINTENANCE	\$ 387,443.15	\$ 595,364.80
1001	BRECKENRIDGE PARK FUND	\$ 10,043.08	\$ 8,738.75
1001	POLICE DEPT. SPECIAL	\$ 13,660.53	\$ 13,695.40
1001	Excess Sales Tax Revenue	\$ 17,693.14	\$ 17,738.32
1001	Breck Trade Days	\$ 39,560.17	\$ 39,661.20
1051	CO 2017 A&B Sinking /Rd	\$ -	\$ -
1001	Water Capital Projects	\$ (110,693.27)	\$ (110,693.27)
1001	Wastewater Capital Projects	\$ 164,314.28	\$ 164,314.28
1001	Capital Improvement Project	\$ 134,575.18	\$ 194,355.83
1058	GENERAL DEBT SERVICE FUND	\$ -	\$ -
1001	General Debt Service Fund P/C	\$ 734,804.20	\$ 672,091.51
1001	REVENUE DEBT SERVICE FUND	\$ 587,337.49	\$ 553,041.36
1025	Rescue Boat Donation	\$ 1,819.10	\$ 1,823.66
1073	CWSRF LF1001492	\$ 3.02	\$ 5.74
1076	CWSRF LF1001492 ESCROW	\$ 1,223,142.36	\$ 1,103,369.67
1056	CWSRF CO 2022A L1001491	\$ 1.00	\$ 1.00
1074	CWSRF CO 2022A L1001491 ESCROW	\$ 999,832.59	\$ 1,036,457.97
1072	CWSRF CO 2022A L1001426	\$ 1.00	\$ 1.00
1075	CWSRF CO 2022A L1001426 ESCROW	\$ 2,117,533.68	\$ 2,195,102.27
1071	DWSRF LF1001495	\$ 4.27	\$ 4.27
1079	DWSRF LF1001495 ESCROW	\$ 1,205,973.24	\$ 1,208,735.92
1070	DWSRF CO 2022B L1001493	\$ 1.00	\$ 1.00
1078	DWSRF CO 2022B L1001493 ESCROW	\$ 1,443,019.06	\$ 1,495,879.15
1057	DWSRF CO 2022B L1001494	\$ 1.00	\$ 1.00
1077	DWSRF CO 2022B L1001494 ESCROW	\$ 1,011,491.49	\$ 1,048,544.04
1010	LOGIC CO 2023	\$ 5,600,368.87	\$ 3,917,401.50
	TOTAL - ALL FUNDS	\$ 21,655,012.19	\$ 20,175,628.14

Fiscal Year Sales Tax Revenue Received

MONTH RECEIVED	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
OCT	\$ 142,235.00	\$ 138,040.00	\$ 157,493.00	\$ 180,530.00	\$ 182,914.00	\$ 176,173.38	\$ 179,092.44
NOV	\$ 122,415.00	\$ 176,091.00	\$ 213,510.00	\$ 230,739.00	\$ 214,002.00	\$ 205,342.24	\$ 236,376.47
DEC	\$ 149,000.00	\$ 138,215.00	\$ 167,667.00	\$ 169,037.00	\$ 158,898.22	\$ 186,724.15	\$ 198,774.01
JAN	\$ 132,144.00	\$ 142,770.00	\$ 195,423.00	\$ 203,137.00	\$ 188,303.00	\$ 175,492.04	\$ 201,539.51
FEB	\$ 175,232.00	\$ 204,822.00	\$ 222,525.00	\$ 228,165.00	\$ 214,081.01	\$ 256,722.47	\$ 281,349.83
MARCH	\$ 127,285.00	\$ 149,849.00	\$ 150,395.00	\$ 166,133.00	\$ 161,140.16	\$ 163,877.32	
APRIL	\$ 121,607.00	\$ 119,118.00	\$ 138,407.00	\$ 175,455.75	\$ 169,163.00	\$ 157,154.10	
MAY	\$ 168,693.00	\$ 210,823.00	\$ 222,804.00	\$ 210,071.22	\$ 213,927.83	\$ 215,254.59	
JUNE	\$ 158,145.00	\$ 157,037.00	\$ 185,695.00	\$ 175,128.00	\$ 185,557.61	\$ 184,180.99	
JULY	\$ 167,474.00	\$ 160,631.00	\$ 187,757.00	\$ 185,736.00	\$ 184,363.32	\$ 205,052.41	
AUG	\$ 183,855.00	\$ 196,582.00	\$ 215,658.00	\$ 206,710.00	\$ 203,593.65	\$ 238,789.51	
SEPT	\$ 141,151.17	\$ 158,558.00	\$ 172,552.00	\$ 177,704.47	\$ 188,524.22	\$ 175,835.01	
TOTAL	\$ 1,789,236.17	\$ 1,952,536.00	\$ 2,229,886.00	\$ 2,308,546.44	\$ 2,264,468.02	\$ 2,340,598.21	\$ 1,097,132.26



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 30, 2026 and securities pledged as of: January 30, 2026

Checking account balances:	\$	8,186,346.59
CD balances:	\$	-
Total on deposit:	\$	<u>8,186,346.59</u>
FDIC Insurance coverage:		
Checking account balances:	\$	250,000.00
CD balances:	\$	-
	\$	<u>250,000.00</u>
Total Deposit balance		
less FDIC coverage:	\$	<u>7,936,346.59</u>
Securities pledged at market value:	\$	<u>8,692,306.44</u>
Excess securities pledged:	\$	<u>755,959.85</u>

2023 CO BOND

BOND
AMOUNT

• \$8,641,984.74

BANK
TRANSFERS

• \$5,24,079.00

TOTAL
INTEREST
EARNED

• \$798,955.75

CURRENT
BALANCE

• \$3,916,861.49

2023 CO BOND-LOGIC PROJECT EXPENDITURES

STREETS

\$4,464,380.30

PARK IMPROVEMENT

\$779,995.17

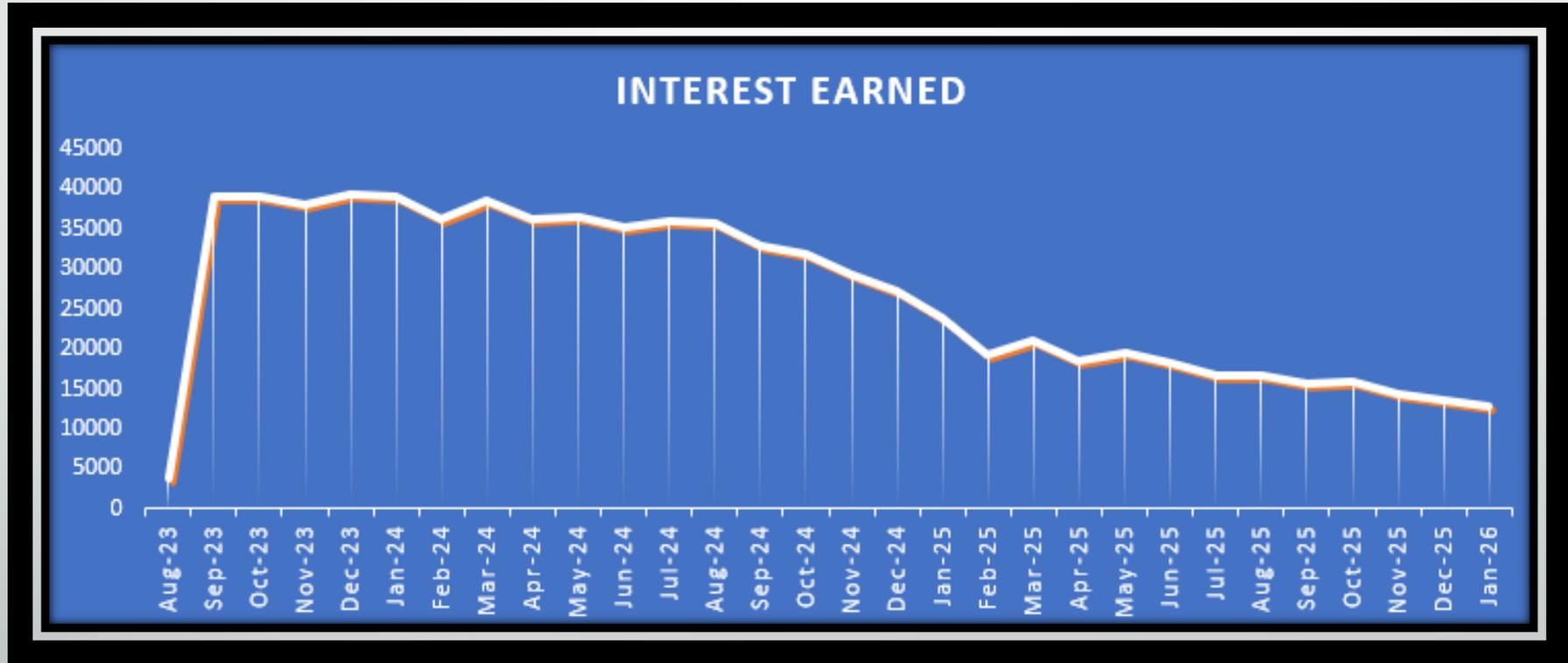
FACILITIES IMPROVEMENT

\$279,118.76

2023 CO BOND-LOGIC INTEREST EARNED

JANUARY 2026: \$12,856.50

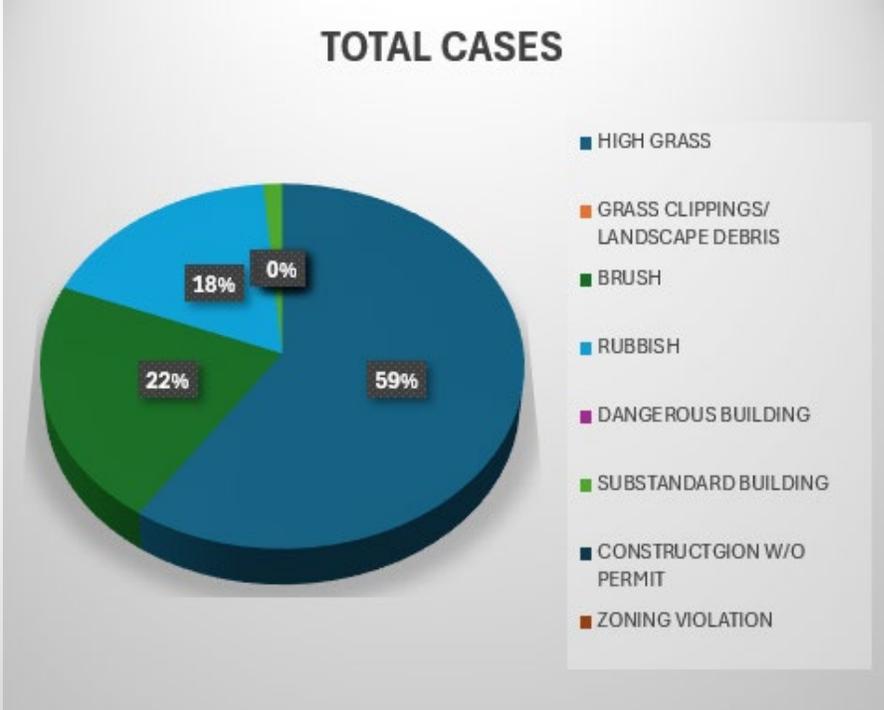
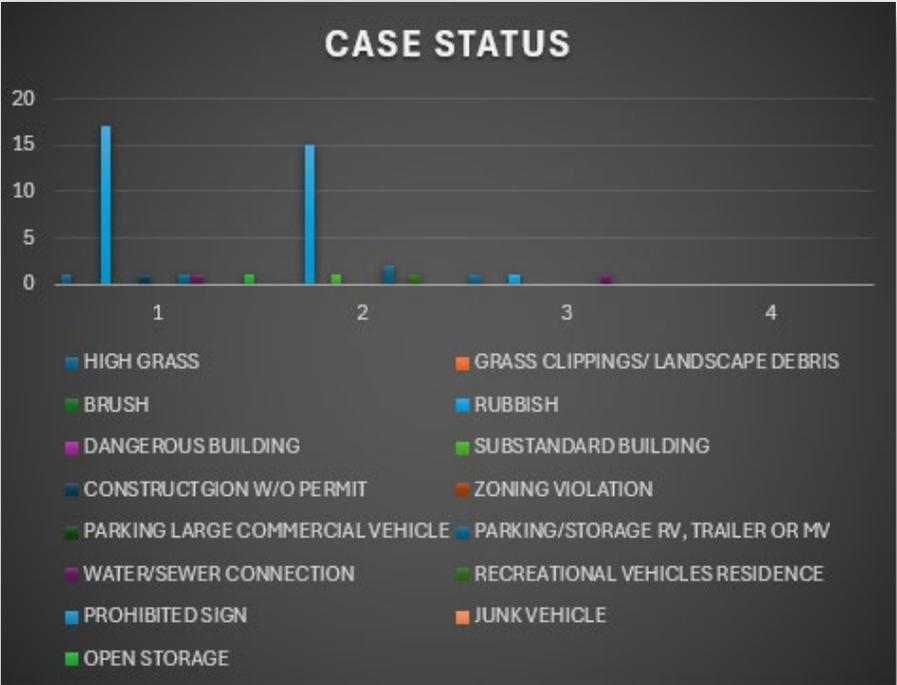
TOTAL: \$798,955.75



BUILDING & DEVELOPMENT

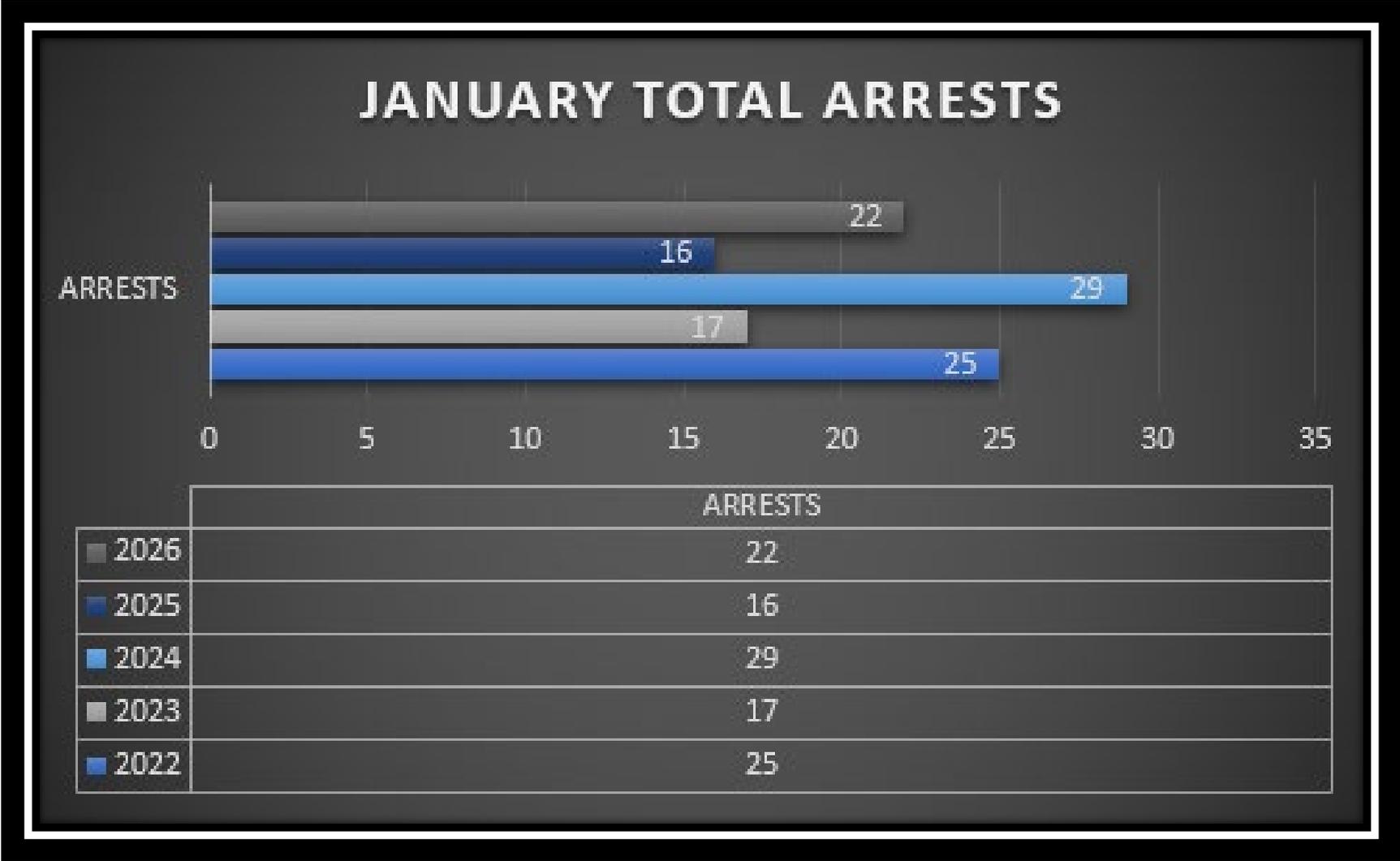
JANUARY 2026		FY 2025-2026
Permits Issued:		
Building	5	13
Roof	0	3
Fence, windows, siding, etc.	2	3
Sign	0	0
Mobile home	0	1
Certificate of Occupancy	0	0
Electrical	6	22
Plumbing	2	6
Gas line	2	11
Irrigation	0	0
HVAC	3	5
Moving	0	0
Demolition	0	0
P&Z	0	2
Variance	0	1
Prelim/final plat/replat	0	3 replats
Solicitor/vendor	0	2
Beer/wine/liquor license	0	2
Gaming machine license	1	1
Food Mobile Unit	1	4
Fire alarm	0	1
Fire sprinkler	0	0

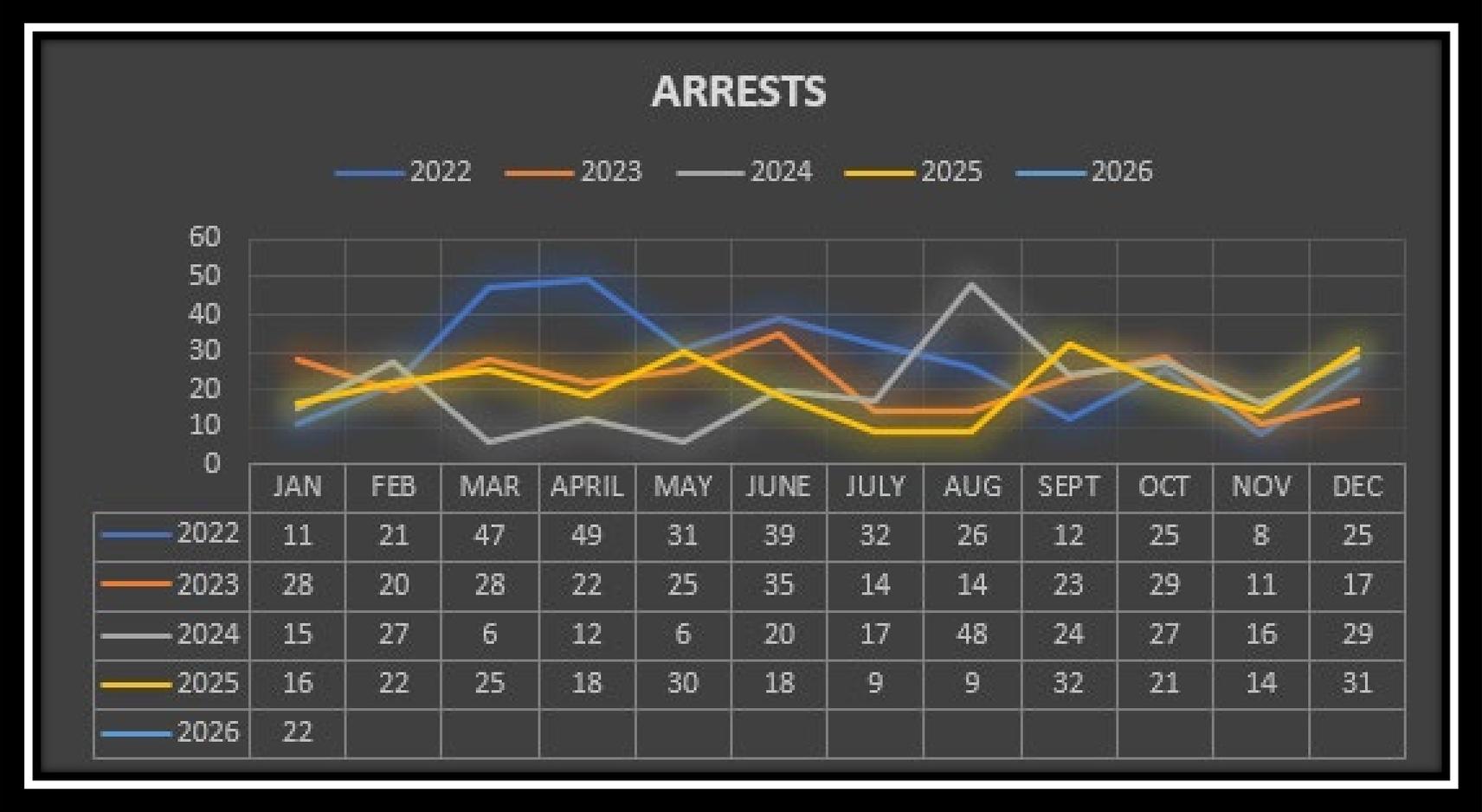
CODE ENFORCEMENT JANUARY 2026 CASES: 100



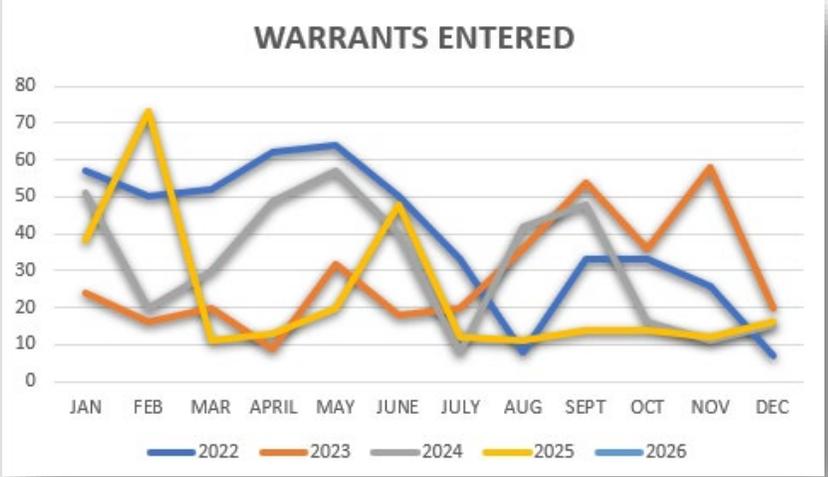
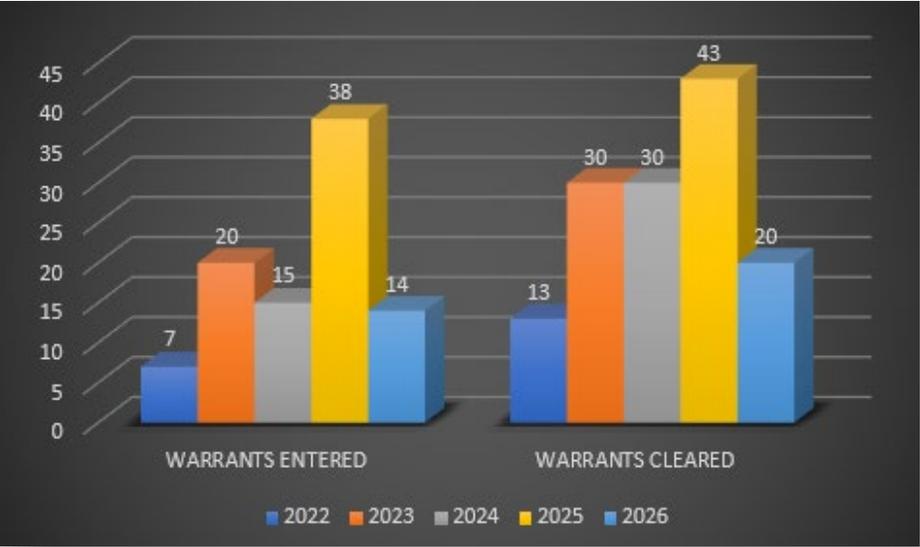
BRECKENRIDGE POLICE DEPARTMENT



