

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