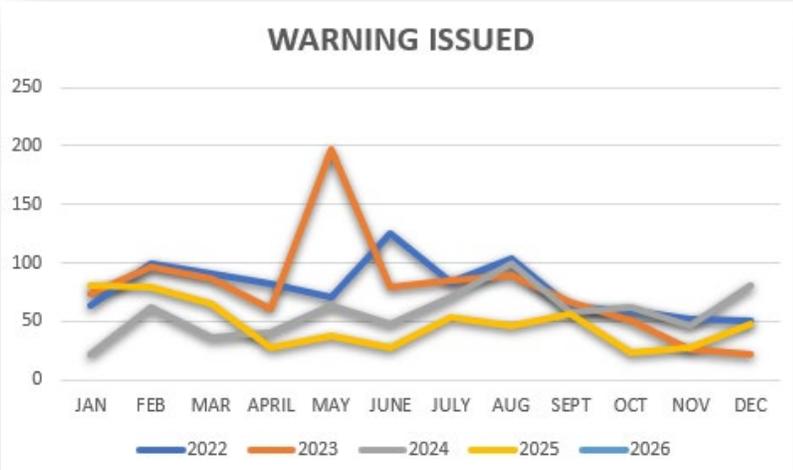
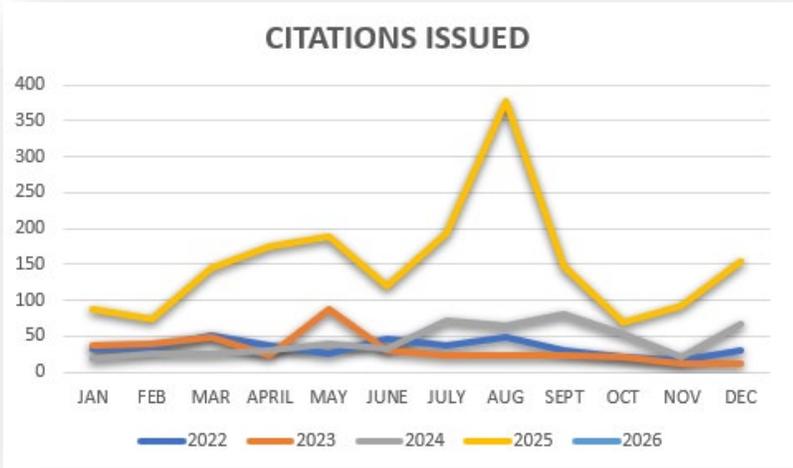




JANUARY WARRANTS



JANUARY CITATIONS & WARNINGS



JANUARY ANIMAL CONTROL

TOTAL CALLS: 177

AGGRESSIVE	3	
BITE	2	
CARCASS 26-WILD/// 3 DOMESTIC	29	
INJURED/SICK	0	
RETURNED TO OWNER IN FIELD	0	
RUNNING AT LARGE	29	5
NUISANCE/COMPLAINT		
WELFARE CHECK	38	
OTHER	96	
TOTAL	197	5

JANUARY ANIMAL CONTROL

SHELTER INTAKE		
	CITY	COUNTY
STRAY/RUNNING AT LARGE	3	2
SEIZED BY LAW		
OWNER SURRENDER	2	
RABIES QUARANTINE OBSERVATION	7	
TOTAL	12	2

LEFT THE SHELTER		
	CITY	COUNTY
ADOPTED FROM SHELTER		
RECLAIMED BY OWNER	4	1
RETURNED AFTER QUARANTINE	1	
TRANSFERRED TO RESCUE PARTNER		
TOTAL	5	1

RABIES QUARANTINE OBSERVATION		
	CITY	COUNTY
HOME QUARANTINE		
SHELTER QUARANTINE	5	
TOTAL	5	0

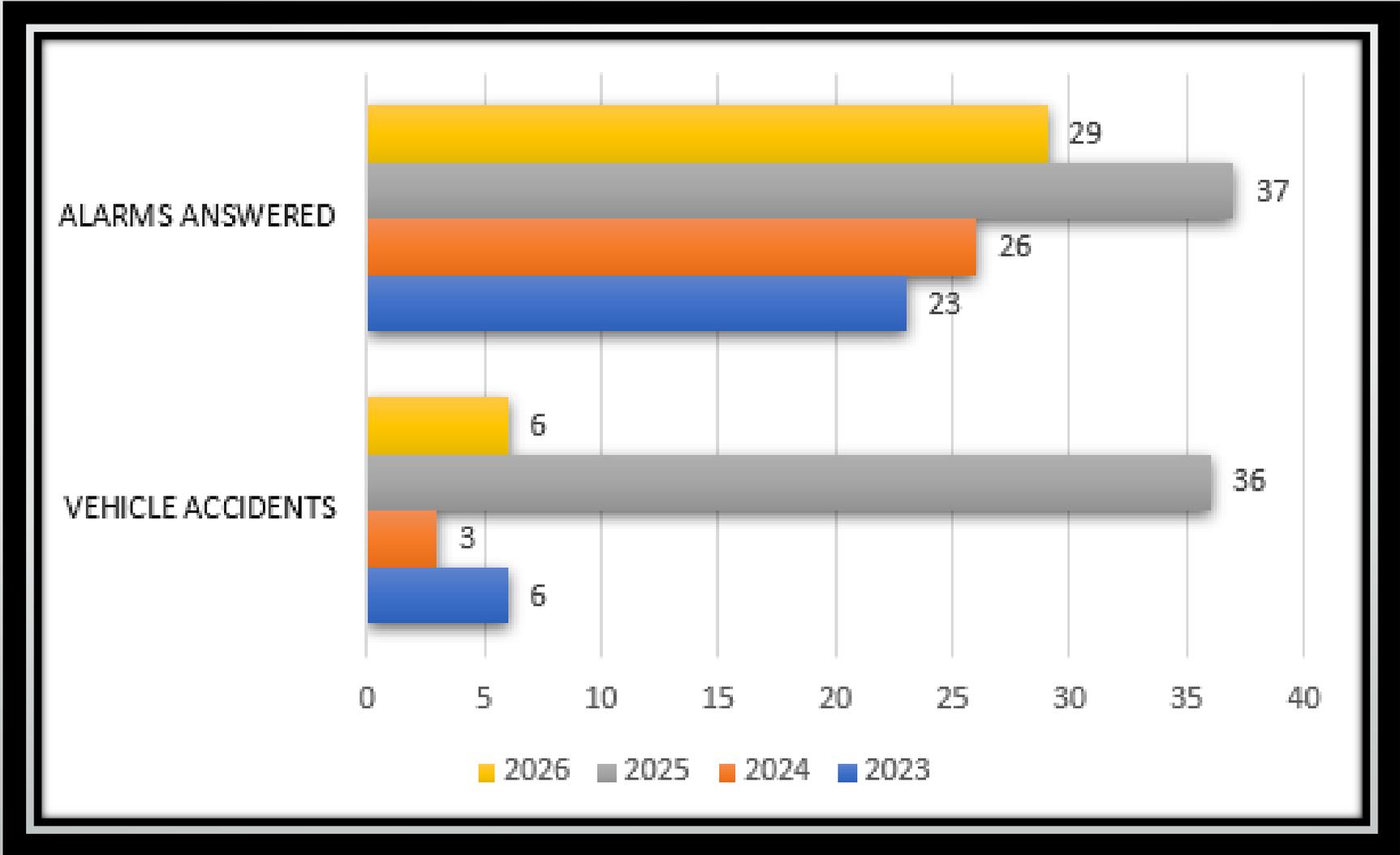
HUMANE EUTHANASIA		
	CITY	COUNTY
BEHAVIORAL	2	
MEDICAL		1
OWNER SURRENDER	4	
TOTAL	6	1

TOTAL IN SHELTER AT END OF MONTH		
	CITY	COUNTY
CITY	1	
COUNTY	7	
CITY QUARANTINE	2	
COUNTY QUARANTINE		
TOTAL	10	

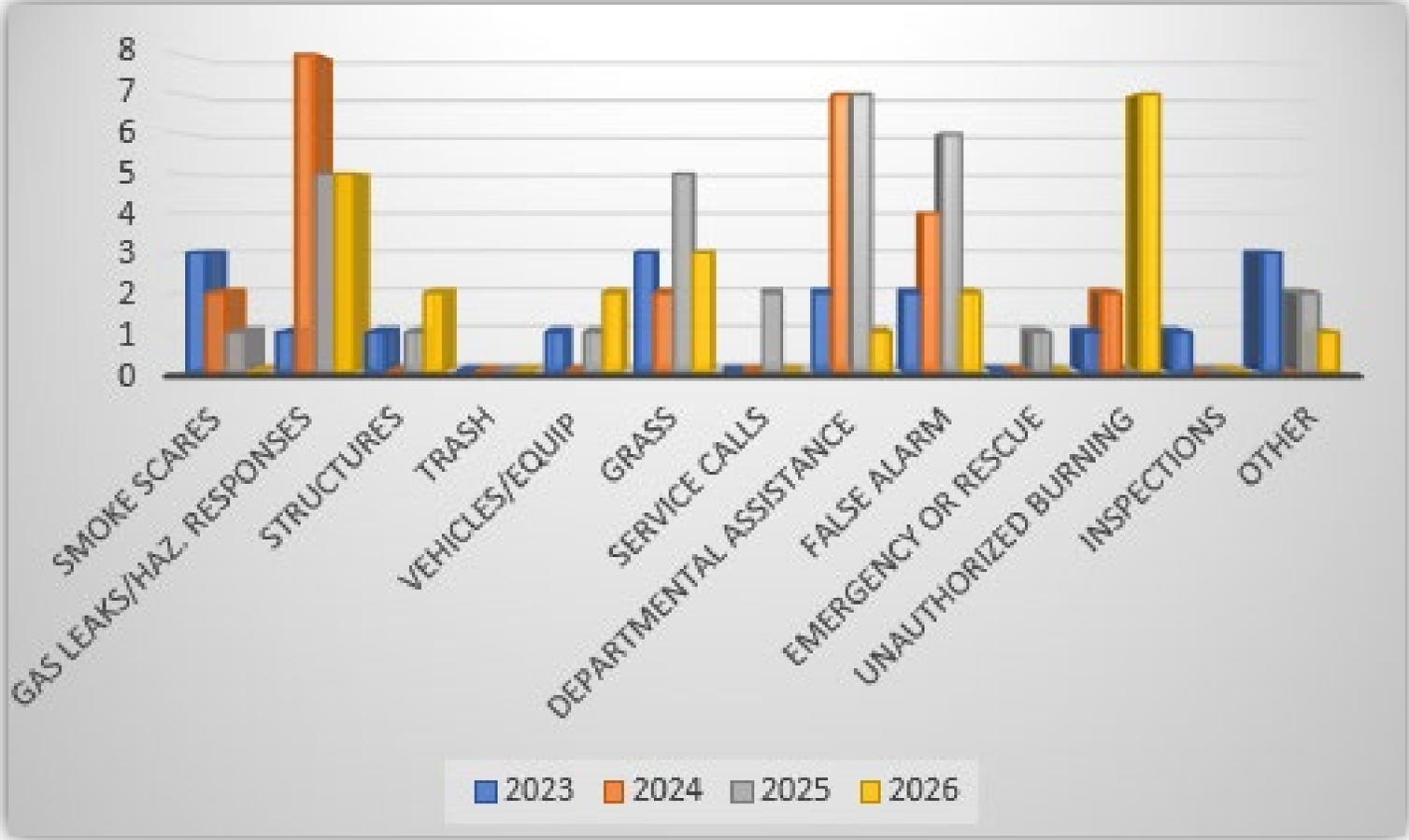
CITATIONS ISSUED	65	
WARNING ISSUED	12	
CASES IN MUNICIPAL COURT	3	

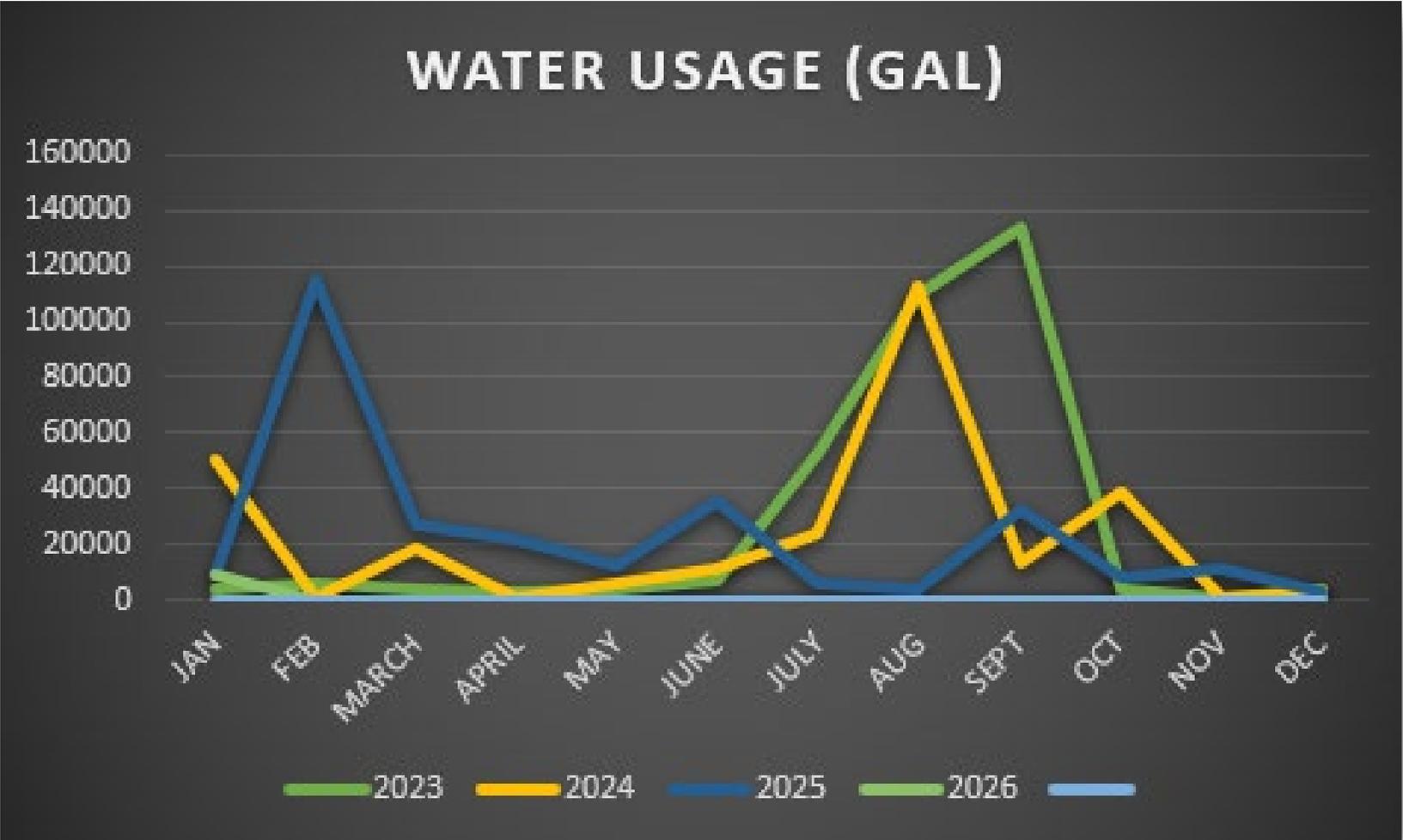


JANUARY 2026



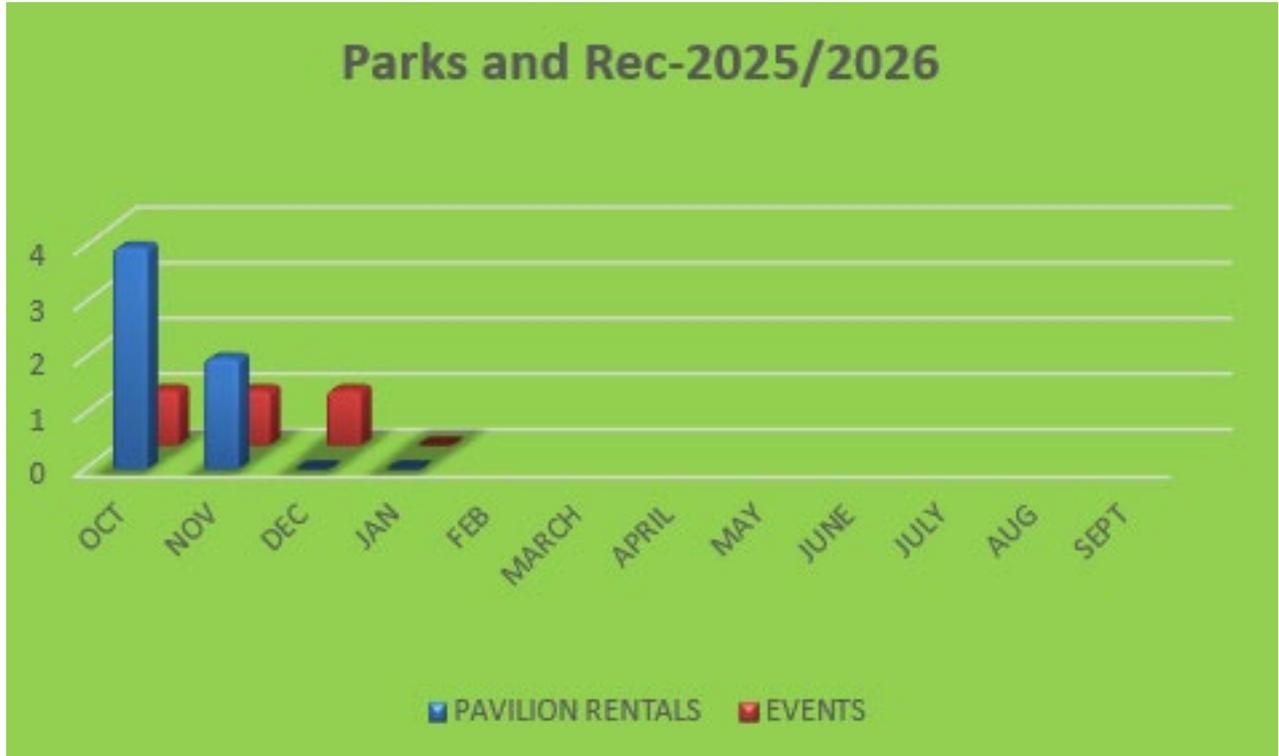
JANUARY CALLS FOR SERVICE







PARKS & CEMETERY



0 pavilion rentals

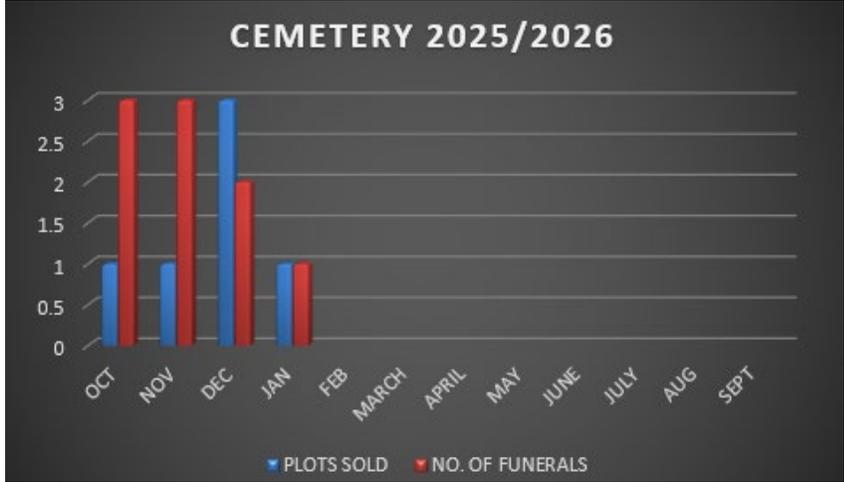
0 trade barn rentals

0 volleyball court rental

0 pickleball rental

Heavy usage at the parks

Maintaining all the parks



1 funeral to report

1 spaces sold \$400

Helping Parks clean up

Maintaining Cemetery

Maintaining equipment

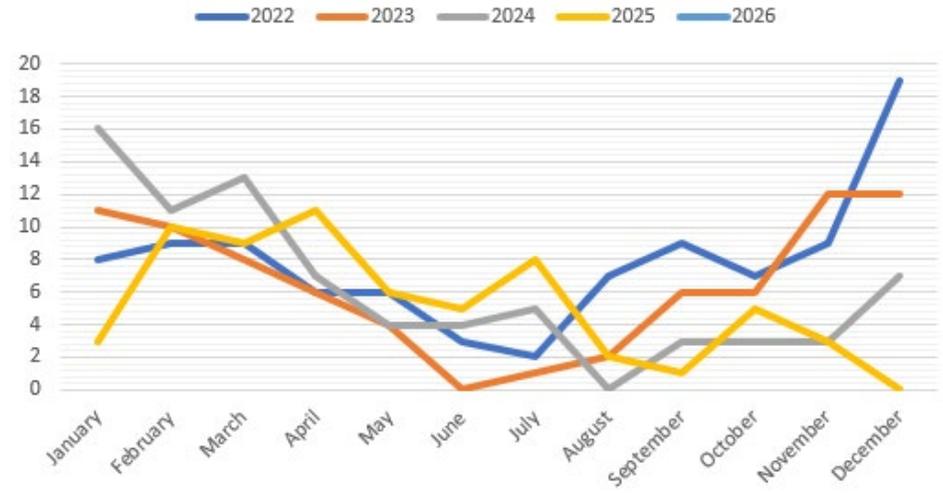
CEMETERY

PUBLIC

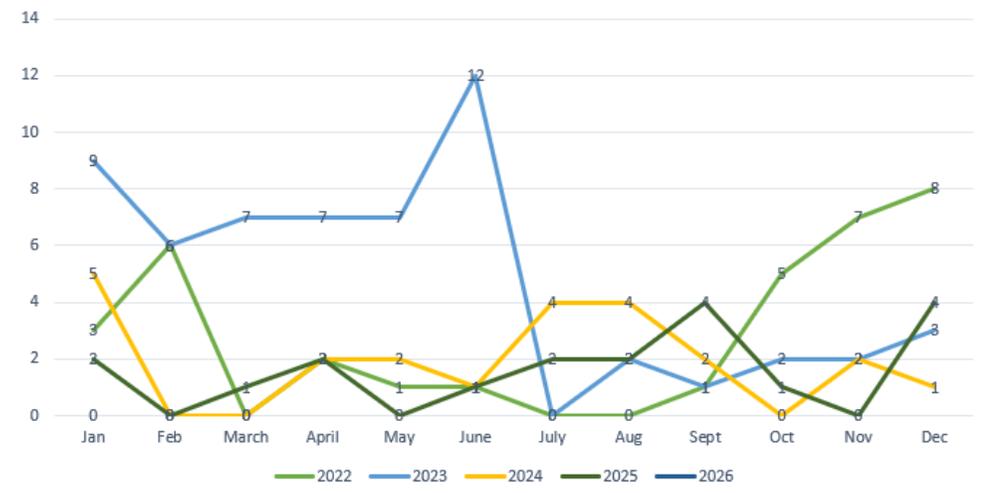


WORKS

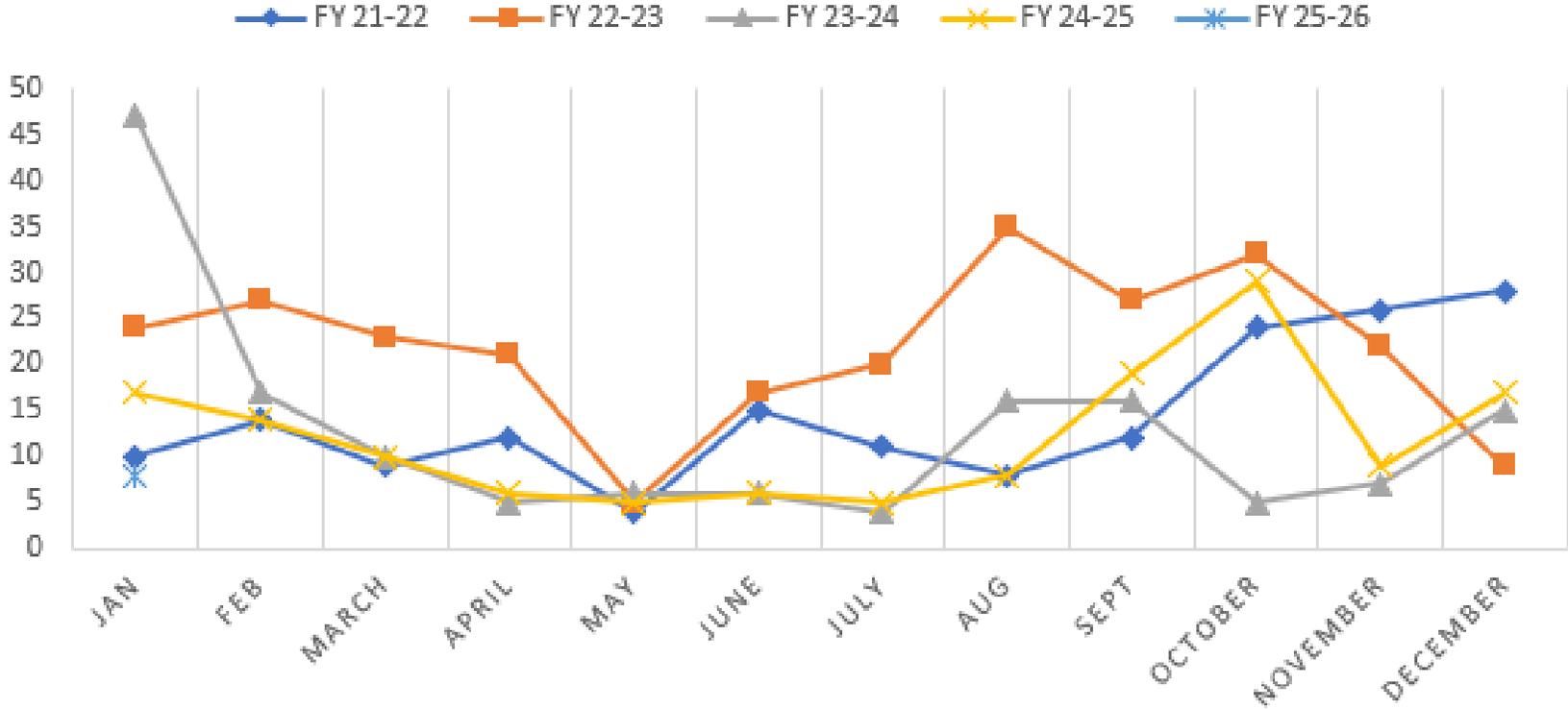
SEWER STOPPAGES



Meter Leak Report



WATER LEAKS





BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Consider approval of the February 10, 2026, 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 10, 2026.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Consider approval of minutes as presented.

REGULAR MEETING OF THE BRECKENRIDGE CITY COMMISSION



Tuesday, February 10, 2026, 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 IN PERSON OR VIA ZOOM VIDEO CONFERENCE.

PRESENT

MAYOR
COMMISSIONER, PLACE 1
MAYOR PRO TEM, PLACE 2
COMMISSIONER, PLACE 3
COMMISSIONER, PLACE 4-VIA ZOOM

BOB SIMS
BLAKE HAMILTON
GREG AKERS
JUNIOR FERNANDEZ
PAUL HUNTINGTON JR.

CITY MANAGER
CITY SECRETARY
ASSISTANT CITY SECRETARY
POLICE CHIEF
CODE ENFORCEMENT OFFICER
FIRE CHIEF
PUBLIC WORKS DIRECTOR
FINANCE DIRECTOR

CYNTHIA NORTHROP
JESSICA SUTTER
LACY BOTTS
BLAKE JOHNSON
J. POTTS
MALCOLM BUFKIN
TAYLOR HARDY
DIANE LATHAM

CALL TO ORDER

Mayor Sims called the meeting to order at 5:30 p.m.

Invocation

PLEDGE OF ALLEGIANCE

OPEN FORUM

No Speakers

No Action Taken

STAFF REPORT**City Manager**

1. City Business

Preliminary Park Scores

Project & Street Update

City Secretary

2. Upcoming Events

02/13 Last day for candidates to file for a place on the ballot

02/16 City Offices Closed for Presidents Day

02/17 Cemetery Cleanup begins

02/19 Bulk Pickup

Public Works Director

3. Employee of the Month-Chance Neely

Discussion only. No Action Taken

CONSENT AGENDA.

4. Consider approval of the January 6, 2026, regular commission meeting minutes as recorded.
5. Consider approval of department head reports and monthly investment reports for December 2025.
6. Consider approval of Resolution 2026-01 appointing members to the Planning and Zoning Commission with a term set to expire February 28, 2029.
7. Consider approval of the 2025 annual Police Department Racial Profiling Report.
8. Consider approval of Resolution 2026-05 appointing a member to the Board of Adjustments.
9. Consider approval of an Interlocal for Municipal Court Services.
10. Consider approval of Resolution 2026-06 continuing membership in the Steering Committee of Cities Served by Oncor and the 2026 assessment.

Commissioner Hamilton made a motion to approve consent agenda items 4-10 as presented. Commissioner Akers seconded the motion. The motion passed 5-0.

PUBLIC HEARING ITEMS

11. Conduct a Public Hearing regarding the repeal of existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and adoption of a new Chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts, and adopt a new zoning map.

With there being no speakers, Mayor Sims closed the Public Hearing at 5:43 p.m.

ACTION ITEMS

12. Discussion and any necessary action regarding annual audit for FY 2024-2025.

Daniel Hungerford, with George, Morgan & Sneed, presented the Fiscal Year audit via Zoom.

Commissioner Hamilton made a motion to approve the 2024/2025 Annual Audit as presented. Mayor Pro Tem Akers seconded the motion. The motion passed 5-0.

13. Discussion and any necessary action regarding adoption of Ordinance No. 2026-03 Repealing Existing Zoning Regulations in Chapter 22 of the Breckenridge Code of Ordinances and Enacting a new Chapter 22, Zoning, to Establish New Zoning Districts, New Zoning Regulations for Uses of Property in all Zoning Districts, and Adopt a New Zoning Map.

City Manager Northrop explained that In July of 2024, Commissioners approved the Comprehensive Development Plan. The next step in that process is to update the Comprehensive Zoning Ordinance. The city has hosted a total of three public hearings as well as multiple meetings with the Planning and Zoning Commission to review zoning options and open house meetings for the general public. On February 2, 2026, the Planning and Zoning Commission approved the recommendation, including the Option 1 Map, of the Comprehensive Zoning Plan.

Commissioner Hamilton made a motion to approve and adopt Ordinance 2026-03 repealing existing zoning regulations in Chapter 22 of the Breckenridge Code of Ordinances and enact a new chapter 22, Zoning, to establish new zoning districts, new zoning regulations for uses of property in all zoning districts and adopt a new zoning map. Commissioner Huntington seconded the motion. The motion passed 3-2 with Commissioner Fernandez and Mayor Pro Tem Akers voting Nay.

14. Discussion and any necessary action regarding award of construction contract related to the TX-CDBG #CDM22-0020 Downtown Revitalization Project

City Manager Northrop stated that, as part of the Downtown Revitalization Grant received for sidewalk improvements at Rose Avenue and Elm Street, the city had remaining funds that are planned to be used to pave Elm Street from Rose Avenue to McAmis. A request for Proposals was published, and two bids were received. Both bids met the requirements but exceeded the budgeted amount for the project. The engineer's recommendation is to reject all bids and rebid the project.

Mayor Pro Tem Akers made a motion to reject all bids and rebid the project due to cost. Commissioner Hamilton seconded the motion. The motion passed 5-0.

15. Discussion and any necessary action on Resolution 2026-03 affirming policies related to the City's TX-CDBG CDV25-0207 (Panther Street) Grant.

Kristin Boswell, Project Manager with Public Management Inc., explained that as a part of the Grant, the city was awarded to improve Panther Street, 4th Street, and 2nd Street; Commissioners must pass a resolution expressing commitment to meet applicable federal requirements.

Commissioner Hamilton made a motion to approve Resolution 2026-03 affirming policies related to the city's CDBG CDV25-0207(Panther Street). Commissioner Fernandez seconded the motion. The motion passed 5-0.

16. Discussion and any necessary action on Section 3 Policy Information for the City's TX-CDBG CDV25-207 (Panther Street) Grant.

Kristen Boswell presented the Section 3 Policy to Commissioners with no action taken.

17. Discussion and any necessary action regarding approval of Ordinance 2026-02 ordering a Municipal General Election to be held on May 2, 2026, for the purpose of electing the offices of Mayor, and Commissioner Place 1 and Commissioner Place 2.

City Secretary Jessica Sutter stated that the General Election will be held on the uniform election date of May 2, 2026. Three citizens will be elected at large to serve 2-year terms for Mayor, Commissioner Place 1, and Commissioner Place 2.

Commissioner Hamilton made a motion to approve Ordinance 2026-02 ordering a Municipal General Election to be held on May 2, 2026, for the purpose of electing the offices of Mayor, Commissioner Place 1, and Commissioner Place 2. Commissioner Fernandez seconded the motion. The motion passed 5-0.

Mayor Sims convened the meeting into Executive Session at 6:14 p.m.

EXECUTIVE SESSION

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

Consultation with Attorney

§551.071(1),(2): Consultation with attorney regarding pending or anticipated litigation, or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter:

18. City of Breckenridge vs. Akers Investments LLC, et al; Cause No. CV33796 in the 90th Judicial District Court of Stephens County, Texas.

19. Public Censure of Commissioner Akers.

Economic Development

§551.087: Economic Development negotiations (to discuss or deliberate commercial or financial information from a business prospect or to deliberate the offer of a financial or other incentives to a business prospect):

20. Sagebrush

Mayor Sims convened the meeting into open session at 7:02 p.m.

Commissioner Hamilton made a motion to approve Resolution 2026-04 Censuring Commissioner Michael Greg Akers for Violation of Section I.C.4 of the City of Breckenridge Code Of Conduct and Ethics Policy. Commissioner Huntington seconded the motion. The motion passed 4-0 with Mayor Pro Tem Akers abstaining from the vote.

Commissioner Hamilton made a motion to approve BEDC’s purchase of 33 acres of property. Mayor Pro Tem Akers seconded the motion. The motion passed 5-0.

Commissioner Hamilton made a motion to authorize the City Manager to negotiate a Chapter 380 economic development agreement with Small Town Development for a potential 4-acre residential development and authorize BEDC to sell 4 acres to Small Town Development, contingent upon the City Commission's approval of said agreement. Commissioner Fernandez seconded the motion. The motion passed 5-0.

Commissioner Hamilton made a motion to approve BEDC entering into a Letter of Intent regarding a potential property exchange. Mayor Pro Tem Akers seconded the motion. The motion passed 5-0.

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 7:05 p.m.

Bob Sims, Mayor

Jessica Sutter, City Secretary



BRECKENRIDGE CITY COMMISSION
AGENDA SUMMARY FORM

Subject: Consider approval of Resolution 2026-08 authorizing the application of a Criminal Justice Division Grant through the Governor's office to purchase new equipment for Law Enforcement.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

In 2025, the City of Breckenridge pursued and received a grant for the purchase of eleven body-worn cameras. The purchase of these body-worn cameras requires an annual service plan. The original grant covered the purchase of the body cameras as well as a one-year service plan. The city is now pursuing a grant to provide the annual service plan for the next year.

The total amount of the project is anticipated to be \$16,435.25 with a 25% cash match amount of \$4,108.81.

Applications for the grant were due by February 13, 2026, with an estimated project start date of September 1, 2026.

FINANCIAL IMPACT:

Cash Match of \$4,108.81

STAFF RECOMMENDATION:

Consider approval of Resolution 2026-08 as presented.

Resolution No. 2026-08

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS, AUTHORIZING THE CITY MANAGER TO APPLY FOR A CRIMINAL JUSTICE DIVISION GRANT THROUGH THE GOVERNOR’S OFFICE TO PURCHASE NEW EQUIPEMENT FOR LAW ENFORCEMENT.

WHEREAS, The City Commission of Breckenridge finds it in the best interest of the citizens of Breckenridge, TX, that the New Body Worn Cameras be operated for the year of 2026; and

WHEREAS, The City Commission of Breckenridge agrees to provide \$4108.81 for the said project as required by the Texas General Appropriations Act, Article I, Rider 35 for Trusteed Programs within the Office of the Governor grant application; and

WHEREAS, The City Commission of Breckenridge agrees that in the event of loss or misuse of the Office of the Governor funds, The City Commission of Breckenridge assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City Commission of Breckenridge designates Cynthia Northrop, Breckenridge City Manager, as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BRECKENRIDGE, TEXAS: Approves submission of the grant application for the New Body Worn Cameras project to the office of the Governor, Criminal Justice Division.

Passed and Approved this _____ of _____, 2025

Grant Number:5871401

Robert Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

CITY OF BRECKENRIDGE
NOTICE OF PUBLIC HEARING

Pursuant to Section 22-16 of the Breckenridge Code of Ordinances and Section 43.0673 of the Texas Local Government Code, the City Commission will hold a public hearing on:

- DATE: Tuesday, March 3, 2026
TIME: 5:30 PM
PLACE: City Commission Chambers, 105 N. Rose Ave.

The public hearing will be to consider the annexation of property described as 33.08 acres of land out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas into the City limits of the City of Breckenridge.

Any and all persons interested in the above referenced item may attend such hearing and will be given an opportunity to be heard.

Cynthia Northrop
City Manager
City of Breckenridge, Texas

Publish: February 14, 2026



**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:

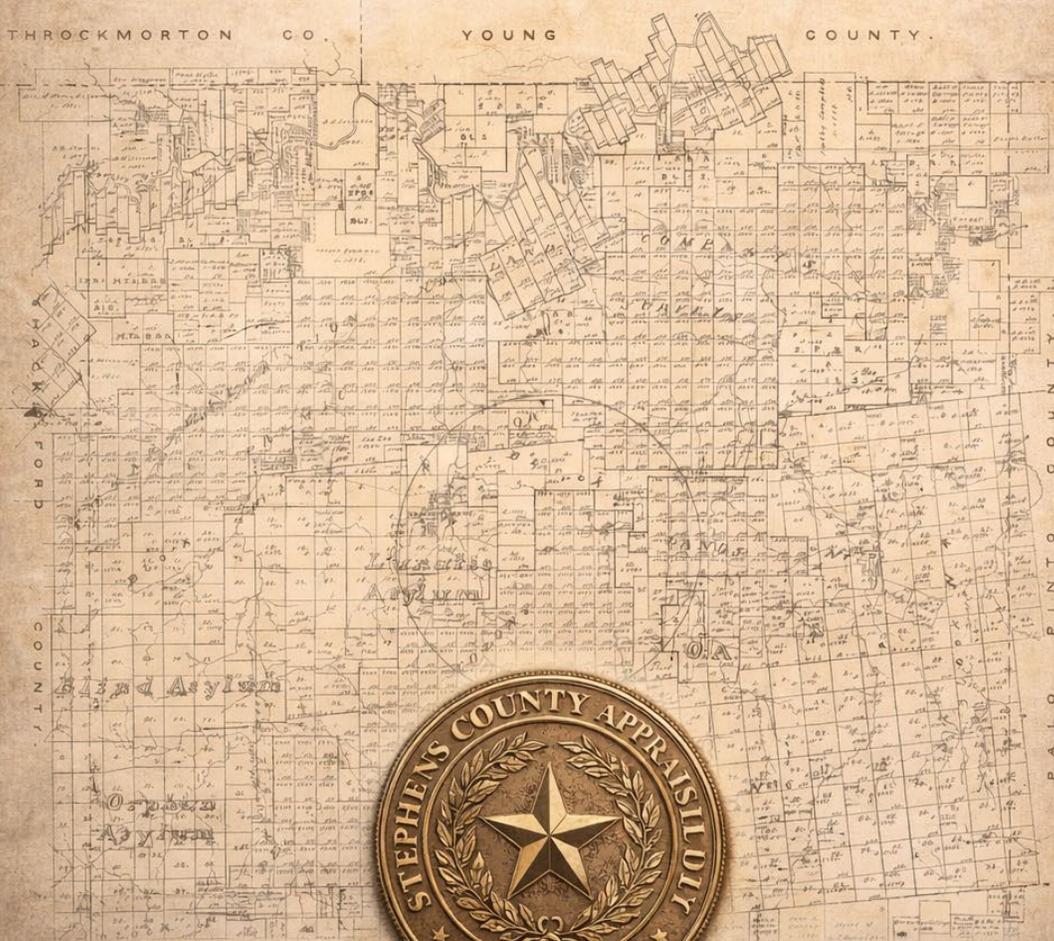
NA

STAFF RECOMMENDATION:

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

STEPHENS COUNTY
APPRAISAL DISTRICT

2025 ANNUAL REPORT



STEPHENS COUNTY, TEXAS

STEPHENS COUNTY APPRAISAL DISTRICT



December 1, 2025

RE: STEPHENS COUNTY APPRAISAL DISTRICT 2025 ANNUAL REPORT

With a sincere commitment to support an environment of transparency, I present the 2025 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 2025 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
Crystal Shook		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	TPWD Representative
Brett Grissom	Reece Clark	Jessie Shortes	NRCS 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
Appraisal of Real Property
Appraisal of Mineral and Industrial Property

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

APPRAISAL DISTRICT STANDING

For the first time in four years, Stephens CAD passed the Property Value Study and the MAPS review. The SPVS was passed with a 95.33%. The CAD also completed a Targeted Maps Review for 2024 in 2025, which ended with 10 recommendations from the Comptroller reviewer. These recommendations are currently being implemented with documentation provided to the Comptroller.

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	2021	2022	2023	2024	2025
REAL PROPERTY	11,730	11,758	11,700	11,710	12,245
INDUSTRIAL PROPERTY	190	323	326	330	343
BUSINESS PERSONAL PROPERTY	409	404	398	410	430
MINERAL PROPERTY	36,068	25,929	26,099	21,588	20,334
	48,397	38,414	38,523	34,038	33,352

Real Property

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

Industrial Property

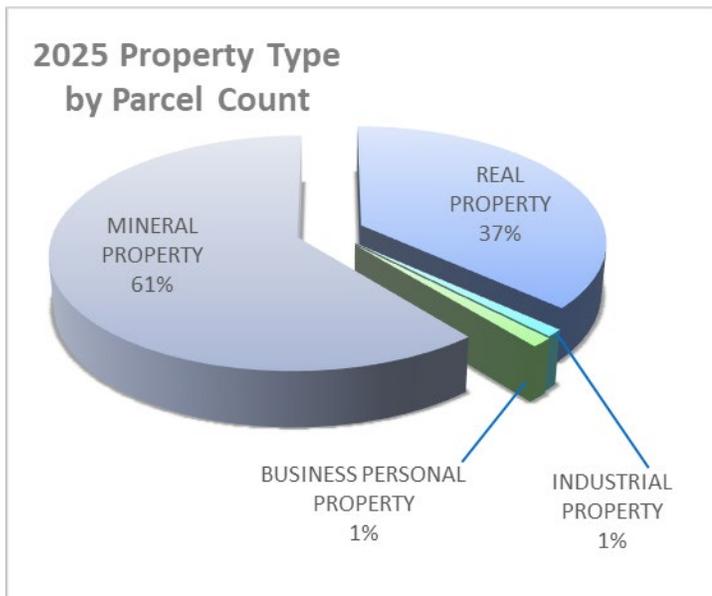
Personal/business property that adds value to a product through development, manufacturing, processing or stage of that product

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 in two different ways.

Year	2021	2022	2023	2024	2025
Budget	\$ 365,000.00	\$ 456,812.00	\$ 512,722.26	\$ 521,024.00	\$ 548,812.46
Cost per parcel	\$ 7.54	\$ 11.89	\$ 13.31	\$ 15.31	\$ 16.46

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:

- increased expenses of IT services
- increased costs of health benefits
- increased costs of insurance; and,
- increased costs of training and travel

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 percentage 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	2021	2022	2023	2024	2025
Total Levy	\$ 13,630,881	\$ 14,457,448	\$ 16,178,901	\$ 16,712,824	\$ 17,308,756
Percent of Levy	2.68%	3.16%	3.17%	3.12%	3.17%

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 on the low end of that range.

STEPHENS COUNTY APPRAISAL DISTRICT

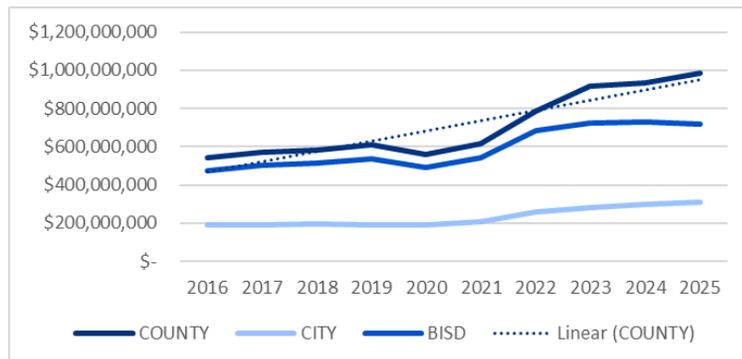


TOTAL VALUE

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 \$984,968,607 resulting in a total tax levy for all entities of approximately \$17,691,179, an increase of 3.57% percent from 2024.

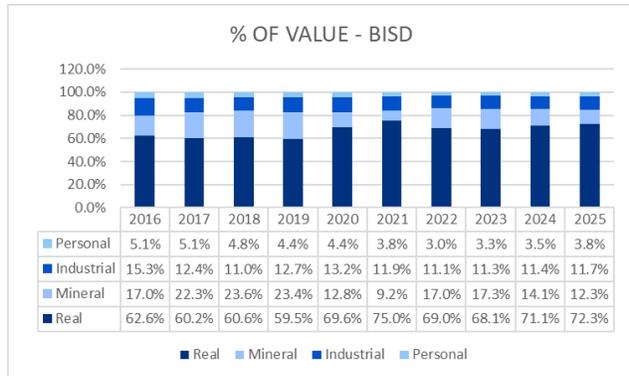
2025 CERTIFIED TAXABLE VALUES					
ENTITY	REAL PROPERTY	MINERALS	INDUSTRIAL	BUSINESS PP	CERT TOTAL
Stephens County	\$ 775,131,210	\$ 90,563,990	\$ 90,907,215	\$ 28,366,192	\$ 984,968,607
City of Breckenridge	\$ 251,558,671	\$ 4,087,830	\$ 33,104,680	\$ 23,373,583	\$ 312,124,764
Stephens Memorial Hospital	\$ 789,959,897	\$ 89,868,790	\$ 90,924,205	\$ 28,342,202	\$ 999,095,094
Breckenridge ISD	\$ 517,462,333	\$ 87,959,510	\$ 83,565,575	\$ 27,208,282	\$ 716,195,700
Albany ISD	\$ 1,734,973	\$ 149,160	\$ 174,670		\$ 2,058,803
Graham ISD	\$ 808,356	\$ 5,150	\$ 117,400	\$ -	\$ 930,906
Moran ISD	\$ 7,051,062	\$ 1,526,760	\$ 295,760	\$ -	\$ 8,873,582
Ranger ISD	\$ 5,043,459	\$ 298,190	\$ 5,749,060	\$ 1,050	\$ 11,091,759
Woodson ISD	\$ 6,420,393	\$ 625,210	\$ 1,002,850	\$ 4,260	\$ 8,052,713
					\$ 3,043,391,928

HISTORIC TAXABLE VALUES FOR COMPARISON					
ENTITY	2021 CERTIFIED	2022 CERTIFIED	2023 CERTIFIED	2024 CERTIFIED	2025 CERTIFIED
Stephens County	\$ 614,371,483	\$ 788,423,814	\$ 918,265,271	\$ 934,452,434	\$ 984,968,607
City of Breckenridge	\$ 210,353,345	\$ 257,613,426	\$ 283,363,231	\$ 299,375,606	\$ 312,124,764
Stephens Memorial Hospital	\$ 628,021,806	\$ 802,069,164	\$ 932,462,030	\$ 947,700,802	\$ 999,095,094
Breckenridge ISD	\$ 541,398,095	\$ 681,518,954	\$ 722,804,858	\$ 731,082,147	\$ 716,195,700
Albany ISD	\$ 1,438,266	\$ 1,845,400	\$ 2,246,350	\$ 2,072,616	\$ 2,058,803
Graham ISD	\$ 799,433	\$ 921,580	\$ 932,340	\$ 838,380	\$ 930,906
Moran ISD	\$ 5,295,057	\$ 6,705,770	\$ 9,193,195	\$ 6,832,004	\$ 8,873,582
Ranger ISD	\$ 8,898,053	\$ 10,967,518	\$ 11,789,990	\$ 10,779,578	\$ 11,091,759
Woodson ISD	\$ 5,476,274	\$ 7,412,020	\$ 7,342,460	\$ 9,877,442	\$ 8,052,713



Total taxable values for the City of Breckenridge and Stephens County continue to increase. Breckenridge Independent School District saw a slight decline in 2025, but this was due to the increase in the homestead deduction from \$100,000 to \$140,000 on general homesteads and from \$110,000 to \$200,000 for over 65 and disabled homesteads.

STEPHENS COUNTY APPRAISAL DISTRICT



BISD SHIFTS

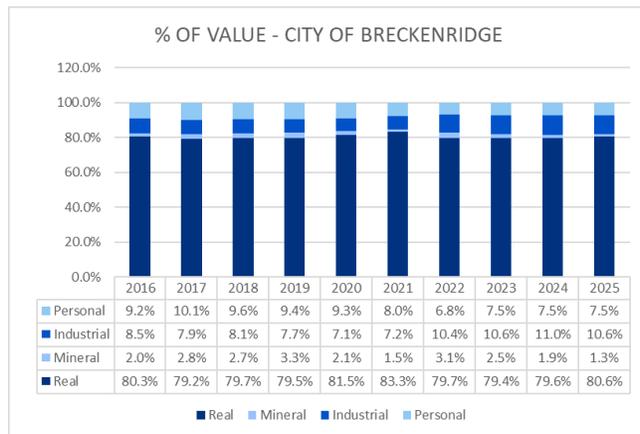
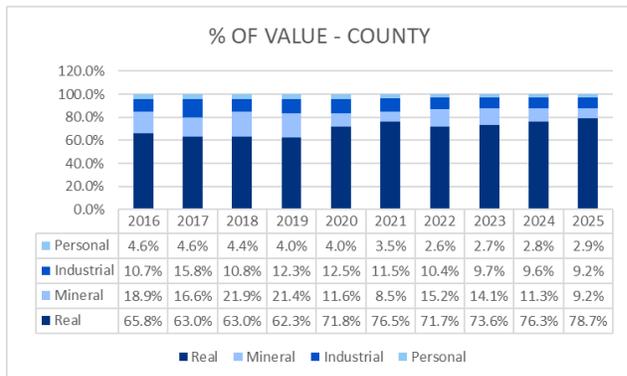
Real property value was \$295,796,489 in 2016 compared to \$517,462,333 in 2026, or a 74.93% increase in value over a 10-year period.

Business personal and Industrial values are losing ground. This is largely due to increased exemptions awarded by State legislation.

STEPHENS COUNTY SHIFTS

Stephens County continues to see a decrease in mineral values, also evidence in the number of parcels with appraised value (Table 1 on page 6). Real property has shown an increase from \$355,980,334 in 2016 to \$775,131,210 in 2025. That is a staggering 117.75% increase over the last 10 years.

The increase in real property market values is driven by aggressive land and lake property markets and new construction in the county.



CITY OF BRECKENRIDGE SHIFTS

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 2016, the Stephens County total taxable value was \$541,078,694 compared to \$984,968,607 in 2025.

STEPHENS COUNTY APPRAISAL DISTRICT



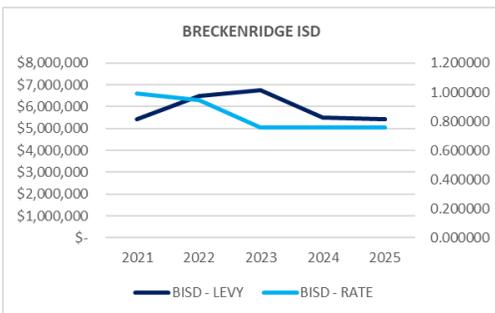
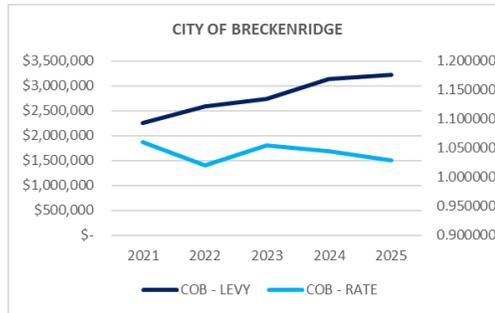
LEVY

Tax Levy History					
ENTITY	2021	2022	2023	2024	2025
SCO - LEVY	\$ 4,630,037	\$ 5,931,090	\$ 5,631,889	\$ 6,269,836	\$ 6,553,883
BISD - LEVY	\$ 5,421,042	\$ 6,503,246	\$ 6,743,177	\$ 5,523,877	\$ 5,425,182
COB - LEVY	\$ 2,251,860	\$ 2,579,186	\$ 2,742,035	\$ 3,127,607	\$ 3,211,545
SMH - LEVY	\$ 1,829,111	\$ 2,214,993	\$ 2,115,567	\$ 2,168,553	\$ 2,281,993
Overlapping School Districts	\$ 211,215	\$ 261,073	\$ 282,247	\$ 218,884	\$ 218,575
	\$ 14,343,265	\$ 17,489,589	\$ 17,514,916	\$ 17,308,757	\$ 17,691,179

The city of Breckenridge shows the highest increase in levy with a 42.64% over 5 years while decreasing the rate from \$1.06/\$100 in value to \$1.02893/\$100 in value.

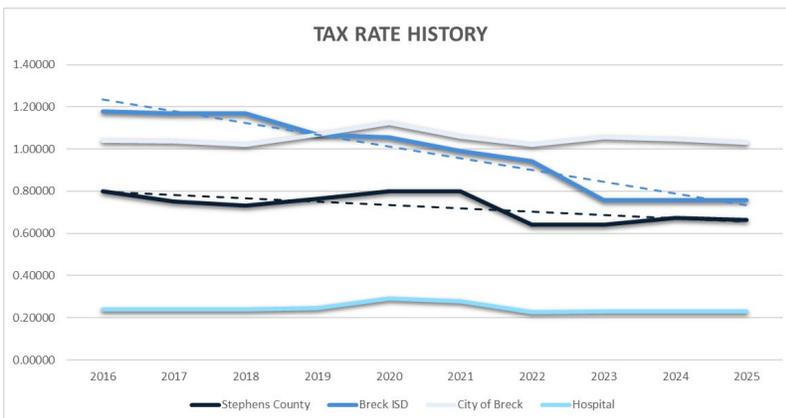
The county rivals the increase of the city with a 41.55% increase in levy while decreasing their rate from \$0.80/\$100 in value to \$0.66539/\$100 in value. This included paying off the jail debt in the same time.

Stephens Memorial Hospital has remained relatively flat on rate while seeing a 24.75% increase in levy over 5 years (no table)



BISD has seen a decrease in rate and levy due to the legislation that provided more state funding for schools and less burden on local property tax through increased homestead deductions and compression of rate. The rate remains flat from the three years while seeing a almost 20% decrease in levy over three years but maintaining a .08% increase over 5 years.

TAX RATES



Tax rates for the city of Breckenridge and for Stephens Memorial Hospital have remained relatively consistent over the last 10 years.

Breckenridge ISD began seeing a decreased tax rate starting in 2018. A significant decrease in school district rates occurred in 2023 due to legislative action that included tax rate compression for previous years.

County rates are on a downward trend.

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			2021	2022	2023	2024	2025
CODE	DESCRIPTION	STATISTIC					
A	Single Family Residential	Parcel Count	3,264	3,282	3,317	3,296	3,299
		Market Value	\$ 279,420,437	\$ 360,264,442	\$ 416,509,166	\$ 433,064,104	\$ 434,526,255
B	Multi-family Residential	Parcel Count	31	31	22	22	22
		Market Value	\$ 9,137,385	\$ 13,322,218	\$ 8,022,331	\$ 7,823,763	\$ 8,066,427
C	Vacant Lots	Parcel Count	1,108	1,085	1,024	930	939
		Market Value	\$ 9,931,825	\$ 10,344,920	\$ 12,172,980	\$ 14,247,420	\$ 14,322,730
D	Qualified Open Space	Parcel Count	5,588	5,546	5,466	5,544	5,488
		Market Value	\$ 1,161,571,295	\$ 1,150,103,355	\$ 1,404,964,765	\$ 1,718,025,585	\$ 1,867,424,815
E	Rural Land, Non Qualified	Parcel Count	2,342	2,297	2,343	1,877	1,883
		Market Value	\$ 152,836,200	\$ 207,412,897	\$ 250,720,937	\$ 271,056,135	\$ 302,441,730
F	Commercial & Industrial Real Estate	Parcel Count	494	443	464	494	498
		Market Value	\$ 54,395,031	\$ 62,416,374	\$ 71,264,038	\$ 77,845,402	\$ 92,435,304
G	Oil and Gas	Parcel Count	36,068	25,929	26,099	21,588	20,334
		Market Value	\$ 52,267,410	\$ 120,082,370	\$ 129,324,100	\$ 105,641,410	\$ 90,592,760
J	BPP/Utilities	Parcel Count	99	87	86	91	88
		Market Value	\$ 43,635,212	\$ 46,190,188	\$ 47,385,003	\$ 47,454,456	\$ 50,106,558
L	BPP/Commercial, Industrial & Manufacturing	Parcel Count	472	607	616	624	648
		Market Value	\$ 48,706,670	\$ 56,603,549	\$ 67,134,489	\$ 69,631,781	\$ 69,180,545
M	Mobile Homes/Other	Parcel Count	92	112	119	110	116
		Market Value	\$ 4,218,370	\$ 7,491,290	\$ 7,289,300	\$ 6,497,720	\$ 6,938,190
S	Special Inventories	Parcel Count	2	1	1	2	4
		Market Value	\$ 961,225	\$ 1,139,448	\$ 1,139,448	\$ 1,234,861	\$ 1,653,754
X	Exempt Properties	Parcel Count	556	554	568	580	577
		Market Value	\$ 57,346,020	\$ 59,342,700	\$ 81,024,920	\$ 89,161,800	\$ 104,453,510
	Unclassified	Parcel Count	35	102	57	46	85
		Market Value	\$ 1,713,740	\$ 11,265,280	\$ 7,110,290	\$ 5,740,880	\$ 12,806,720
TOTALS		Parcel Count	50,151	40,076	40,182	35,204	33,981
		Market Value	\$ 1,876,140,820	\$ 2,105,979,031	\$ 2,504,061,767	\$ 2,847,425,317	\$ 3,054,949,298

Noteworthy items

- Qualified open space reflected a decrease in the number of parcels but an increase in values indicating more smaller parcels with increased market values/acre
- Commercial values showed a significant increase
- Mineral parcels and values continued to decrease
- A major jump in the number of unclassified properties needs to be examined

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 2025 saw additional 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		2021	2022	2023	2024	2025
Irrigated Cropland	Acres					
	Mkt Value					
	Prd Value					
Dry Cropland	Acres	29,059	29,625	30,234	30,354	30,432
	Mkt Value	59,906,905	62,110,430	104,272,698	130,249,561	15,239,503
	Prd Value	3,132,309	3,155,925	3,225,217	3,241,091	3,132,669
Barren/Wasteland	Acres	6,471	6,286			
	Mkt Value	12,173,331	12,036,075			
	Prd Value	32,392	31,428			
Orchards	Acres					
	Mkt Value					
	Prd Value					
Improved Pasture	Acres	11,202	11,586	11,904	12,299	14,317
	Mkt Value	22,220,411	23,718,947	33,922,042	44,332,726	55,755,825
	Prd Value	725,544	738,227	858,787	883,530	1,128,730
Native Pasture	Acres	504,259	502,333	501,470	507,685	500,348
	Mkt Value	1,055,098,973	1,047,760,307	1,255,944,397	1,535,070,720	1,664,403,025
	Prd Value	28,915,428	31,763,518	32,069,411	31,836,567	35,229,770
Other Agriculture Land	Acres	1,845	1,887	1,929	1,841	1,582
	Mkt Value	5,623,715	5,090,966	7,529,658	8,525,918	8,983,062
	Prd Value	250,372	191,437	132,630	119,267	116,226
Total Production Acres		546,365	545,431	545,537	552,179	546,679
Total Mkt Value		1,155,023,335	1,150,716,725	1,401,668,795	1,718,178,925	1,744,381,415
Total Prd Value		33,056,045	35,880,535	36,286,045	36,080,455	39,607,395
Margin/Acre		2,054	2,044	2,503	3,046	3,118
Number of AC/Parcel		97.77	98.35	99.81	99.60	97.83
D1 Parcels		5,588	5,546	5,466	5,544	5,588

STEPHENS COUNTY APPRAISAL DISTRICT



The number of acres per parcel saw a decrease for 2025 along with an increase in non-qualified acreage indicating a shift from the number of acres in production to the number of homesteads in the county not producing agriculture. A better look for ag production might be acres per owner, but we currently do not have a way to determine that number.

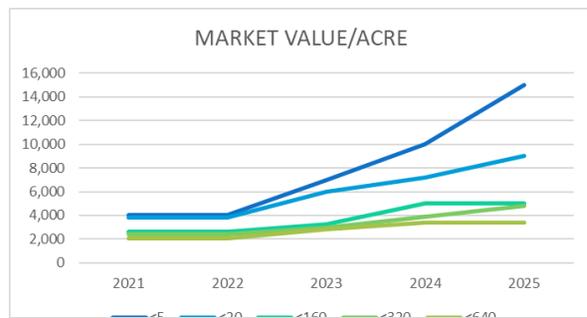
Another part of this might be from the effort of the CAD to verify ag applications for special value. Over the past few years, CAD has initiated an audit of ag applications and are requiring individuals to update as necessary. The CAD also inspects the land to ensure the applicant is doing what was stated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

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. Currently, only 2.07% of production value carries the wildlife designation in Stephens County, down from 3% the previous year.

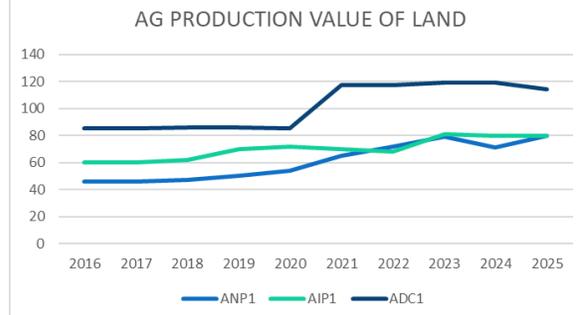
The county seems to be seeing more development, but hard data is not available at this time. The CAD is also working on a way to measure the increase of plated lots for development in the county, or large acre tracts purchased and subdivided into small units for resale.

Ag Production Value - Acres		2021	2022	2023	2024	2025
D1 Verified	Parcels	1,272	1,467	3,645	4,055	4,947
	Acres	544,376	540,697	534,252	535,035	532,035
Wildlife Verified	Parcels	3	51	123	147	159
	Acres	144	2,847	9,356	15,303	13,062
Non-Qualified Acres	Parcels	2,392	2,482	2,473	2,375	2,629
	Acres	65,038	68,231	91,607	82,219	87,251
		609,558	611,775	635,215	632,557	632,348

A considerable increase in the market value of land has occurred since 2021, especially in the area of small acreage tracts. Tracts under 20 acres have shifted from \$3,850/acre to \$9,000/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 \$2,050/ac in 2021 to \$3,400/ac in 2025.



The Texas special agricultural appraisal (often misnamed an "ag exemption") provides significant property tax savings by allowing landowners to have their land valued for tax purposes based on its productive agricultural use (productivity value), rather than its much higher market value, often resulting in dramatically lower tax bills.



The calculation for the ag value is done on a five-year average at a 10.1% cap rate. The majority of land in Stephens County coded as ANP, which has seen a \$15/acre increase over the last five years. The increase is largely due to increased cattle prices driving up grass lease costs.

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. Tax 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 homeowner from increases in assessed (taxable) value. As a result, the homestead exemption lowers property taxes on your principal residence.

State	\$140,000 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 \$60,000 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

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).

STEPHENS COUNTY APPRAISAL DISTRICT



ANALYZING EXEMPTIONS

Examining the number of home sites and exemptions claimed can provide a tax entity insight to those who are 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.

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

The city of Breckenridge experienced an increase in the number of homesites in 2025 but a decrease in the number of homesteads. The homestead reduction is likely due to a combination of an extensive homestead audit conducted by the CAD and people moving out of the city. Over 65 homesteads saw a slight increase, but in respect to general homesteads held strong, as did disabled homesteads.

CITY OF BRECKENRIDGE		2021	2022	2023	2024	2025
Year						
Homesites		2395	2260	2233	2271	2301
General HS		1013	1038	987	926	757
>65		435	439	466	481	485
Disabled		87	87	88	86	87
Veteran Disabled	All	46	47	51	67	53
	General	17	18	20	21	29
	Frozen	10	19	20	27	27
	100% Homesite	19	10	11	19	22
Circuit Breaker					690	773
Constitutional		324	305	302	314	309

The county experienced an increased number of designated homesites largely due to new subdivisions and the sale of smaller tracts for higher prices; however, the county also experienced the decrease in general homesteads. Again, it is probably due to the extensive homestead audit conducted by the CAD. An increase in over 65, disabled and veteran disabled homesteads indicate more people are moving into the county as their permanent residence in those categories.

STEPHENS COUNTY		2021	2022	2023	2024	2025
Year						
Homesites		5356	5189	5120	4972	5344
General HS		1951	2041	1935	1797	1582
>65		1033	1041	1098	1144	1160
Disabled		141	139	132	144	147
Veteran Disabled	All	135	139	144	178	194
	General	58	58	59	59	71
	Frozen	45	46	47	69	70
	100% Homesite	32	35	38	50	53
Circuit Breaker					1596	4664
Constitutional		727	671	668	780	776

STEPHENS COUNTY APPRAISAL DISTRICT



Breckenridge ISD saw the same decrease as the city and county in general homesteads; however, BISD also saw a significant decrease in over 65 homesteads. Further examination shows a lot of fluctuation in the category that the county and city doesn't see and warrants deeper analysis.

BRECKENRIDGE ISD		2021	2022	2023	2024	2025
Year						
Homesites		5486	5065	5219	5147	5188
General HS		1168	1174	1148	1180	1104
>65		926	846	574	648	515
Disabled		115	84	35	50	40
Veteran Disabled	ALL	119	117	101	130	135
	General	52	50	47	46	52
	Frozen	45	46	41	41	23
	100% Homesite	22	21	13	43	30
Circuit Breaker				2266	4329	
Constitutional	711	655	652	756	754	

CIRCUIT BREAK IMPACT

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

Entity	STC	BISD	CBR	SMHD
Number of CB 2024	2,335	2,266	926	1,797
Number of CB 2025	4,664	4,329	773	4,664
Amount of CB 2024	\$ 19,854,701	\$ 19,597,455	\$ 3,816,957	\$ 19,854,611
Amount of CB 2025	\$ 42,060,668	\$ 40,922,419	\$ 17,157,785	\$ 42,060,668

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.

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. Taxpayers are invited into the office to provide the CAD with more information and evidence about the property. The appraiser hearing the informal protest may adjust 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



PROTESTS		2021	2022	2023	2024	2025
# OF PROTEST	REAL PROPERTY	175	663	640	405	516
	MINERAL PROPERTY	18	4	12	1879	301
	INDUSTRIAL PROPERTY	9			2401	7
	PERSONAL PROPERTY	5	2	8	7	12
PRELIMINARY VALUE	REAL PROPERTY	\$ 492,307,915	\$ 627,621,153	\$ 574,790,000	\$ 737,063,229	\$ 763,134,250
	MINERAL PROPERTY		\$ 104,481,000	\$ 123,565,000	\$ 97,302,000	\$ 90,513,000
	INDUSTRIAL PROPERTY		\$ 67,354,000	\$ 78,273,000	\$ 84,897,000	\$ 84,008,000
	PERSONAL PROPERTY		\$ 22,002,608	\$ 23,400,000	\$ 21,938,254	\$ 26,671,354
CERTIFIED VALUE	REAL PROPERTY	\$ 469,803,740	\$ 565,615,669	\$ 791,022,450	\$ 712,681,196	\$ 775,131,210
	MINERAL PROPERTY	\$ 52,335,780	\$ 120,045,560	\$ 129,291,170	\$ 105,610,680	\$ 90,563,990
	INDUSTRIAL PROPERTY	\$ 70,700,980	\$ 81,870,594	\$ 88,893,509	\$ 89,721,882	\$ 90,907,215
	PERSONAL PROPERTY	\$ 21,528,632	\$ 20,891,991	\$ 24,669,901	\$ 26,438,676	\$ 28,366,192
PERCENT CHANGE IN VALUE	REAL PROPERTY	-4.57%	-9.88%	37.62%	-3.31%	1.57%
	MINERAL PROPERTY		14.90%	4.63%	8.54%	0.06%
	INDUSTRIAL PROPERTY		21.55%	13.57%	5.68%	8.21%
	PERSONAL PROPERTY		-5.05%	5.43%	20.51%	6.35%
SETTLED	Total # of Protest	207	669	660	2342	836
	Informally Settled	117	539	415	116	281
	Settled by Waiver	43	48	10	1574	7
	Withdrawn	19	62	171	553	447
	ARB as Joint Motion			40	67	43
	Failure to Appear	8		8	7	40
	ARB Determination	20	20	3	22	20
PENDING	REAL PROPERTY			3	3	0
	MINERAL PROPERTY					0
	INDUSTRIAL PROPERTY					0
	PERSONAL PROPERTY					0

OBSERVATIONS:

- 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.

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	2024	2023	2022	2021	2020	2019	2017
Breckenridge	PASSED	FAILED	FAILED	FAILED	GRACE PD.	GRACE PD.	PASSED
Moran	NOT TESTED	PASSED	PASSED	FAILED	NOT TESTED	PASSED	PASSED
Woodson	NOT TESTED	PASSED	PASSED	FAILED	NOT TESTED	PASSED	PASSED

In 2020, the CAD was 25% lower 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 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 BISSD PVS study by strata and year.

STEPHENS COUNTY APPRAISAL DISTRICT



BISD PTAD RATIOS						
CATEGORY	RATIO					
	2024	2023	2022	2021	2020	2019
A	0.9845	0.9427	0.8298	0.9537	0.7514	0.7680
STRATA 2	1.0015	1.0510	0.9228	0.9737	0.6529	0.6741
STRATA 3	1.0061	1.0085	0.9443	0.9736	0.7864	0.8680
STRATA 4	0.9548	0.8949	0.8206	0.9304	0.7072	0.7585
STRATA 5	0.9748	0.8861	0.7468	0.9424	0.8087	0.7675
D1	0.9792	1.1864	1.6326	1.8995	1.3573	1.0712
E	0.9128	0.7907	0.6892	0.7957	0.8673	0.7316
F1	0.9132	0.9585	0.9131	0.8244	0.8390	0.9532
STRATA 2	0.9285	0.9053	0.9088	0.0773	0.8623	
STRATA 3	0.8229	0.9669	0.9573	0.7253	0.7444	0.9407
STRATA 4	0.9521	0.9799	0.8261	0.8750	0.8577	0.8979
STRATA 5	0.9758	0.9643	0.9624	0.9315	0.8724	0.9705
G	0.9959	1.0155	1.0136	0.9727	1.0018	0.9779
STRATA 2	1.0013	1.0259	1.0037	0.9305	0.9941	
STRATA 3	1.0010	1.0221	1.0260	0.9773	0.9535	1.0078
STRATA 4	0.9885	1.0103	1.0102	0.9946	0.1013	1.0144
STRATA 5	0.9919	1.0072	1.0176	0.9853	1.0129	0.9717
J	n/a	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	\$ 694,182,872	\$ 797,131,533	\$ 699,050,120	\$ 540,820,328	\$ 463,084,056	\$ 475,673,407
PTAD Value	\$ 728,180,356	\$ 879,806,664	\$ 850,379,117	\$ 586,062,782	\$ 555,581,925	\$ 576,127,244
Final Ratio	95.33%	90.60%	82.20%	92.28%	83.35%	82.56%

- Category A in margin; still a little low in high-end homes
- Category D1 in margin; work to be done in dry crops and improved pasture
- 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
- Category F was low after being in margin the previous year
- Category G consistently meets in margin

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.

The CAD received notice in October of 2025 of completion of all recommendations completed in the MAPS review released in January of 2025 and is therefore in compliance.



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

October 30, 2025

Jerry Toland, Board Chair
William Thompson, Chief Appraiser
Stephens County Appraisal District
P.O. Box 351
Breckenridge, TX 76424

Dear Board Chair Toland and Chief Appraiser Thompson:

Stephens County Appraisal District (Stephens CAD) has substantially completed all recommendations made in the Methods and Assistance Program (MAP) review released in January 2025. Stephens CAD is therefore in compliance with Tax Code Section 5.102, Comptroller Rule 9.301 and the 2024-25 MAP requirements.

It is important to keep appraisal practices up-to-date and consistent with requirements of the Tax Code; Comptroller rules; generally accepted standards, procedures and methodology; and other laws. Tax Code Section 5.102 requires the Comptroller to review each CAD's governance, taxpayer assistance, operating standards and appraisal standards, procedures and methodology at least once every two years.

We congratulate Stephens CAD's board and staff for their work.

Sincerely,

TARGETED APPRAISAL REVIEW PROCESS (TARPS)

The CAD received 13 recommendations from the 2022 review and 9 from the review of the 2023 review. We are working to submit documentation regarding each of those to get them cleared.

STEPHENS COUNTY APPRAISAL DISTRICT



LEGISLATIVE CHANGES

The 89th Texas Legislature concluded its 140-day regular session after reviewing more than 8,000 filed bills, ultimately passing several hundred and allowing many more to die in committee, calendar backlog, or procedural deadlines. The session was shaped by significant fiscal decisions, substantial debates over tax policy, and increasing legislative scrutiny of local government spending and appraisal district operations.

One of the Legislature’s most consequential actions was the adoption of the \$321.3 billion state budget for the 2026–27 biennium. Of that total, approximately \$142 billion represents General Revenue spending, while more than \$100 billion is driven by federal funds, including Medicaid, transportation, and public education allocations. The budget also preserved a historically large balance in the Economic Stabilization Fund (Rainy Day Fund), projected to exceed \$28–30 billion by the end of the biennium.

In addition to the state budget, lawmakers considered dozens of measures aimed at reforming the property tax system. Bills ranged from proposals to fully eliminate school district M&O property taxes—requiring tens of billions of dollars in state replacement revenue—to more targeted legislation adjusting appraisal requirements, ARB procedures, tax notices, voter-approval tax rate calculations, and limitations on local government spending. Several proposals carried significant fiscal notes, including:

- \$12–14 billion proposals for further school M&O compression.
- \$6–8 billion in various homestead exemption expansion bills.
- \$300–500 million in fiscal impacts tied to appraisal and protest system changes, depending on implementation and administrative requirements.
- Measures requiring new local government reporting and transparency systems, with implementation costs ranging from \$5 to \$50 million statewide.

The Legislature also advanced a slate of proposed constitutional amendments, many of which have substantial financial implications. These amendments—expected to go before voters — target topics such as property tax relief, increased homestead exemptions, and structural reforms to statewide funds and local taxation authorities.

Overall, the 89th Legislature’s property-tax and local-government agenda reflected a clear shift toward stronger state oversight, limitations on local revenue growth, and increased accountability within appraisal districts and taxing entities. With billions of dollars attached to various tax-related proposals, the session underscored the Legislature’s continued focus on reshaping the Texas property tax landscape and redefining the fiscal relationship between the state and its local governments.



BRECKENRIDGE CITY COMMISSION
AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding approval of onboarding NewGen Strategies and Solutions for an updated water/wastewater rate study.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

In 2021 the City of Breckenridge engaged NewGen Strategies & Solutions to conduct an analysis of our Water and Wastewater rates and operations to develop recommendations for City Commission review and approval. It is my understanding that this was the first water/wastewater rate study conducted in many years.

The Water and Wastewater Funds are enterprise funds of the city and by design are intended to run like a business; in other words, the rate structure should fund the maintenance and operations. We have many challenges (aging system, oversized system for our population and demands out-pacing resources due to high capital cost of replacement and improvements) with our water/wastewater system and have made targeted improvements a priority over the last several years.

In 2021 the City Commission approved the most aggressive schedule of rate increases along with the included improvements necessary for the system as they were trying to catch up.

The purpose of an updated rate study is determining appropriate rate projection schedule based on a systematic and target analysis of the system and its needs. The rate study goal is to provide an assessment of utility financial performance to date and provide any modifications to future rates that may be needed to meet City utility objectives. The ideal rate structure must satisfy seven criteria including legal and regulatory compliance, equity, efficiency, revenue adequacy, affordability, sustainability, and administrative simplicity.

FINANCIAL IMPACT:

The cost of the rate study is \$35,000 and is a budgeted, planned expense for FY 25-26.

STAFF RECOMMENDATION:

Consider approval of the 2026 Water and Wastewater Rate Study and authorize the City Manager to execute the documents.



275 W Campbell Road.
Suite 440
Richardson, TX 75080
Phone: (972) 680-2000

February 20, 2026

Ms. Cynthia Northrop, MPA, CPM
City Manager
City of Breckenridge
105 N. Rose
Breckenridge, TX 76424

Re: FY 2026 Water and Wastewater Rate Study

Dear Ms. Northrop:

It is our understanding that the City of Breckenridge (City) desires to enter into an agreement with NewGen Strategies & Solutions, LLC (NewGen) to assist the City with a water and wastewater rate study for Fiscal Year (FY) 2026 with rate projections through FY 2031. The goal will be to provide an assessment of utility financial performance to date and provide any modifications to future rates that may be needed to meet City utility objectives. We are pleased to have the opportunity to work with you and to continue our on-going relationship with the City.

Project Methodology

When undertaking a cost of service, rate, or fee study for a municipal utility (enterprise fund), it is important that the participants in the study have a shared vision of the objectives that must be reflected in the study. Our approach to reviewing and evaluating municipal utility rates is governed by the view that the ideal rate structure must satisfy seven (7) criteria:

- **Legal and Regulatory Compliance** is a prime consideration because rate structures must incorporate applicable local, state, and federal statutes.
- **Equity** requires that rates and charges result in no undue discrimination among customers.
- **Efficiency** refers to the ability of the rate schedule to encourage wise use of the resources.
- **Revenue Adequacy** recognizes that rates and fees are cost driven.
- **Affordability** means the recommended rates must result in bills that are realistically within the ability of customers to pay.
- **Sustainability** means the objective of the rate methodology is to keep rates low over time, not to merely keep them low for the short-term by omitting or deferring needed expenses.
- **Administrative Simplicity** recognizes that limits must be placed on the number of customer classes, complexity of the rate schedule, and frequency of billing.

Rate structures must be tailored to community perceptions, realities, and values if the project is to proceed smoothly and timely.

Ms. Cynthia Northrop
February 20, 2026
Page 2

Scope of Services/Workplan

In an effort to be concise, a brief overview of the work to be accomplished during each of the tasks is provided below. If desired, NewGen will be glad to provide a more detailed listing for each task. NewGen proposes conducting this analysis in a timely and efficient manner, with the work laid out in the following phases:

- **Phase 1 – Determine Water and Wastewater Revenue Requirements**
- **Phase 2 – Design Water and Wastewater Rates**
- **Phase 3 – Report and Presentation**

A brief overview of the work to be accomplished during each of the phases is provided below.

Phase 1 – Determine Water and Wastewater Revenue Requirements

In this phase, NewGen will gather the necessary data required to determine the cost of providing utility services to the City's retail customers. Data to be collected will include the City's budgets, audited financial statements, contracts, capital improvement plan, loan documents, water pumpage and usage records, etc. NewGen will plan a virtual meeting with the appropriate City staff in order to ensure our understanding of the goals for the Study, review the data provided, review relevant system history, and answer questions from City staff.

Once the necessary data has been collected, NewGen will review the historical and projected trends with regard to operations and maintenance (O&M) costs, debt service, capital improvements, usage, etc. NewGen will adjust expenditures, as necessary (normalize, annualize, etc.), in order to develop an annual revenue requirement that is representative of the utility's financial needs. Upon completion of this phase, we will have developed a five (5)-year revenue requirement forecast for the utilities, which will reflect the revenue necessary from rates to ensure the financial sustainability of the City.

The developed revenue requirements will include all O&M expenses, funding for capital programs, debt service and related requirements, financial reserve requirements, and other costs (as appropriate). The funding for capital programs will be developed based on the City's CIP and desired funding plans to keep the utility in good working condition in addition to any planned major capital projects. Further, NewGen will help the City evaluate the appropriate balance of debt and cash funding for capital projects based on rate impacts.

Phase 2 – Design Water and Wastewater Rates

In Phase 2, we will develop amendments to the City's rate structure that will recover the revenue requirement, as defined in Phase 1. In many cases it is the rate structure that will determine whether or not a new set of rates will be accepted by the utility's customers. NewGen's familiarity with the regulatory environment in Texas will ensure that all rate design issues are fully vetted.

As scoped in this proposal, NewGen will complete a review of up to three (3) alternative rate scenarios. A clear and distinct understanding of the City's overall goals, and contractual commitments, will serve as a basis for the development of the proposed rates. All rate design options will be discussed with City staff to ensure the ultimate recommendations are appropriate and accomplish the City's goals.

Ms. Cynthia Northrop
February 20, 2026
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Phase 3 – Summary Report and Presentation

Upon completion of Phase 2, NewGen will issue a draft letter report that summarizes our financial analysis, methodology, and rate recommendations. A conference call will be held with the City to discuss any staff recommended changes to the draft report, with a final letter report issued within one week of receiving the final comments from City staff. A presentation of the Study findings will also be made by Mr. Erik Felthous to the City Council, including a PowerPoint presentation summarizing our recommendations.

In an effort to keep costs in this proposal to a minimum, this proposed scope and fee only includes one (1) in-person meeting with City Council. NewGen will participate in additional meetings, if desired, at the written request of City staff.

Project Team

NewGen evaluates the needs of each project and responds by assembling a Project Team of knowledgeable professionals who are uniquely qualified to provide the services needed. This Project Team assembled for this engagement includes widely recognized experts in utility cost of service and rate-making that possess a unique knowledge of regulatory requirements and industry trends, as well as best practices to develop utility rates which balance the goals and objectives of the City and its customers. The study will be conducted in compliance with Industry standards and defensible with the State of Texas regulatory authorities.

Erik Felthous, Senior Manager

Project Role: Project Manager | **Location:** Dallas, TX | **Phone:** (972) 704-1655 | **Email:** efelthous@newgenstrategies.net



Mr. Erik Felthous joined NewGen as a Senior Manager in 2023 with over 18 years of public finance experience. Prior to joining NewGen, he was employed at North Texas Municipal Water District (NTMWD). During his tenure with NTMWD, he worked with their Financial Advisor and rating agencies to upgrade credit ratings, applied numerous methods of budget allocations, revised procedures, and created cost projections to comply with contract amendments in numerous systems, and prepared the annual budgets. He also worked closely with NewGen on numerous studies, including multiple cost allocation studies and assistance with many strategic cost projections. Since joining NewGen, Mr. Felthous has provided support for various types of projects including utility rate design, cost of service, cost allocation, revenue sufficiency, and several other rate making matters. These projects have been in water, wastewater, solid waste, and electric utilities.

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Chris Ekrut, Chief Executive Officer

Project Role: QA/QC Advisor | **Location:** Dallas, TX | **Phone:** (972) 232-2234 | **Email:** cekrut@newgenstrategies.net



Mr. Chris Ekrut is a founding Partner and the Chief Executive Officer for NewGen. Mr. Ekrut has been providing consulting services since 2004, with the majority of his client-related projects focused on pricing services and developing rates and fees for utility systems, as well as supporting clients before regulatory agencies. Mr. Ekrut is a recognized expert witness, having filed testimony regarding COS and rate design and providing litigation support and regulatory filing assistance before rate regulatory agencies. He has conducted numerous wholesale and retail water and wastewater rate studies, developed utility rate and fee models, and assisted in negotiations and litigation involving several wholesale service contracts. He also serves on the Faculty of the National Association of Regulatory Commissioner's (NARUC) Rate School and is accredited as a Certified Rate of Return Analyst by the Society of Utility and Regulatory Financial Analysts (SURFA).

Nick Alhallak, Consultant

Project Role: Analyst | **Location:** Dallas, TX | **Phone:** (945) 294-7822 | **Email:** nalhallak@newgenstrategies.net



Mr. Nick Alhallak joined NewGen as a Consultant in January of 2026. He assists on rate design projects and cost of service studies, emphasizing data-driven analytics and applying his financial analysis skills. Mr. Alhallak's experience includes financial modeling, rate calculation, and utility billing analysis.

Schedule, Rate, and Fees

The estimated start date of this project will be in February 2026, with a scheduled conclusion in July 2026 for the City's budget process. NewGen can adjust the expected dates and the number of meetings if needed to accommodate the City's schedule. As services are requested and performed, NewGen will invoice the City on a monthly basis for the portion of the project completed as of the date of its monthly invoice.

The fixed fee pricing, including any out-of-pocket expenses, for our scope in Phases I-III is \$35,000. This pricing reflects one (1) on-site meeting and up to three (3) rate scenarios. Additional on-site meetings may be conducted at the City's direction with additional meetings at a fixed fee of \$1,750 per meeting. Extra rate scenarios may also be considered with City direction with an understanding these would be in addition to this proposed fee on a time and expense basis or fixed fee, not to exceed amount agreed upon by the City and NewGen.

Ms. Cynthia Northrop
 February 20, 2026
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**NewGen Strategies and Solutions
 2026 Billing Rates**

Position	Hourly Billing Rate
Partner	\$305 – \$455
Principal	\$295 – \$455
Senior Manager	\$250 – \$295
Manager	\$220 – \$250
Senior Consultant	\$200 – \$220
Consultant	\$185 – \$200
Administrative Services	\$145

Note: Billing rates are subject to change based on annual reviews and salary increases.

By executing this letter, you agree that the services rendered by NewGen will be performed in accordance with instructions or specifications received by the City and will be provided with the degree of skill and judgment exercised by recognized professionals performing services of a similar nature and consistent with the applicable industry’s best practices. Additionally, the City and NewGen mutually agree that during the term of this Agreement and for a period of one (1) year after any termination, the parties agree not to solicit the other entities’ employees related to this Agreement. This clause does not apply where an employee seeks employment in response to an advertisement placed into the public domain for a specific position or other general recruitment activities.

To ensure the Study can be provided within the available fiscal resources of the City, the proposed scope of services will examine the overall cash flow and sufficiency of revenues for the City but will not include a full cost of service analysis as that term is defined by the American Water Works Association (AWWA.) As part of this limitation, the Project Team will maintain any existing differentials in pricing between customers located inside versus outside the City’s municipal boundaries, if applicable. By agreeing to this engagement, the City specifically recognizes the appellate jurisdiction of the Public Utility Commission of Texas (PUCT) under Texas Water Code 13.043(b)(3). Further, the City recognizes that the scope of services as proposed may be considered insufficient to meet the City’s burden of proof as required by the PUCT should customers located outside the municipal boundaries petition the PUCT for a review of the City’s adopted rates. Should a challenge of this type be brought against the City, any services requested of NewGen’s Project Team during said appeal will be provided under a separate engagement based on time and expenses incurred.

All payments made under this engagement should be remitted to:

NewGen Strategies and Solutions, LLC
 275 W. Campbell Rd. Suite 440
 Richardson, Texas 75080

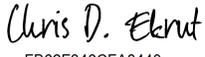
If this letter and its terms and conditions are acceptable, please execute one copy and return it to our Richardson, Texas office. If you should have any questions regarding this letter and/or require additional

Ms. Cynthia Northrop
February 20, 2026
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information, please contact Erik Felthous at (972) 704-1655 or via email at efelthous@newgenstrategies.net.

Very truly yours,

NewGen Strategies and Solutions, LLC

Signed by:

FB62F346CFA8440...
Chris D. Ekrut
President and CEO

FY 2026 Water and Wastewater Rate Study (\$35,000)
City of Breckenridge, Texas

Signed _____ Printed _____

Title _____ Date _____



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding an Annexation Services Agreement with Breckenridge Economic Development Corporation for the 33.08 tract out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas (located north of Walmart)

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The BEDC owns this tract of land (33.08 acres of land out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas (located north of Walmart) and has petitioned the city to annex the land into the city limits. The BEDC has a plan to develop this land that includes but is not limited to the following uses: Single Family, Townhomes, Retail.

This is a voluntary annexation that requires the City to enter into a written agreement with the owner (BEDC) for the provision of city services (see attached).

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of the Annexation Services Agreement as presented.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 §
COUNTY OF STEPHENS §

**CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
MUNICIPAL SERVICES AGREEMENT**

This Municipal Services Agreement (the "Agreement") is entered into pursuant to Section 43.0672 of the Texas Local Government Code by and between the City of Breckenridge, Texas, a Texas home-rule municipality whose address is 105 N. Rose Avenue, Breckenridge, Texas, 76424 (the "City") and Breckenridge Economic Development Corporation, a Texas non-profit corporation whose mailing address is 100 E. Elm Street, Breckenridge, Texas, 76424 (the "Owner"). City and Owner may be referred individually as a "Party" and collectively referred to as the "Parties."

WHEREAS, Owner owns a parcel of real property in Stephens County, Texas described 33.08 acres of land out of the Jim Purcell Survey also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas, and being part of the tract described as Tract B of Volume 2069, Page 508, Official Public Records, Stephen County, Texas, and being more particularly described in **Exhibit A** (the "Property"), which is adjacent to the City limits of the City;

WHEREAS, Owner has requested that the Property be annexed into the City pursuant to Subchapter C-3 of Chapter 43 of the Texas Local Government Code and the City Commission of the City annexed said Property pursuant to **Ordinance No. 2026-** adopted on March 3, 2026 (the "Annexation Date");

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 43.0672 of the Texas Local Government Code in order to address the provision of municipal services to the Property on the date of annexation, and a schedule that includes the period within which the City will provide any municipal service that is not provided on the Annexation Date, as shown in **Exhibit B** attached hereto;

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and its respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Agreement is to be recorded in the Real Property Records of Stephens County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. The City acknowledges and agrees that it shall provide the municipal services listed in **Exhibit B** to the Property on the time frames specified in **Exhibit B**, pursuant to Chapter 43 of Texas Local Government Code.

Section 2. The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and **the Owner who signs this Agreement covenants and agrees, jointly and severally, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement,** arising in any way from the City’s reliance on this Agreement.

Section 3. The Owner agrees and stipulates that such annexation of the Property is voluntary, and the Owner submitted a petition for such annexation to the City. Furthermore, the Owner hereby waives any and all vested rights and claims that it may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken. Owner acknowledges and stipulates that this Agreement is not a permit, as defined in Texas Local Government Code, Section 245.001(1), required by the City.

Section 4. The Parties acknowledge and agree that nothing in this Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of municipal service. Furthermore, the Parties acknowledge and agree that this Agreement will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

Section 5. The Owner acknowledges that the City’s codes, ordinances, regulations and policies (“Regulations”) that apply throughout the City, including the Property, may be reviewed at City Hall and at https://library.municode.com/tx/breckenridge/codes/code_of_ordinances and shall apply to all such regulations in development of the Property.

Section 6. This Agreement shall be valid for a term of ten (10) years beginning on the date it is signed by both parties. Renewal of the Agreement shall be at the discretion of the City Commission of the City and must be approved by ordinance. The Owner agrees that this Agreement may be amended without the written consent or knowledge of the Owner if the City Commission of the City determines at a public hearing that changed conditions or subsequent occurrences make this Agreement unworkable or obsolete. Furthermore, the Owner acknowledges and agrees that the City Commission of the City may amend the services provided under this Agreement without the written consent of the Owner in order to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances existing pursuant to the Local Government Code or other Texas or Federal laws that make this Agreement unworkable, obsolete or unlawful.

Section 7. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via facsimile or a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as first written above.

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Stephens County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by the Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability. Owner acknowledges and agrees that the only recourse against the City for breach or default of the Agreement is disannexation for failure to provide services pursuant to Chapter 43 of the Texas Local Government Code.

Section 11. Owner and City acknowledge and expressly agree that no subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City’s ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Stephens County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, 4 and 10 herein.

Section 15. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. The exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this ____ day of March, 2026.

SIGNATURE PAGE FOLLOWS

Annexation Service Agreement

CITY OF BRECKENRIDGE, TEXAS

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

STATE OF TEXAS §
 §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on the ____ day of March, 2026 by Bob Sims, Mayor of the City of Breckenridge, Texas, on behalf of said City.

Notary Public in and for the State of Texas

**OWNER
BRECKENRIDGE ECONOMIC DEVELOPMENT CORPORATION**

Ty Bartoskewitz, President

STATE OF TEXAS §
 §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on the ____ day of March, 2026 by Ty Bartoskewitz, President of Breckenridge Economic Development Corporation, on behalf of said Corporation.

Notary Public in and for the State of Texas

EXHIBIT "A"
Legal Description

33.08 acres of land out of the Jim Purcell Survey also known as Section 6 Lunatic Asylum Lands, A-1223, Stephens County, Texas and being part of the tract described as Tract B of Volume 2069 Page 508 Official Public Records, Stephens County, Texas.

BEGINNING at a 1/2" iron pin set in the east line of the tract described in Tract 1 of Volume 324 Page 128 and the west line of Tract B of Volume 2069 Page 508 for the northwest corner of Lot 3 of Breckenridge Market Subdivision as shown on the plat recorded in Slide 114 of the Plat Records, of Stephens County.

THENCE N 0°17'06" W with the east line of Tract 1 of Volume 324 Page 128 and the west line of the tract described in Tract B of Volume 2069 Page 508 a distance of 1358.67' to a 1/2" iron pin found in the south line of the tract described in Volume 1165 Page 269 for the northwest corner of Tract B of Volume 2069 Page 508 and the northeast corner of Tract 1 of Volume 324 Page 128 for the northwest corner of this tract;

THENCE S 89°31'28" E with the north line of the Tract B in Volume 2069 Page 508 and the south line of the tract described in Volume 1165 Page 269 a distance of 1065.86' to a 1/2" iron pin found in the west line of Farm Road 3099 for the northeast corner of Tract B of Volume 2069 Page 508 and being the northeast corner of this tract;

THENCE S 00°17'06" E with the east line of Tract B of Volume 2069 Page 508 and the west line of the farm road a distance of 1345.09' to a 5/8" iron pin found for the northeast corner of Lot 1 of the Breckenridge Market Subdivision and being the southeast corner of Tract B of Volume 2069 Page 508 for the southeast corner of this tract;

THENCE S 89°44'43" W passing the northwest corner of Lot 1 and the northeast corner of Lot 3 at and continuing a total distance of 1065.76' to the place of beginning and containing 33.08 acres of land.

EXHIBIT "B"
Municipal Service Plan

I. Area to be Annexed

33.08 acres of land out of the Jim Purcell Survey also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas, and being part of the tract described as Tract B of Volume 2069, Page 508, Official Public Records, Stephen County, Texas, and being more particularly described in **Exhibit A.**

II. Introduction

This service plan has been prepared in accordance with the Texas Local Government Code, Section 43.0672. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City of Breckenridge (the "City") in accordance with the following plan. Unless otherwise indicated, the City will provide the following services to the annexed property, assuming any obligations of the Owner have been met, within two and one-half years unless certain services cannot be reasonably provided within that time and the City proposes a schedule to provide services within four and one-half years. The City shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City with similar topography, land use, and population density.

III. Emergency Services

A. Police Protection and Animal Control

1. Police Protection

The Breckenridge Police Department shall provide protection and law enforcement services to the annexed tract upon the Annexation Date. These services shall include, but not be limited to: 911 service; normal patrols and responses; special units, such as traffic enforcement, criminal investigations, and narcotics; and any community program that may be implemented in the future by the City.

2. Animal Control

Regular animal control services shall be provided to the annexed tract upon the Annexation Date.

B. Fire Protection

The Breckenridge Fire Department shall provide fire protection and prevention services to the annexed tract upon the Annexation Date. These services shall include: fire suppression and rescue; assistance in providing emergency medical services; emergency prevention and public education services; pre-plan inspections; and emergency management planning.

IV. Code Enforcement and Inspections

A. Code enforcement services will be available on the Annexation Date. Code enforcement services include the response, investigation and potential abatement of property maintenance issues, nuisance issues, sanitation issues, abandoned or inoperable vehicles and other zoning violations.

EXHIBIT "B"
Municipal Service Plan

B. Upon the Annexation Date, the City will provide building permits and inspection services to the Property. This service will be made available to the Property on the same basis and at the same level of service as similar facilities throughout the City.

V. Roads and Streets

The Public Works Department shall maintain public streets existing within the annexed area as of the Annexation Date, over which the City shall have jurisdiction. These services shall include: emergency pavement repair and regular repair and maintenance of public streets. The Department shall provide standard regulatory signage on City-maintained streets. Any future streets established on the Property after the Annexation Date shall be constructed by the owner of the Property, or its successor, pursuant to City specifications and the City Engineer's approval. Dedication of such future streets to the City, and subsequent maintenance of said streets by the City, is subject to the requirements of Chapter 18 of the Breckenridge Code of Ordinances.

VI. Solid Waste

The City will provide solid waste collection services to the Property beginning on the Annexation Date.

VII. Water/Wastewater Facilities

The owner of the Property, or its successor, shall be responsible for construction of the infrastructure deemed necessary by the City and its engineer for the City to provide water and wastewater services to the Property. The City will provide the Property with water and wastewater services within a reasonable time after the owner of the Property, or its successor, has completed the necessary infrastructure to the City's satisfaction.

VIII. Planning and Development Services

The planning and zoning jurisdiction of the City will extend to this area upon the Annexation Date. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

IX. Recreation

City parks shall be accessible to all residents of the City.



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding Ordinance No. 2026-05 Annexing the 33.08-acre tract (out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas, located north of Walmart) described above into the City limits of the City of Breckenridge.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The BEDC owns this tract of land (33.08 acres of land out of the Jim Purcell Survey, also known as Section 6, Lunatic Asylum Lands, A-1223, Stephens County, Texas (located north of Walmart) and has petitioned the city to annex the land into the city limits. The BEDC has a plan to develop this land that includes but is not limited to the following uses: Single Family, Townhomes, Retail.

This is a voluntary annexation that requires the City to enter into a written agreement with the owner (BEDC) for the provision of city services.

This will be advantageous for the city to acquire additional property into the city limits for development that will contribute to increasing the city’s tax base.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of Ordinance No. 2026-05, annexing the 33.08-acre tract as presented.



MINUTES

The Board of Directors of the Breckenridge Economic Development Corporation (BEDC) held a monthly meeting, **February 17, 2026, at 5pm** at the corporation's offices, 100 East Elm Street (East entrance), Breckenridge, Texas 76424.

OPEN MEETING was held concerning the following subjects:

5:00 PM Call to order and determination of a quorum by Vice President, Jacob Cornwall.

Convened at 5:00pm. Those present were Sid Curry, Ronnie Langford, David Stowe, and CEO/Executive Director, Michael Paris. No guests were present.

Open forum for Citizens' Presentations (limited to five (5) minutes per person).

No one spoke.

Scheduled Agenda Items:

1. **Discussion and approval of Minutes for the January 2026 Meeting.**
Motion for approval by Langford, seconded by Curry, passed unanimously.
2. **Discussion and approval of Financials for January 2026.**
Motion for approval by Curry, seconded by Stowe, passed unanimously.
3. **Discussion and approval of Minutes for February 4, 2026 Special Meeting.**
Motion for approval by Curry, seconded by Langford, passed unanimously.
4. **Discussion and approval of Purchase Agreement with NXTStep/Marathon Homes.**
There was no discussion. Item pushed to be discussed in the Executive Session.
5. **Discussion and approval of engaging in contract with Kimley-Horn.**
Motion for approval by Langford, seconded by Curry, passed unanimously.
6. **Discussion and approval to submit Sage Bush Petition for Annexation to the City of Breckenridge, Texas.**
Motion for approval by Stowe, seconded by Curry, passed unanimously.
7. **Discussion of available property on 126 West Walker.**
Paris introduced the idea that the BEDC possibly acquire the property for a new location for the BEDC and the Chamber or just for the BEDC. The board requested cost that would be associated with the acquisition and update to the space.
8. **5:45 PM The BEDC Board of Directors may discuss and take action on items in open meeting or may enter into an Executive Session in accordance with Texas Government Code, Sec. 551.071, Consultation with an Attorney; Sec. 551.072, Deliberations Regarding Real Property; Sec. 551.074, Personnel Matters; or Sec. 551.087, Personnel Matters.**
Action, if any, on items discussed in the Executive Session.

- a. **Sec. 551.072 Deliberations regarding real property:**
 1. **Project Sage Bush**
 2. **Marathon Homes**

9. **6:05 PM Reconvene from Executive Session and take Such action as may be required.**

Marathon Homes: Paris was directed to continue negotiating terms for increasing the earnest money and the wording for Article X, 10.1(a).

10. **Executive Director's Report**

No report given.

11. **Adjournment.**

Motion by Curry, seconded by Stowe to adjourn at 6:09 PM, passed unanimously.



**PETITION FOR VOLUNTARY ANNEXATION
CITY OF BRECKENRIDGE, TEXAS**

STATE OF TEXAS §

COUNTY OF STEPHENS §

TO THE HONORABLE MAYOR AND CITY COMMISSION
OF THE CITY OF BRECKENRIDGE, TEXAS:

The undersigned Petitioner hereby submits this Petition for Voluntary Annexation to the City of Breckenridge, Texas, pursuant to the Texas Local Government Code, and would respectfully show the following:

I. PETITIONER

Breckenridge Economic Development Corporation
100 East Elm Street
Breckenridge, Texas 76424

The Breckenridge Economic Development Corporation (BEDC) is the owner of the property described herein and submits this petition requesting voluntary annexation into the City of Breckenridge, Texas.

II. PROPERTY TO BE ANNEXED

Petitioner requests annexation of the following real property located in Stephens County, Texas:

Approximately 33.08 acres of land located in the Jim Purcell Survey, Abstract A-1223, Stephens County, Texas, commonly referred to as the Sage Bush / Wimberley tract located north of Walmart in Breckenridge, Texas.



A location map, survey, and recorded Warranty Deed are attached hereto and incorporated by reference as:

- Exhibit A – Location Map
- Exhibit B – Survey
- Exhibit C – Warranty Deed

III. VOLUNTARY REQUEST

The Petitioner affirms that:

- The property described herein is eligible for annexation into the City of Breckenridge.
- The Breckenridge Economic Development Corporation is the lawful owner of the property.
- This request for annexation is made voluntarily.

IV. PURPOSE OF ANNEXATION

The requested annexation will support long-term planning and coordination for municipal services, infrastructure, and economic development activities related to Project Sage Bush and surrounding growth.

In addition, the BEDC Board of Directors has authorized the initiation of an Annexation Services Agreement with the City of Breckenridge to ensure coordinated planning for municipal services, infrastructure, and long-term development of the property.

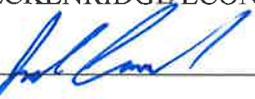
V. REQUEST FOR ACTION

Petitioner respectfully requests that the City Commission of the City of Breckenridge, Texas:

1. Accept this Petition for Voluntary Annexation;
2. Initiate the annexation process as provided by law; and
3. Annex the above-described property into the corporate limits of the City of Breckenridge, Texas.

EXECUTED this 19th day of February, 2026.

BRECKENRIDGE ECONOMIC DEVELOPMENT CORPORATION

By: 

Jacob Cornwall, Vice-President



STATE OF TEXAS §

COUNTY OF STEPHENS §

This instrument was acknowledged before me on the 19 day of February, 2026, by Jacob Cornwall, Vice-President of the Breckenridge Economic Development Corporation, on behalf of said corporation.

Starla Kay Blue

Notary Public, State of Texas



ORDINANCE NO. 2026-___

AN ORDINANCE ANNEXING PROPERTY DESCRIBED AS 33.08 ACRES OF LAND OUT OF THE JIM PURCELL SURVEY, ALSO KNOWN AS SECTION 6, LUNATIC ASYLUM LANDS, A-1223, STEPHENS COUNTY, TEXAS INTO THE CITY OF BRECKENRIDGE,; EXTENDING THE BOUNDARY LIMITS OF SAID CITY TO INCLUDE SAID PROPERTY WITHIN SAID CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY.

WHEREAS, the City of Breckenridge (the “City”) is a Texas home-rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code;

WHEREAS, Section 43.0671 of the Texas Local Government Code allows a city to annex property if the property owner requests annexation and the City received such a request from Breckenridge Economic Development Corporation (“Owner”);

WHEREAS, pursuant to Section 43.0672 of the Texas Local Government Code, the City has negotiated and entered into a written agreement with Owner for the provision of City services to the property to be annexed;

WHEREAS, the City Commission of the City (the “City Commission”) held a public hearing on March 3, 2026 regarding the annexation of the property, and published timely and adequate notice for said hearing, both as required by Section 43.0673 of the Texas Local Government Code; and

WHEREAS, the City Commission elects to annex said property into the City limits of the City.

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

Section 1. The property described in the attached **Exhibit “A”**, attached hereto and incorporated herein for all purposes (the “Property”), is hereby annexed into the City limits.

Section 2. The boundary limits of the City of Breckenridge be and the same are hereby extended to include the Property within the city limits of the City of Breckenridge, and the Property shall hereafter be included within the territorial limits of the City, and the inhabitants of the Property shall hereafter be entitled to all the rights and privileges of other citizens of the City of Breckenridge, and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

Section 3. This Ordinance shall take effect immediately upon its adoption.

Section 4. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Stephens County, Texas.

PASSED, APPROVED, AND ADOPTED on this the 3rd day of March, 2026.

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

STATE OF TEXAS §
 §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on the 3rd day of March, 2026 by Bob Sims, Mayor of the City of Breckenridge, on behalf of said City.

Notary Public, State of Texas

EXHIBIT "A"
Legal Description

33.08 acres of land out of the Jim Purcell Survey also known as Section 6 Lunatic Asylum Lands, A-1223, Stephens County, Texas and being part of the tract described as Tract B of Volume 2069 Page 508 Official Public Records, Stephens County, Texas.

BEGINNING at a ½" iron pin set in the east line of the tract described in Tract 1 of Volume 324 Page 128 and the west line of Tract B of Volume 2069 Page 508 for the northwest corner of Lot 3 of Breckenridge Market Subdivision as shown on the plat recorded in Slide 114 of the Plat Records, of Stephens County.

THENCE N 0°17'06" W with the east line of Tract 1 of Volume 324 Page 128 and the west line of the tract described in Tract B of Volume 2069 Page 508 a distance of 1358.67' to a ½" iron pin found in the south line of the tract described in Volume 1165 Page 269 for the northwest corner of Tract B of Volume 2069 Page 508 and the northeast corner of Tract 1 of Volume 324 Page 128 for the northwest corner of this tract;

THENCE S 89°31'28" E with the north line of the Tract B in Volume 2069 Page 508 and the south line of the tract described in Volume 1165 Page 269 a distance of 1065.86' to a ½" iron pin found in the west line of Farm Road 3099 for the northeast corner of Tract B of Volume 2069 Page 508 and being the northeast corner of this tract;

THENCE S 00°17'06" E with the east line of Tract B of Volume 2069 Page 508 and the west line of the farm road a distance of 1345.09' to a 5/8" iron pin found for the northeast corner of Lot 1 of the Breckenridge Market Subdivision and being the southeast corner of Tract B of Volume 2069 Page 508 for the southeast corner of this tract;

THENCE S 89°44'43" W passing the northwest corner of Lot 1 and the northeast corner of Lot 3 at and continuing a total distance of 1065.76' to the place of beginning and containing 33.08 acres of land.



BRECKENRIDGE CITY COMMISSION
AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding Consent to Encroachment for 701 W. Hullum, Breckenridge, TX 76424

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The owner of this property located at 701 W. Hullum desires to address the issue of the house encroaching into the street right-of-way.

The property is on the southwest corner of W. Hullum and S. Live Oak. The current right-of-way is 80 Feet and runs from Elliott to Jeanette.

The recommended action to resolve this issue is to approve a Consent to Encroachment (similar to a request for a Consent to Encroachment in December of 2025), which preserves a consistent street right-of-way and allows encroachment to remain in the city’s right-of-way.

The consent to encroachment that has been prepared simply says that the City is allowing the encroachment to remain in place and is noted in Exhibit A in the area in the green box.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of the Consent to Encroachment for 701 W. Hullum as presented.

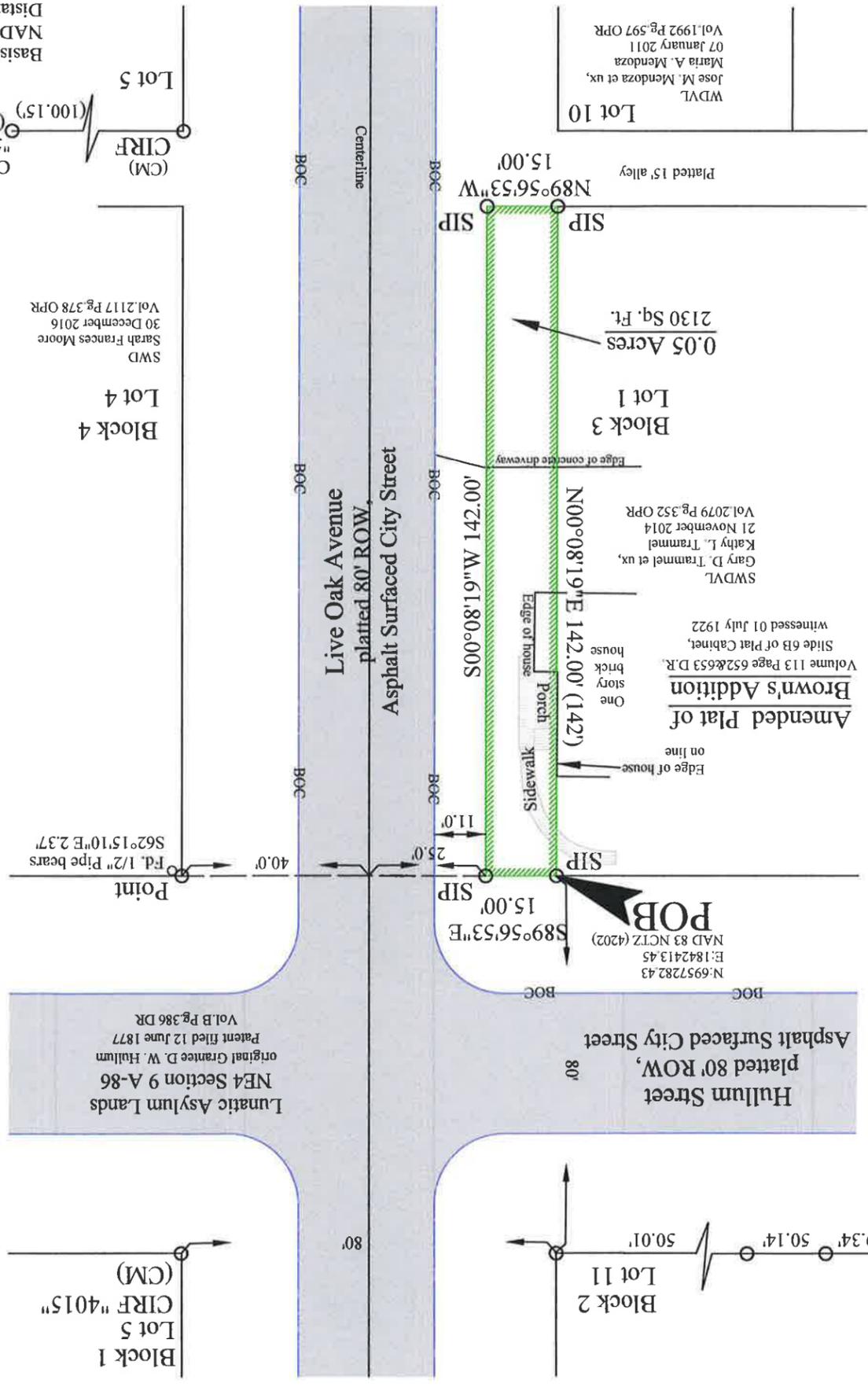
Legend

PP= Power Pole
 SIP= Set 1/2 inch Rebar with plastic cap marked
 OWEN SURV 5560
 -X=-Fence
 -EC=- Electric, and Cable line
 WM= Water Meter
 GM= Gas Meter
 FIR= Fd Iron rod
 (CM) = Controlling Monument
 (RD) = Record Dignity

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 Company 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.

SURVEY NOTES:

1. 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 adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession. Please seek legal counsel in these regards.
2. 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.
3. 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.
4. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surfaced of the parcel and are subject to slight changes. There may be more existing wells and pipe lines other than show that may not be exposed above ground and are not visible. There may be more existing above ground pipeline that are not shown. The surveyor does not state that all lines have been located.
5. This plat or map represents a survey of the surface of the tract of land as cited in request survey and was performed from an actual survey made upon the surface of the earth. A survey or investigation for sub-surface features was not performed. The surveyor does not state that there is or is not any underground or subsurface structures features or other objects manmade or natural below the surface of the tract as shown hereon.



Lot 10
 WDWL
 Jose M. Mendoza et ux,
 Maria A. Mendoza
 07 January 2011
 Vol.1992 Pg.597 OPR

SWDVL
 Gary D. Trammel et ux,
 Kathy L. Trammel
 21 November 2014
 Vol.2079 Pg.352 OPR

**Amended Plat of
 Brown's Addition**
 Volume 113 Page 652&653 D.R.
 Slide 6B of Plat Cabinet,
 witnessed 01 July 1922

SWD
 Sarah Frances Moore
 30 December 2016
 Vol.2117 Pg.378 OPR

Block 1
 Lot 5
 CIRF "4015"
 (CM)

Block 2
 Lot 11
 (CM)

METES AND BOUNDS DESCRIPTION
 0.05 Acre Tract

All that certain 0.05 acre tract or parcel of land in the City of Breckenridge situated in the northeast quarter of Section 9 of the Lunatic Asylum Lands, Abstract Number 86, original grantee and patentee D. W. Hullum, filed 12 June 1877, and recorded in volume B page 386 of the Deed Records of the County of Stephens, State of Texas, said tract being part of Live Oak Street of the Amended Plat of Brown's Addition, witnessed 01 July 1922, and recorded in volume 113 page 652 of said deed records, said plat now located in plat cabinet Slide 6B of the plat records of said Stephens County, and being more particularly described as follows:

BEGINNING for the northwest corner of the tract being described herein at a set 1/2 inch rebar at the intersection of the west line of Live Oak Avenue and the south line of Hullum Street, said rebar being the northeast corner of Block 3 of said Brown's Addition, said rebar also having a NAD 83 NCTZ (4202) State Plane Coordinates of N:6957282.43 E:1842413.45;

THENCE: South 89 degrees 56 minutes 53 seconds East, with the south line of said Hullum Street, a distance of 15.00 feet to a set 1/2 inch rebar for the northeast corner of this tract;

THENCE: South 00 degrees 08 minutes 19 seconds East, with the east line of said Block 3, a distance of 142.00 feet to a set 1/2 inch rebar for the southeast corner of this tract;

THENCE: North 89 degrees 56 minutes 53 seconds West, a distance of 15.00 feet to set 1/2 inch rebar at the intersection of the west line of said Live Oak Avenue and a platted 15 foot alley running east and west through said Block 3 for the southwest corner of this tract, said rebar being the southeast corner of Lot 1 of said Block 3;

THENCE: North 00 degrees 08 minutes 19 seconds East, with the east line of said Block 3, and the west line of said Live Oak Avenue, a distance of 142.00 feet to the **POINT OF BEGINNING** and containing 0.05 of an acre of land.

The undersigned does hereby State to Gray Trammel that the map or plat is based upon an on the ground survey, made on 24 November 2025 under my direct supervision, and reflects the boundaries or the parcel as cited in request for survey, this property adjoining a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



ERIC BRENNAN, TEXAS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 NUMBER 5560

Boundary survey on 0.05 Acres being part of
 Live Oak Street of the Amended Plat of
 Brown's Addition, an addition to
 the City 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

Scale: 1" = 30'	Date: 23 December 2025	Print Number B - 572B
BOUNDARY PLAT: STEPHENS COUNTY		
DRAWN BY: CH CHECKED BY: EB		

This parcel has offsite controlling monuments. Brown's Addition plat does not cite monuments. This Plat subject to any subdivision regulations that may exist and apply to this subdivision.

NOTE:
 Brown's Addition plat does not cite monuments. This Plat subject to any subdivision regulations that may exist and apply to this subdivision.

Basis of Bearings
 NAD83 NCTZ (4202) Grid North Bearings
 Distances reflect surface measurements

Owen Surveying Co., Copyrights Reserved 2025

CONSENT TO ENCROACHMENT

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF STEPHENS

§

§

THIS CONSENT TO ENCROACHMENT is made by and between the **CITY OF BRECKENRIDGE**, a municipal corporation, herein called the “City,” and **GARY D. TRAMMELL** and **KATHY L. TRAMMELL**, herein called “Owners”.

WITNESSETH:

WHEREAS, Owners own property described as Lot 1 of Block 3 of the Brown’s Addition, City of Breckenridge, Stephens County, Texas (“Owners’ Property”);

WHEREAS, the City is the owner of Live Oak Avenue, which is a street dedicated to the City for use as a public thoroughfare;

WHEREAS, a portion of Live Oak Avenue which is 80 feet wide by approximately 142 feet long is adjacent to the Owners’ Property (the “City’s Property”);

WHEREAS, a one story brick house, porch, sidewalk, and concrete driveway on the Owners’ Property (the “Encroachments”) extend into the City’s Property, as shown on the survey attached as **Exhibit “A”** (the “Encroachment Area”);

WHEREAS, the Owners do not desire to remove the Encroachments at this time and have requested that the City allow the Encroachments to remain on the City’s Property until such time as the structures require modification or replacement;

WHEREAS, the encroachments into the City’s Property presently pose no problem or risk to the traveling public; and

WHEREAS, the City, by and through its Mayor and City Commission, wishes to formally consent to the Encroachments for the present Owners and to their successors and assigns until the Encroachments require modification and replacement, subject to the requirements described herein, which shall be binding upon the Owners and any subsequent owners.

NOW, THEREFORE, in consideration of the mutual covenants between the parties and other valuable consideration, the City Commission of the City, by and through its Mayor, does hereby grant, without warranty, unto Owners and their administrators, executors, successors and assigns this Consent to Encroachment upon the City’s Property. The execution of this Consent to Encroachment by the City is not to be construed in any manner as a license for further encroachments within the Encroachment Area. This Consent to Encroachment shall automatically terminate and be rendered null and void upon the removal of the Encroachments, regardless of whether said removal is caused by voluntary means or an event of force majeure. Changes in the physical shape or size of the Encroachments, reconstruction of said Encroachments or additional construction within the Encroachment Area shall be considered additional encroachments without authority and in violation of the legal rights and interests of the City.

Owners accept the Encroachment Area on an “AS IS” basis and in its present condition. Owners acknowledge that their acceptance on an “AS IS” basis forms a material part of the consideration of this Consent to Encroachment.

OWNERS, THEIR RESPECTIVE HEIRS, ADMINISTRATORS, EXECUTORS, SUCCESSORS AND ASSIGNS, SHALL INDEMNIFY AND SAVE HARMLESS THE CITY, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, INSURERS AND ADVISORS FROM ANY AND ALL CLAIMS, DEMANDS, CHARGES, SUITS OR ACTIONS FOR PROPERTY DAMAGE OR LOSS, OR LOSS OF USE THEREOF, AND PERSONAL INJURY AND DEATH, WHETHER AT LAW OR IN EQUITY, BROUGHT BY ANY PERSON, ENTITY, OR AGENCY, INCLUDING BUT NOT LIMITED TO OWNERS AND EMPLOYEES OR AGENTS OF OWNERS, AND ALL EXPENSES OF LITIGATION INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEYS’ FEES AND LITIGATION EXPENSES, ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THE USE, CARE OR MAINTENANCE OF THE ENCROACHMENTS AND ENCROACHMENT AREA.

This Consent to Encroachment in no way relieves Owners, their heirs, administrators, executors, successors, and assigns, from the restrictions, if any, to which the City’s Property and Owners’ Property are made subject by deed or otherwise, and the restrictions contained in all applicable zoning ordinances.

The City retains the right to perform any cleaning, maintenance, alteration or removal of dirt or other matters within the City’s Property adjacent to the Encroachment Area for drainage, water or sewer service or other public services as is determined to be necessary by the City during the term of this Consent to Encroachment.

This Consent to Encroachment may be modified, amended or supplemented only by a written instrument executed by both parties.

This Consent to Encroachment was **APPROVED** by the City Commission of the City of Breckenridge on March 3, 2026.

CITY OF BRECKENRIDGE

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

STATE OF TEXAS §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on this _____ day of March 2026, by Bob Sims, Mayor of the City of Breckenridge, Texas.

Notary Public, State of Texas

AGREED TO BY:

GARY D. TRAMMELL

Gary D. Trammell, Owner

STATE OF TEXAS §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on this ____ day of March, 2026, by Gary D. Trammell.

Notary Public, State of Texas

AGREED TO BY:

KATHY L. TRAMMELL

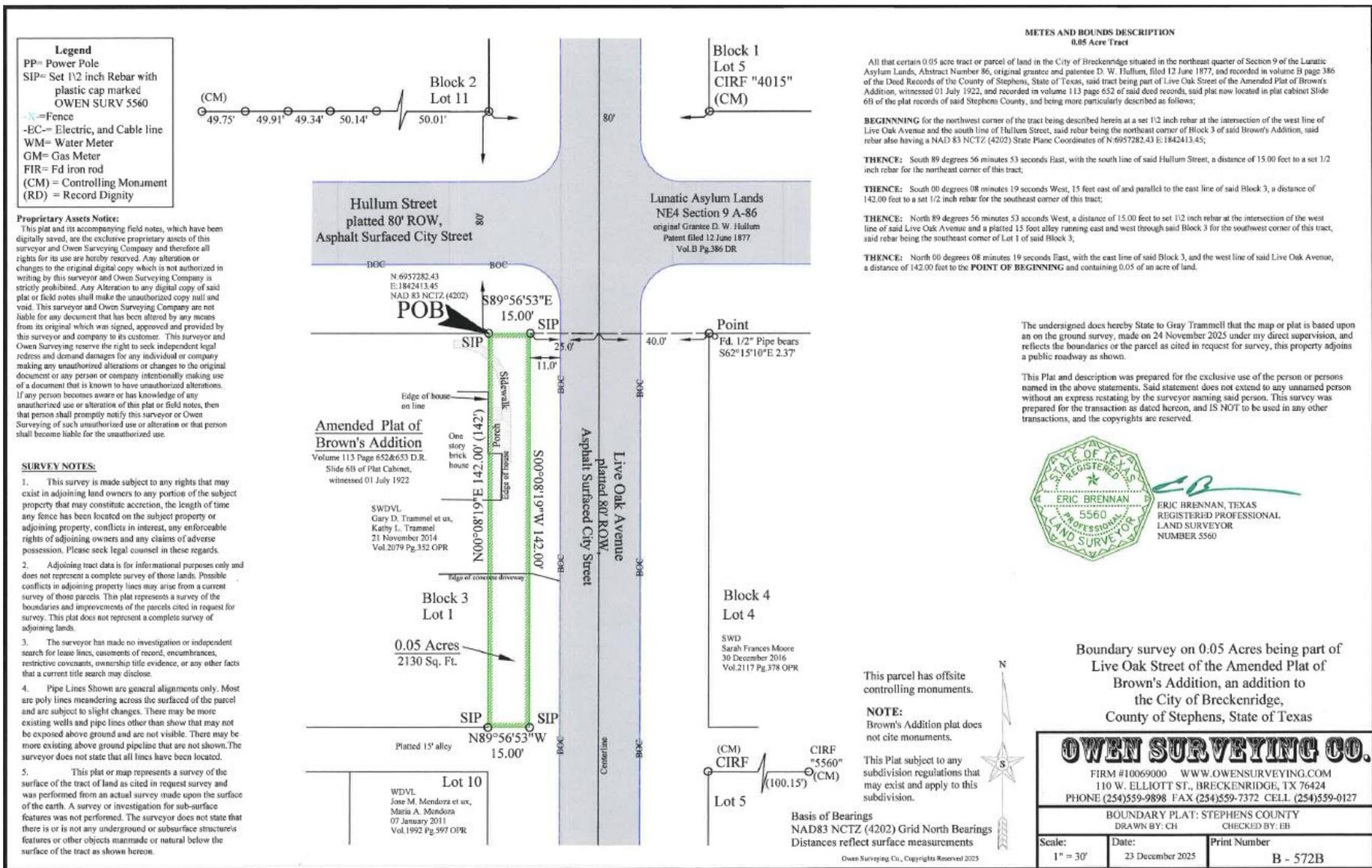
Kathy L. Trammell, Owner

STATE OF TEXAS §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on this ____ day of March, 2026, by Kathy L. Trammell.

Notary Public, State of Texas

EXHIBIT "A"





BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding award of Engineering Contract for the Texas Parks and Wildlife grant award for a Splash Pad.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

The City applied for and was awarded a grant (\$430,706) for a Splash Pad at the City Park. A Request for Engineering Qualifications was advertised and two proposals were received:

1. e-HT Engineering
2. Jacob Martin

A committee consisting of two staff members and one City Commissioner evaluated the proposals and Jacob Martin was selected. The next step is to negotiate and finalize the contract.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Confirm selection of Jacob Martin for the Engineering and authorize the City Manager to negotiate and execute the contract.



BRECKENRIDGE CITY COMMISSION
AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding Street Improvement Phase 3, Change-order #2.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

This is change-order #2 to the Street Improvement Project – Phase 3.

The change-order includes the following along with an additional 60 days added to the contract (from 180 days to 240 days):

1. Mobilize, trim trees out of way, remove material from creek some 25'x250' area & remove all spoils from site.
2. Replace approximately 580 LF of 4" water line on W. 1st & N. McAmis St.
3. Water line relocation including 200 LF 6" on Lindsey and 200 LF 6" on Shelton.
4. Demo & replace 285 SF of sidewalk/curb on South Oakwood St.

FINANCIAL IMPACT:

Change order total: \$160,596.25 for a total contract price of \$2,874,138.80.

STAFF RECOMMENDATION:

Consider approval of Change Order #2 to the Street Improvement Project-Phase 3 as presented.

CHANGE ORDER NO.: 2

Owner: City of Breckenridge
 Engineer: e-HT
 Contractor: Raydon
 Project: Phase III Paving Improvements
 Contract Name: Phase III Paving Improvements
 Date Issued: 02/24/2026

Owner's Project No.: N/A
 Engineer's Project No.: 5580-42
 Contractor's Project No.: N/A

Effective Date of Change Order: 02/24/2026

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

Description:

- Mobilize, trim trees out of way, remove material from creek some 25'x250' area & remove all spoils from site.
- Approximately 580 LF of 4" water line replacement on W. 1st & N. McAmis St.
- Water line relocation including 200 LF 6" on Lindsey and 200 LF 6" on Shelton.
- Demo & replace 285 SF of sidewalk/curb on South Oakwood St.

Attachments: Pricing Breakdown, Change Order Plan Sheet Revisions, Quantity Overages (10.31.25), Water Line Replacement Proposal, Water Line Replacement Sketch w/ Markups

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>2,433,843.60</u>	Original Contract Times: Substantial Completion: <u>120 days</u> Ready for final payment: <u>150 days</u>
[Increase] from previously approved Change Orders No. 1: \$ <u>279,698.95</u>	[Increase] from previously approved Change Orders No.1: Substantial Completion: <u>60</u> Ready for final payment: <u>60</u>
Contract Price prior to this Change Order: \$ <u>2,713,542.55</u>	Contract Times prior to this Change Order: Substantial Completion: <u>180 days</u> Ready for final payment: <u>210 days</u>
Increase this Change Order: \$ <u>160,596.25</u>	Increase this Change Order: Substantial Completion: <u>60 days</u> Ready for final payment: <u>60 days</u>
Contract Price incorporating this Change Order: \$ <u>2,874,138.80</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>240 days</u> Ready for final payment: <u>270 days</u>

Recommended by Engineer

By:  Corder Norris (eHT)
 Title: Project Engineer
 Date: 02/24/2026

Accepted by Contractor


Vice President
2/25/26

Authorized by Owner

By: _____
 Title: _____
 Date: _____

Original Contract Price					
Base Bid					
Item No.	Quantity	Unit	Item	Unit Cost	Amount
1	1	LS	Mobilization, Bonds & Insurance	\$ 49,000.00	\$ 49,000.00
2	1	LS	Erosion Control Measures	\$ 9,000.00	\$ 9,000.00
3	1	LS	Traffic Control Plan	\$ 10,000.00	\$ 10,000.00
4	6,450	TON	HMAC Type "D" (1-1/2") (PG 70-22) (Over-Lay)	\$ 142.00	\$ 915,900.00
5	11,220	GAL	Tack Coat (CCS-1H) (0.05-0.15 GAL/SY)	\$ 6.50	\$ 72,930.00
6	2,150	TON	HMAC Type "D" (PG 70-22) (Pre-Lay)	\$ 142.00	\$ 305,300.00
7	16,570	SY	Mill and Dispose of Existing Asphalt	\$ 3.62	\$ 59,983.40
8	3,890	SY	Demolish, Remove & Dispose of Existing Asphalt Pavement	\$ 10.03	\$ 39,016.70
9	400	SY	Demolish, Remove & Dispose of Existing Concrete Pavement	\$ 31.50	\$ 12,600.00
10	1,665	LF	Demolish, Remove & Dispose of Existing Concrete Curb & Gutter	\$ 2.00	\$ 3,330.00
11	3,550	SY	Gravel Driveway Repair	\$ 8.05	\$ 28,577.50
12	55	SY	Residential Concrete Driveway Apron	\$ 117.75	\$ 6,476.25
13	6,800	SY	Concrete Pavement with Monolithic Curb (Class P) (7")	\$ 117.07	\$ 796,076.00
14	2,110	LF	Concrete Curb and Gutter	\$ 22.00	\$ 46,420.00
15	15	EA	Concrete Manhole Collar	\$ 850.00	\$ 12,750.00
16	14	EA	Concrete Water Valve Collar	\$ 315.00	\$ 4,410.00
17	15	EA	Manhole Rim Adjustment	\$ 235.00	\$ 3,525.00
18	14	EA	Valve Height Adjustment	\$ 60.00	\$ 840.00
19	20,985	LF	Right-of-Way Clearance and Grading	\$ 2.75	\$ 57,708.75
TOTAL BASE BID (Items 1 thru 19)					\$ 2,433,843.60

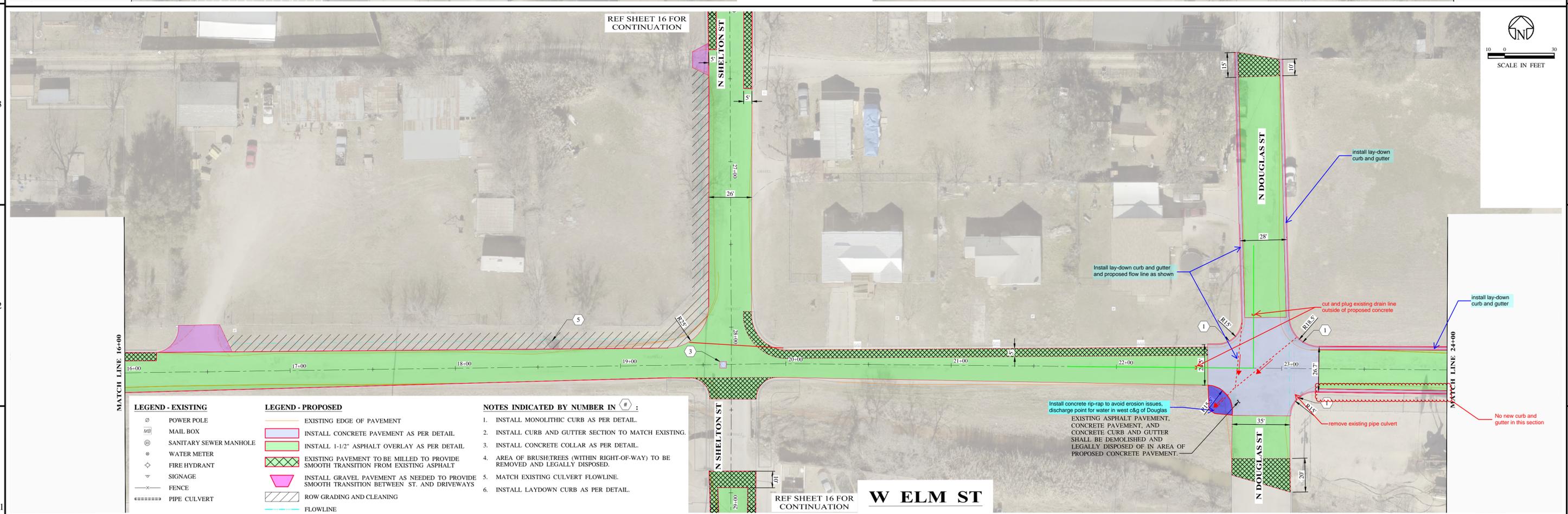
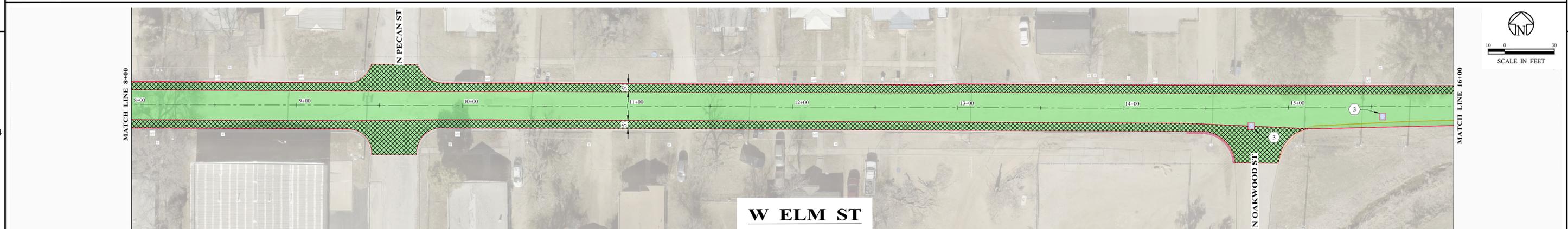
Change Order No. 1					
Item No.	Quantity	Unit	Item	Unit Cost	Amount
Williams St.					
7	-454	SY	Deduction of Mill and Disposal of Existing Asphalt	\$ 3.62	\$ (1,643.48)
6	-12	TON	Deduction of HMAC Prelay	\$ 142.00	\$ (1,704.00)
4	-36	TON	Deduction of HMAC Overlay	\$ 142.00	\$ (5,112.00)
5	-45	GAL	Deduction of Tack Coat	\$ 6.50	\$ (292.50)
9	416	SY	Demo and Dispose of Existing Concrete Pavement	\$ 31.50	\$ 13,104.00
13	416	SY	Install Concrete Pavement with Monolithic Curb and Gutter	\$ 117.07	\$ 48,701.12
South Oakwood St.					
7	-1,613	SY	Deduction of Mill and Disposal of Existing Asphalt	\$ 3.62	\$ (5,839.06)
N/A	1,150	LF	Install Doweled Curb on Existing Concrete Pavement	\$ 24.00	\$ 27,600.00
N/A	148	LF	Install Doweled Curb on Existing Concrete Pavement (Quantity Overage)	\$ 24.00	\$ 3,552.00
North Glen St.					
6	117	TON	HMAC Type "D" Prelay	\$ 142.00	\$ 16,614.00
4	352	TON	HMAC Type "D" Overlay	\$ 142.00	\$ 49,984.00
7	45	SY	Mill and Dispose of Existing Asphalt	\$ 3.62	\$ 162.90
11	236	SY	Gravel Driveway Repair	\$ 8.05	\$ 1,899.80
19	2,273	LF	ROW Clearance and Grading	\$ 2.75	\$ 6,250.75
Quantity Rectification					
8	1,214	SY	Demolish, Remove & Dispose of Existing Asphalt Pavement	\$ 10.03	\$ 12,176.42
10	212	LF	Demolish, Remove & Dispose of Existing Asphalt Pavement (2nd and Harding)	\$ 2.00	\$ 424.00
14	212	SY	Demolish, Remove & Dispose of Existing Asphalt Pavement (2nd and Harding)	\$ 22.00	\$ 4,664.00
10	60	LF	Demolish, Remove & Dispose of Existing Asphalt Pavement (Harding and Sycamore)	\$ 2.00	\$ 120.00
14	60	SY	Demolish, Remove & Dispose of Existing Asphalt Pavement (Harding and Sycamore)	\$ 22.00	\$ 1,320.00

Change Order No. 1 (Continued)					
Item No.	Quantity	Unit	Item	Unit Cost	Amount
			W. 2nd and N. Miller 4" Waterline Replacement		
N/A	1	EA	Furnish and Install 4" Water Tap and Waterline Reconnection	\$ 5,832.00	\$ 5,832.00
N/A	1,380	LF	Furnish and Install 4" DR-18 C900 PVC Water Line (Open Cut)	\$ 46.00	\$ 63,480.00
N/A	13	EA	Furnish and Install 3/4" Water Service Line	\$ 1,593.00	\$ 20,709.00
N/A	2	EA	Install 2" Water Main Reconnection	\$ 5,669.00	\$ 11,338.00
N/A	4	EA	Furnish and Install 4" Gate Valve	\$ 1,064.00	\$ 4,256.00
N/A	2	EA	Furnish and Install 2" Gate Valve	\$ 1,051.00	\$ 2,102.00

Change Order No. 2					
Item No.	Quantity	Unit	Item	Unit Cost	Amount
			Flint & E. Elm St.		
N/A	1	LS	Clear and Grub	\$ 16,562.00	\$ 16,562.00
			W. 1st & N. McAmis St.		
N/A	1	LS	Replace approximately 580 LF of 4" water line	\$ 66,832.00	\$ 66,832.00
			Lindsey & Shelton		
N/A	1	LS	Waterline relocation	\$ 72,400.00	\$ 72,400.00
			South Oakwood		
N/A	1	LS	Demo & Replace sidewalk/curb	\$ 4,802.25	\$ 4,802.25

Total Change Order No. 1	\$279,698.95
Total Change Order No. 2	\$160,596.25
Awarded Contract Amount	\$2,433,843.60

Revised Total Contract Price	\$2,874,138.80
-------------------------------------	-----------------------



LEGEND - EXISTING

- ⊙ POWER POLE
- MB MAIL BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ◇ SIGNAGE
- FENCE
- PIPE CULVERT

LEGEND - PROPOSED

- EXISTING EDGE OF PAVEMENT
- INSTALL CONCRETE PAVEMENT AS PER DETAIL
- INSTALL 1-1/2" ASPHALT OVERLAY AS PER DETAIL
- EXISTING PAVEMENT TO BE MILLED TO PROVIDE SMOOTH TRANSITION FROM EXISTING ASPHALT
- INSTALL GRAVEL PAVEMENT AS NEEDED TO PROVIDE SMOOTH TRANSITION BETWEEN ST. AND DRIVEWAYS
- ROW GRADING AND CLEANING
- FLOWLINE

NOTES INDICATED BY NUMBER IN # :

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2. INSTALL CURB AND GUTTER SECTION TO MATCH EXISTING.
3. INSTALL CONCRETE COLLAR AS PER DETAIL.
4. AREA OF BRUSH/TREES (WITHIN RIGHT-OF-WAY) TO BE REMOVED AND LEGALLY DISPOSED.
5. MATCH EXISTING CULVERT FLOWLINE.
6. INSTALL LAYDOWN CURB AS PER DETAIL.

NO.	REVISION	DATE

07/11/2025

Signatures



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C. NORRIS

DRAWN BY
B. MCGIFF

CHECKED BY
S. DILLER

SCALE
1" = 30'

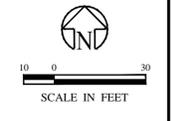
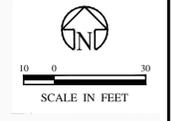
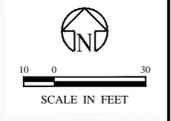
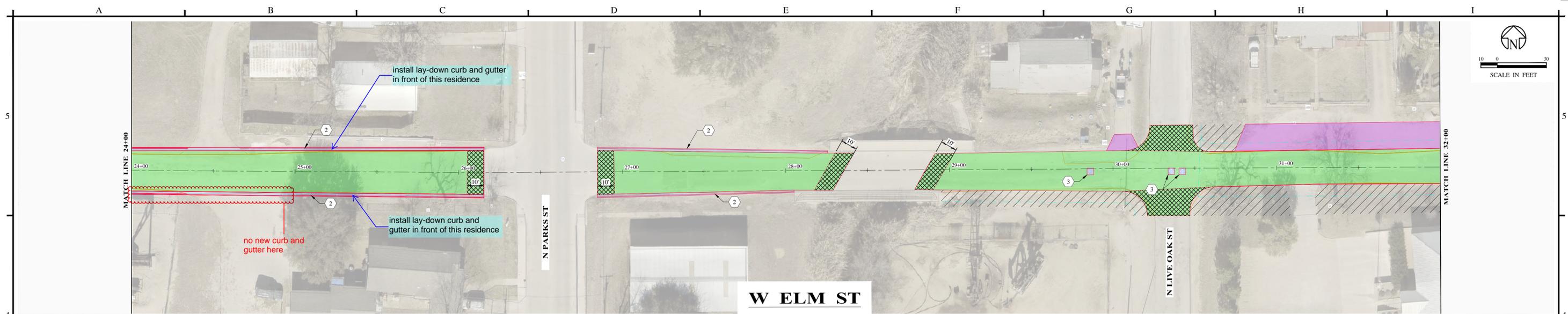
DATE
07/11/2025

CITY OF BRECKENRIDGE
PHASE III
PAVING IMPROVEMENTS

WEST ELM STREET - SHEET 1

PROJECT NO.:
5580 - 42

SHEET No.
08



- NOTES INDICATED BY NUMBER IN (#) :**
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- LEGEND - PROPOSED**
- EXISTING EDGE OF PAVEMENT
 - INSTALL CONCRETE PAVEMENT AS PER DETAIL
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 - EXISTING PAVEMENT TO BE MILLED TO PROVIDE SMOOTH TRANSITION FROM EXISTING ASPHALT
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 - ROW GRADING AND CLEANING
 - FLOWLINE

- LEGEND - EXISTING**
- POWER POLE
 - MAIL BOX
 - SANITARY SEWER MANHOLE
 - WATER METER
 - FIRE HYDRANT
 - SIGNAGE
 - FENCE
 - PIPE CULVERT

NO.	REVISION	DATE

07/11/2025
Signatures



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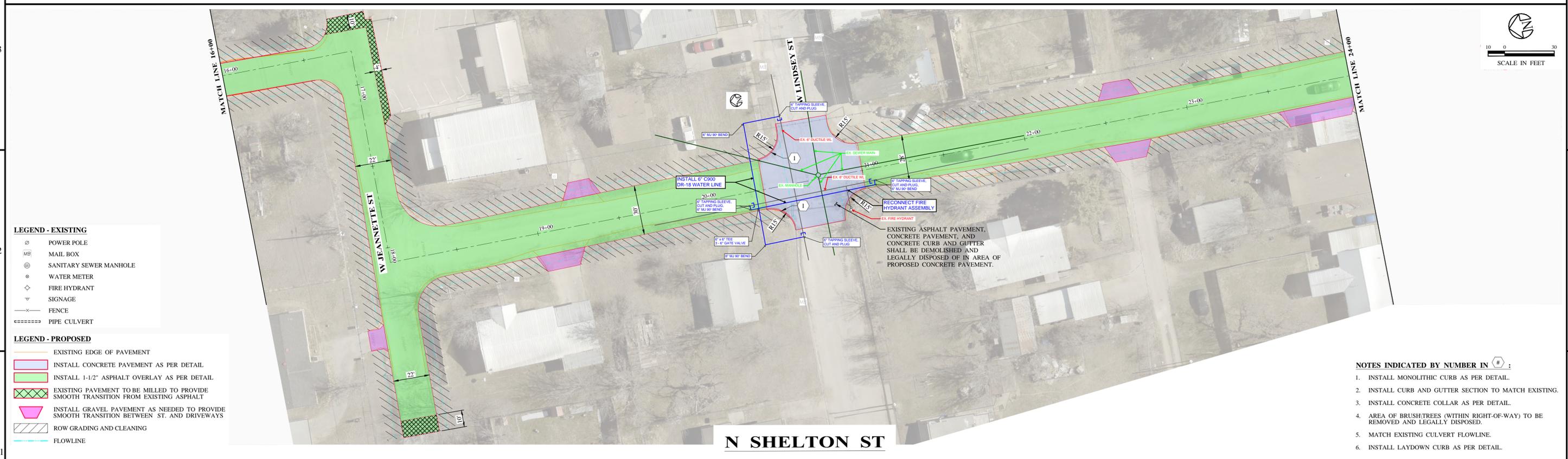
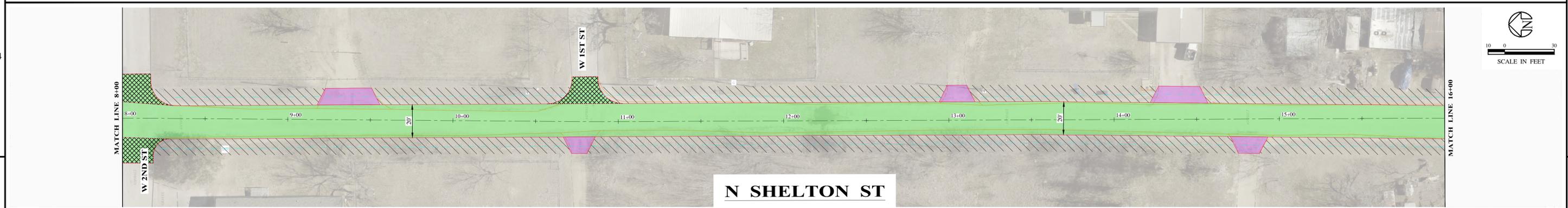
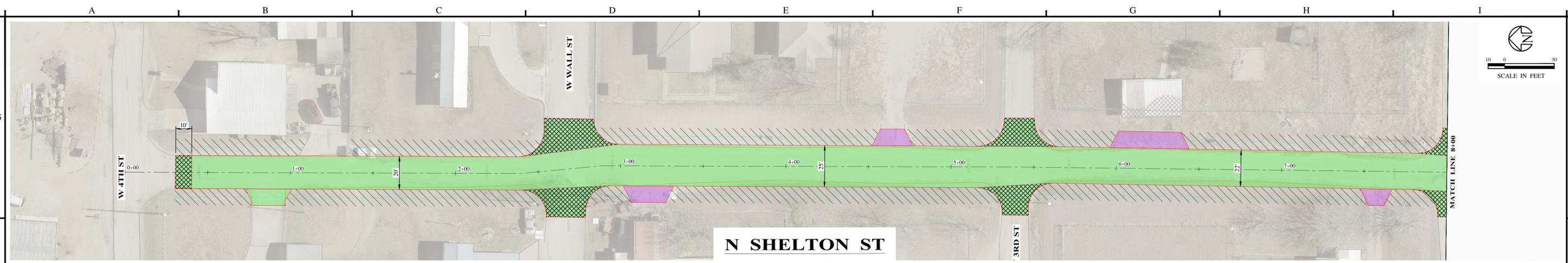
DESIGNED BY
C. NORRIS
 DRAWN BY
B. MCGIFF
 CHECKED BY
S. DILLER

SCALE
1" = 30'
 DATE
07/11/2025

**CITY OF BRECKENRIDGE
 PHASE III
 PAVING IMPROVEMENTS**
WEST ELM STREET - SHEET 2

PROJECT NO.:
5580 - 42
 SHEET No.:
09

\p\pro\dwg\municipal\City of Breckenridge\Breckenridge Phase III Paving Improvements\14-CURB CONSTRUCTION-5580-42-14-100012314-0001.dwg
 07/11/2025 10:00 AM SAGE DILLER



- LEGEND - EXISTING**
- ⊙ POWER POLE
 - Ⓜ MAIL BOX
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ FIRE HYDRANT
 - ▽ SIGNAGE
 - FENCE
 - ===== PIPE CULVERT

- LEGEND - PROPOSED**
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 - ▭ INSTALL CONCRETE PAVEMENT AS PER DETAIL
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NO.	REVISION	DATE

07/11/2025
Sage Diller, P.E.



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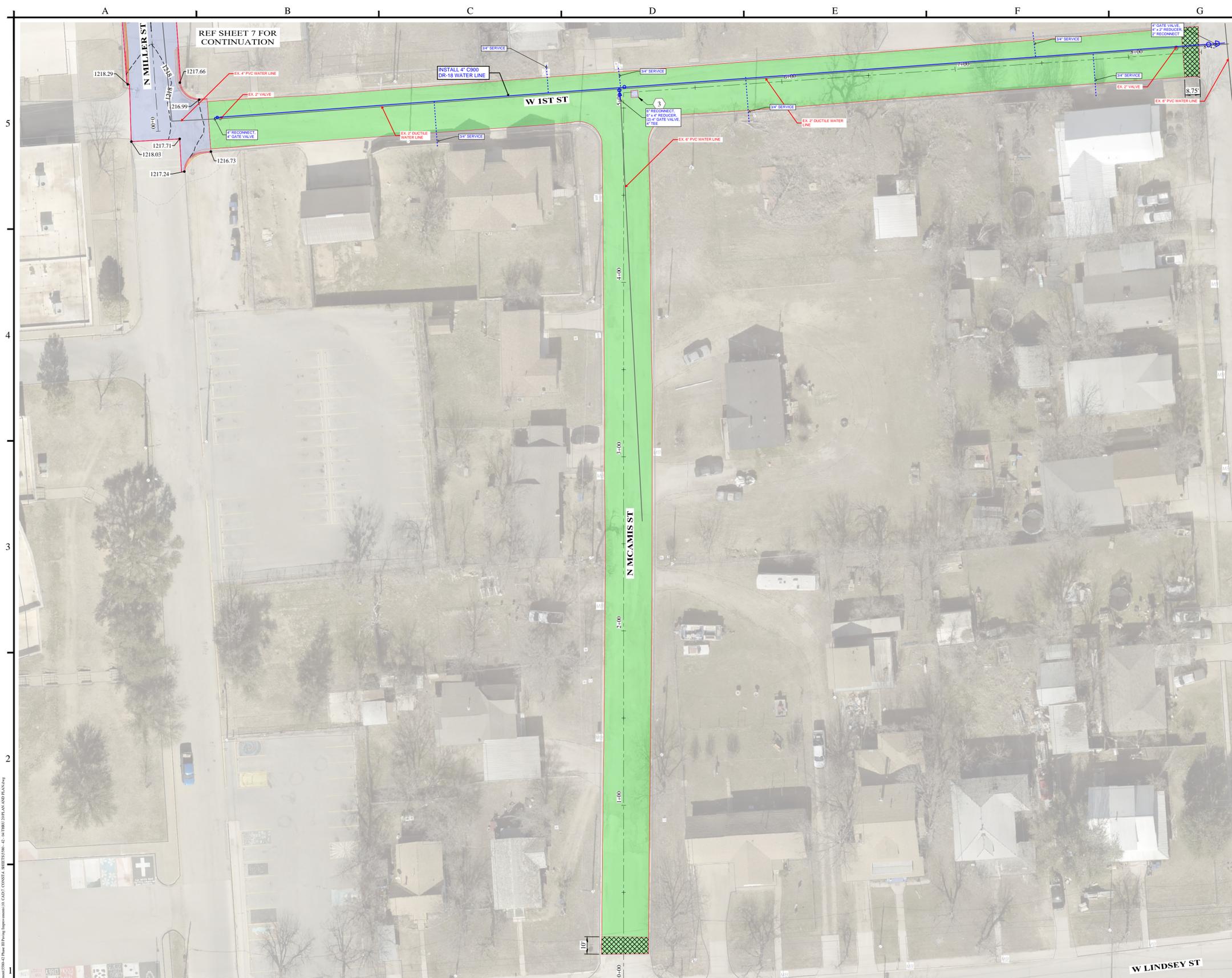
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C. NORRIS
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B. MCGIFF
 CHECKED BY
S. DILLER

SCALE
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 DATE
07/11/2025

**CITY OF BRECKENRIDGE
 PHASE III
 PAVING IMPROVEMENTS**
NORTH SHELTON STREET - SHEET 1

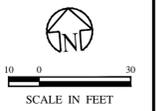
PROJECT NO.:
5580 - 42
 SHEET No.
17



- LEGEND - EXISTING**
- ⊙ POWER POLE
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 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ FIRE HYDRANT
 - ⊙ SIGNAGE
 - FENCE
 - ===== PIPE CULVERT

- LEGEND - PROPOSED**
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 6. INSTALL LAYDOWN CURB AS PER DETAIL.



NO.	REVISION	DATE

DATE: 07/11/2025

Signatures



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 DRAWN BY: B. MCGIFF
 CHECKED BY: S. DILLER

SCALE: 1" = 30'

DATE: 07/11/2025

**CITY OF BRECKENRIDGE
 PHASE III
 PAVING IMPROVEMENTS**

**WEST 1ST STREET AND
 NORTH MCAMIS STREET**

PROJECT NO.: **5580 - 42**

SHEET No.: **19**



Raydon, Inc.

1465 Elmdale Rd. N. Abilene, TX 79601
PO Box 671 Breckenridge, TX 76424
Abilene Ph: 325-548-9369
Breckenridge Ph: 254-559-5012

CUSTOMER:

City of Breckenridge
ATTN: Cynthia Northrop
105 N. Rose St.
Breckenridge, TX 76424
Ph: 254-477-3019

cnorthrop@breckenridgetx.gov

REGARDING:

Flint & E. Elm Street
Creek Clean Out

Proposal

23286

DATE: December 16, 2025

DESCRIPTION

TURN KEY PRICE TO INCLUDE THE FOLLOWING WORK TO BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS. ALL WORK TO BE SCHEDULED NOT TO INTERFERE WITH DAILY ACTIVITIES, HOWEVER, IN SITUATIONS WHERE THIS CAN NOT BE AVOIDED WORK WILL BE DONE IN SECTIONS TO ALLOW PASSAGE.

- 1. MOBILIZE, TRIM TREES OUT OF WAY, REMOVE MATERIAL FROM CREEK SOME 25'x250' AREA & REMOVE ALL SPOILS FROM SITE.

SUBTOTAL: \$16,562.00

TAX (8.25%): EXEMPT

TOTAL: \$16,562.00

Seth Shortes

12/16/25

Submitted by:

Date

Accepted by:

Date

WE APPRECIATE YOUR BUSINESS AND THE OPPORTUNITY TO SUBMIT THIS PROPOSAL. WE LOOK FORWARD TO ENHANCING THE QUALITY AND CURB APPEAL OF YOUR PROPERTY. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT: SETH SHORTES AT 254-559-0002



Raydon, Inc.

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PO Box 671 Breckenridge, TX 76424
Abilene Ph: 325-548-9369
Breckenridge Ph: 254-559-5012

CUSTOMER:

City of Breckenridge
ATTN: Cynthia Northrop
105 N. Rose St.
Breckenridge, TX 76424
Ph: 254-477-3019

cnorthrop@breckenridgetx.gov

REGARDING:

South Oakwood (in front of Morehart Mortuary)
Per Wade Smith Request
Curb/Sidewalk Replacement

Change Order Request

23251

DATE: November 20, 2025

DESCRIPTION

PRICE TO INCLUDE THE FOLLOWING WORK TO BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS. ALL WORK TO BE SCHEDULED NOT TO INTERFERE WITH DAILY ACTIVITIES, HOWEVER, IN SITUATIONS WHERE THIS CAN NOT BE AVOIDED WORK WILL BE DONE IN SECTIONS TO ALLOW PASSAGE.

DEMO & REPLACE SIDEWALK/CURB (3'x95') 285 SF x \$16.85/SF = \$4,802.25

Ky Kennedy 11/20/25
Submitted by: Date

Accepted by: _____ Date

WE APPRECIATE YOUR BUSINESS AND THE OPPORTUNITY TO SUBMIT THIS PROPOSAL. WE LOOK FORWARD TO ENHANCING THE QUALITY AND CURB APPEAL OF YOUR PROPERTY. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT: KY KENNEDY AT 806-470-1699



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding approval of Ordinance 2026-04 amending Chapter 13 “Occupational Licenses and Regulations”, Article VI “Gaming Machines” of the Breckenridge Code of Ordinances

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

In March of 2025, Commissioners passed Ordinance 2025-05 updating the gaming machine ordinance to streamline the processes and enable the city to deny permits if certain criteria exist. This ordinance included an updated fee for Gaming Machine permits. As an administrative oversight, the fee was not approved as a “per machine” fee. This updated ordinance clarifies that a permit is required for individual gaming machines.

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Consider approval of Ordinance 2026-04 as presented.

ORDINANCE NO. 2026-04

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 BY REVISING SECTION 13-92 “TERM OF PERMIT; JURISDICTION; SCOPE” AND SECTION 13-93 “APPLICATION FOR PERMIT” TO CLARIFY THAT A PERMIT IS REQUIRED FOR INDIVIDUAL GAMING MACHINES; 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 amended said Article on March 4, 2025 to strengthen regulations concerning gaming machines, including permitting regulations;

WHEREAS, the City Commission wishes to make additional clarifying changes to reflect that its intention was to require a permit for each gaming machine located within the City rather than each premises where gaming machines are located; and

WHEREAS, the City Commission finds that this Ordinance is 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 Section 13-92. Chapter 13 “Occupational Licenses and Regulations”, Article VI “Gaming Machines”, Section 13-92 “Term of permit; jurisdiction; scope” of the Breckenridge Code of Ordinances is hereby amended to read as follows, and all articles, chapters, sections,

paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

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

A permit issued under this article:

- (1) Is an annual permit per gaming machine, 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 gaming machine only.
- (3) Vests no property right in the permittee except to maintain, display for public patronage, and operate or permit the use of the permitted gaming machine in accordance with the provisions of this article.

IV. Amendment of Section 13-92. Chapter 13 “Occupational Licenses and Regulations”, Article VI “Gaming Machines”, Section 13-93 “Application for permit” of the Breckenridge Code of Ordinances is hereby amended to read as follows, and all articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

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 machine and must personally sign the application.
- (b) A separate application must be filed for each gaming machine to be located within the City.
- (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 machine will be located and the name, address, and telephone number of the owner and manager of the premises where the gaming machine will be located;
 - (3) The name, address and telephone number of the owner of the gaming machine to be permitted; and the serial number and state license or registration number for the 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.

V. 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.

VI. 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.

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.

PASSED, APPROVED, AND ADOPTED on this the 3rd day of March 2026.

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

S E A L

Issues



BRECKENRIDGE CITY COMMISSION AGENDA SUMMARY FORM

Subject: Discussion and any necessary action regarding request from Junior Buckaroo Academy to be exempt from property taxes.

Department: Administration

Staff Contact: Cynthia Northrop

Title: City Manager

BACKGROUND INFORMATION:

We have received a request from Junior Buckaroo Academy requesting an exemption from property tax.

The State Statute, Under Tax Code Chapter 11, Section 37 (b) allows political subdivisions to consider the request but is not required or mandatory. The statute further defines a qualifying child-care facility as:

- (A) the owner or operator of which participates in the Texas Workforce Commission's Texas Rising Star Program as described by Section [2308.3155](#), Government Code, for that facility; and
- (B) at which at least 20 percent of the total number of children enrolled at the facility receive subsidized child-care services provided through the child-care services program administered by the Texas Workforce Commission.

Further criteria outlined in Section 37 (b) include:

- (b) Subject to Subsection (d), if the governing body of a county or municipality in the manner required by law for official action by the governing body adopts the exemption, a person is entitled to an exemption from taxation by the county or municipality of all or part of the appraised value of:
 - (1) the real property the person owns and operates as a qualifying child-care facility; or

(2) the portion of the real property that the person owns and leases to a person who uses the property to operate a qualifying child-care facility.

(c) The governing body of a county or municipality may adopt the exemption authorized by this section as a percentage of the appraised value of the property. The percentage specified by the governing body may not be less than 50 percent.

(d) To qualify for the exemption authorized by this section, the property must be:

(1) except as provided by Subsection (e), used exclusively to provide developmental and educational services for children attending the child-care facility; and

(2) reasonably necessary for the operation of the child-care facility.

FINANCIAL IMPACT:

A reduction of property value on the tax roll for the City of Breckenridge.

STAFF RECOMMENDATION:

Issues to consider if approved:

1. Setting a precedent for other Child Care facilities to come forward with a request for consideration.
2. A reduction in the taxable value for the City of Breckenridge.

Consider approval or denial of the request.

Carrie Pierce

Junior Buckaroo Academy, LLC
110 N Graham Avenue
Breckenridge, TX 76424
Phone: (254) 559-1234
Email: jbaccc@outlook.com

Date: 1/28/2026

Stephens County Appraisal District

PO Box 1521
Breckenridge, TX 76424

RE: Request for Property Tax Exemption under Texas Tax Code §11.36

To Whom It May Concern:

I am writing on behalf of **Junior Buckaroo Academy, LLC**, a licensed child care facility located in Breckenridge, Texas, to formally request a property tax exemption under **Texas Tax Code §11.36**.

Junior Buckaroo Academy is proud to participate in the **Texas Rising Star program** with a current 4-Star rating, as verified on the Texas Health and Human Services website. In addition, **55 of our 77 enrolled children (71%)** are currently receiving subsidized child care through the Texas Workforce Commission's **Child Care Services (CCS) program**, meeting and exceeding the 20% requirement set forth by the statute.

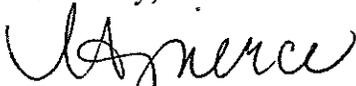
As a qualifying facility under Senate Bill 1145 and Section 11.36 of the Tax Code, we respectfully request a **100% exemption of all property taxes** on the facility used for child care operations.

Enclosed, you will find the following supporting documents:

- **Form 50-844:** Application for Child Care Facility Property Tax Exemption
- **Verification printout** from the CCS confirming our Texas Rising Star 4-Star designation
- Any additional documentation requested will be promptly provided upon request

Thank you for your time and attention to this matter. We are committed to continuing to serve our community's families through affordable, high-quality early education and appreciate your consideration in supporting that mission.

Sincerely,



Carrie Pierce
Junior Buckaroo Academy, LLC

Application for Child-Care Facility Property Tax Exemption

Form 50-844

Stephens County
Appraisal District's County

R14987
Appraisal District Account Number (if known)

2020
Tax Year

GENERAL INFORMATION: This application applies to property that is owned or leased by a child-care facility that meets the qualifications for exemption pursuant to Tax Code Section 11.37.

FILING INSTRUCTIONS: Applicants must file this application and all supporting documents with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts.

SECTION 1: Property Owner/Applicant

Did the applicant own the property that is the subject of this application on Jan. 1 of the tax year? Yes No

Individual Partnership Corporation Other (specify): S-Corp

Junior Buckaroo Academy, LLC
Name of Property Owner
81-1239215
Driver's License, Personal I.D. Certificate or Federal Tax I.D. Number*

110 North Graham Avenue, Breckenridge, Tx 76424
Physical Address, City, State, ZIP Code

254-559-1234
Primary Phone Number (area code and number)
jbaccc@outlook.com
Email Address**

PO Box 286, Eastland, Tx 76448
Mailing Address, City, State, ZIP Code (if different from the physical address provided above)

SECTION 2: Authorized Representative

If you are an individual property owner filing this application, skip to Section 3; all other applicants filing on the property owner's behalf are required to complete Section 2.

Please indicate the basis for your authority to represent the property owner in filing this application:

Officer of the company General Partner of the company Attorney for property owner

Agent for tax matters appointed under Tax Code Section 1.111 with completed and signed Form 50-162

Other and explain basis: _____

Provide the following information for the individual with the legal authority to act for the property owner in this matter:

Carrie Pierce
Name of Authorized Representative
01388744
Driver's License or Personal I.D. Certificate*

Owner/Partner
Title of Authorized Representative
254-631-7378
Primary Phone Number (area code and number)
carriepierce412@gmail.com
Email Address**

PO Box 286, Eastland, Tx 76448
Mailing Address, City, State, ZIP Code

SECTION 3: Property Description

Provide the descriptive information requested below for the property that is the subject of this application:

110 North Graham Avenue, Breckenridge, Texas 76424
Physical Address (i.e. street address, not P.O. Box), City, State, ZIP Code

R14987
Appraisal District Account Number (if known)

Legal Description:

SECTION 4: Child-Care Facility Information

Junior Buckaroo Academy, LLC

Timothy and Carrie Pierce

Name of Child-Care Facility

Owner/Operator

2554-559-1234

jbaccc@outlook.com

Primary Phone Number (area code and number)

Email Address**

PO Box 286, Eastland, Texas 76448

Mailing Address, City, State, ZIP Code

SECTION 5: Property Use

1. Is the child-care facility licensed by the Health and Human Services Commission? Yes No

If yes, please provide the license number: 1617382

2. What services are provided by the child-care facility?

Childcare for children ages 0 months to 12 years old.

3. Are any of the children related by blood, marriage or adoption to the owner or operator of the child-care facility? Yes No

4. Does the child-care facility owner or operator participate in the Texas Workforce Commission's Texas Rising Star Program? Yes No

5. Do 20 percent of the total number of children enrolled receive subsidized childcare services provided through the child-care services program administered by the Texas Workforce Commission? Yes No

6. Is the property currently receiving an exemption under Tax Code Section 11.13, or is any part of the property leased to another person for use as a principal residence? Yes No

SECTION 6: Certification and Signature

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

I, Carrie Pierce, swear or affirm the following:

Printed Name of Property Owner or Authorized Representative

- 1. that each fact contained in this application is true and correct;
2. that the property described in this application meets the qualifications under Texas law for the child-care facility exemption claimed;
3. that I have read and understand the Notice Regarding Penalties for Making or Filing an Application Containing a False Statement.

sign here

Handwritten signature of Carrie Pierce

Signature of Property Owner or Authorized Representative

01/28/2026

Date

* If the property owner is a company or other legal entity (not an individual), it must provide the entity's Federal Tax I.D. Number. A driver's license number or personal identification certificate number, provided in this application for an exemption filed with your county appraisal district is confidential and not open to public inspection under Tax Code Section 11.48(a).

** An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.



Texas Rising Star

**Having met the Texas Rising Star
High Quality Child Care Standards,**

Junior Buckaroo Academy, LLC

Is hereby a

Four-Star certified program.

Jun 20 2025

Issue Date

Jun 19 2028

Expiration Date

Texas Rising Star



four out of four star certification

MARANDA GARCIA

Signature

West Central Texas WDB - 09

Local Workforce Development Board



**Having met the Texas Rising Star
High Quality Child Care Standards,**

Junior Buckaroo Academy, LLC

Is hereby a

Four-Star certified program.

Apr 01 2022

 Issue Date
 Jun 30 2025

 Expiration Date



Mindy Ross

 Signature
 West Central Texas WDB - 09

 Local Workforce Development Board