



City of Rockport

CITY COUNCIL REGULAR MEETING AGENDA

TUESDAY, MARCH 25, 2025 - 6:30 PM
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Mayor Tim Jayroe
Mayor Pro Tern (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel

Councilmember (Ward 2) Matt Anderson
Councilmember (Ward 3) Brad Brundrett
Vanessa Shrauner, City Manager

Notice is hereby given that the Rockport City Council will hold a Regular Meeting on Tuesday, March 25, 2025, at 6:30 PM. The meeting will be held in person at the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The City Council welcomes citizen participation and comments at all City Council Meetings on an Agenda item or any subject matter.

Written comments submitted by 3:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the City Secretary before the meeting begins.
- Any citizen with handouts should provide them to the City Secretary before the meeting. If you wish the City Council to receive your handouts for the meeting, please provide 8 copies; if not, the City Council will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TO BE HEARD

Speaker participation instructions are provided in writing at the beginning of the agenda. NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting, and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042 has not been posted on the agenda.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

1. Presentation to Friends of Aransas National Wildlife Refuge - Whooping Crane Strut (Brittany Aguirre, Parks Director)
2. Proclamation proclaiming April 5th through April 11th, 2025 as the Week of the Young Child (Shelley Goodwin, City Secretary)
3. Recognition of the Rockport Police Department meeting the Texas Law Enforcement Best Practices Accreditation Program. (Nathan Anderson, Police Chief)
4. Recognition and Presentation of the first Park Ranger Academy Graduates (Joe Riekers)

V. CONSENT

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the City Council.

5. Consider the approval of the City Council Minutes for the following Meetings:
 - i. March 11, 2025 City Council Regular Meeting
 - ii. March 12, 2025 City Council and Commissioner's Court Joint Workshop (Shelley Goodwin, City Secretary)
6. Consider the approval of the Gulf Coast Hardware, LLC (Ace Hardware) sales tax revenue-sharing payment of \$10,082 as part of the 380 Agreement (Robbie Sorrell, Director)
7. Consider the approval of Pearl Point 1, LLC, to award property tax revenue-sharing payment of \$27,965.29 as part of the 380 Agreement (Robbie Sorrell, Director)
8. Consider the approval of Pearl Point 2, LLC, to award property tax revenue-sharing payment of \$30,397.05 as part of the 380 Agreement (Robbie Sorrell, Director)
9. Consider the approval of the bid tabulation results for City Depository Services and award a five-year service contract to Wells Fargo (Robbie Sorrell, Director)

VI. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

10. A request for a Conditional Use Permit (CUP) for the property located at 1701 Sixteenth St; also

known as Pt of Lot 81, Block 250,

- i. Staff presentation on the Request
 - ii. Hold a public hearing to receive comments for or against
 - iii. Consider the approval on first of two readings on Ordinance 1968 granting a Conditional Use Permit for the purpose of bringing the existing RV Park into compliance and adding 23 spaces and a Clubhouse on the property located at 1701 16th Street; also known as PT of Lot 81, Block 250, Swickheimer, 5.55 acres, City of Rockport, Aransas County, Texas; subject to compliance with the conditions stated within this Ordinance, as well as those stipulated in the City of Rockport Code of Ordinances; repealing all Ordinances in conflict therewith; providing for severability; and providing an effective date (Carey Dietrich, Director of Community Development & Building)
11. Consider the approval on second and final readings on Ordinance 1967 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 1859 FM 2165; also known as 35.8 acres out of tracts 1, 2, 3, 22, & 23, C H Moore Subdivision; to R-2 (2nd Single Family Dwelling District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. (Carey Dietrich, Director of Community Development & Building)
 12. Consider the approval of Resolution No. 2025 - 13R of the City Council of Rockport, Texas, authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Downtown Revitalization Program. (Kimberly Henry, Assistant to the City Manager)
 13. Consider the approval of Resolution No. 2025 - 14R of the City of Rockport, Texas, as hereinafter referred to as "Applicant," designating certain officials as being responsible for, and on behalf of the Applicant in dealing with the Texas Parks and Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program:" certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses. (Kimberly Henry, Assistant to the City Manager)
 14. Consider the approval of Resolution 2025-15R in support of a policy to use portions of the City Right-Of-Way to create Wildlife Habitat with native plants already certified by the National Wildlife Federation as a Wildlife Habitat and approved by Aransas County (Brad Brundrett, Councilmember Ward 3)

VII. OTHER ACTION ITEMS AND UPDATES

15. Consideration and possible approval of an agreement between Rockport Landing GP, LLC and Passport Shores, LLC for the transfer of 125 LUE's of water and sewer service to serve the proposed development currently titled Passport Shores. (Vanessa Shrauner, City Manager)
16. Consider the approval of a request from the Convention and Visitor Bureau Board for an additional \$225,000 for the Tourism Marketing Plan (Shelley Goodwin, City Secretary)
17. Consider the approval of Contractor's Change Request # 01 with South Texas Building Partners for the Remodel Project of the City's Building used by the Rockport Volunteer Fire Department for an amount not to exceed \$5,886.00. (Ryan Picarazzi, Public Works Director, Kimberly Henry, Assistant to the City Manager)

VIII. CITY MANAGER'S UPDATE

18. Receive the City Manager's Monthly Update (Vanessa Shrauner, City Manager)

IX. CITY COUNCIL REPORT

The City Council will report/update on activities in respective Wards, and all committee assignments. No formal action can be taken on these items at this time.

X. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

Note 2: Texas Government Code § 551.072, Real Property

Note 3: Texas Government Code § 551.074, Personnel Matters

Note 4: Texas Government Code § 551.076, Security

Note 5: Texas Government Code § 551.087, Economic Development Negotiations

Note 6: Texas Government Code § 551.089, IT Security

Note 7: Texas Government Code § 551.0745, Personnel Matters Affecting County Advisory Board

The City Council will consider the following items in Executive Session. The Council may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Council announces that the item will be considered during Executive Session.

19. Discussion on City Hall construction ⁽¹⁾ (Vanessa Shrauner, City Manager)

XI. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session; the City Council may take action on any item posted in the Executive Session as necessary.

20. Consider the approval of Construction Change Directive #7 with Teal Construction related to the new City Hall project. (Kimberly Henry, Assistant to the City Manager)
21. Consider the approval of Amendment #2 to the Standard Professional Services Agreement with PGAL regarding the architect and engineering of the new City Hall facility for an amount not to exceed \$300,000. (Kimberly Henry, Assistant to the City Manager)

XII. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:15pm on March 21, 2025, on the bulletin board of the City of Rockport Service Center, 2751 S. H. 35 Bypass, Rockport, Texas 79382



Shelley Goodwin, TRMC/CMC
City Secretary



AGENDA MEMO

DEPARTMENT: Parks

TO: Mayor and City Council

FROM: Brittany Aguirre, Parks Director

MEETING DATE: March 25, 2025

CATEGORY: Presentation

CAPTION:

Presentation to Friends of Aransas National Wildlife Refuge - Whooping Crane Strut

SUMMARY:

BACKGROUND:

The City partnered with the Friends of Aransas National Wildlife Refuge beginning with the 2015 Whooping Crane Strut to donate \$5 of each registration to the group to assist with the whooping crane habitat at the Refuge. The 36th Annual Whooping Crane Strut on March 8, 2025 raised a total of \$1,800 from 360 participants. Mayor Jayroe will present a check to a representative of the Friends.

FUNDING SOURCE:

Whooping Crane Strut Registration Funds 01-41100

FUNDING IMPACT:

This event is on its 36th year, after only being canceled in 2021, due to Covid-19 restrictions. This event is also held on the same weekend as OysterFest and adds another choice of activities for the numerous visitors that visit the area throughout the weekend that have a financial impact, all while also supporting a worthy cause. This is a record-breaking participation year for the event.

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Brittany Aguirre, Parks Director

Date: March 20, 2025

A handwritten signature in blue ink, appearing to read "Shelley Goodwin", written over a horizontal line.

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: March 25, 2025

CATEGORY: Presentation

CAPTION:

Proclamation proclaiming April 5th through April 11th, 2025 as the Week of the Young Child

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 03-24-2025 Joint Proclamation JP-01-2025 Week of the Young Child

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: March 18, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025

JOINT PROCLAMATION

JP-01-2025

WHEREAS, children's cognitive, physical, social, emotional, and language development are built on a foundation of positive interactions with adults, peers, and their environment; and

WHEREAS, the first years of a child's life are the period of rapid brain development and lay the foundation for all future learning; and

WHEREAS, high-quality early care and education help build strong developmental foundations for young children during these critical years of brain development, leading to positive outcomes for individual children and better preparing them for school and future success; and

WHEREAS, high-quality early childhood education depends on dedicated early childhood educators who, with the support of families, provide the necessary early experiences for a strong foundation;

WHEREAS, the Children's Coalition of Aransas County is working to improve early learning opportunities and provide a solid foundation for children throughout Aransas County; and

NOW, THEREFORE, we, Ray Garza, Aransas County Judge, Kelli Cole, Mayor of the Town of Fulton, and Timothy Jayroe, Mayor of the City of Rockport, do hereby recognize that investing in educators is an investment in children, families, and our future. We proclaim the week of April 5th through April 11th, 2025 as the

Week of the Young Child

and encourage the citizens of Aransas County to express their appreciation by thanking and recognizing the teachers, and others who make a difference in the lives of young children in the Town of Fulton, City of Rockport, and throughout Aransas County.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Aransas County, Town of Fulton, and the City of Rockport, Texas, to be affixed this 25th day of March 2025.

ARANSAS COUNTY

TOWN OF FULTON

CITY OF ROCKPORT

Ray Garza, County Judge

Kelli Cole, Mayor

Tim Jayroe, Mayor



AGENDA MEMO

DEPARTMENT: Police

TO: Mayor and City Council

FROM: Nathan Anderson, Police Chief

MEETING DATE: March 25, 2025

CATEGORY: Presentation

CAPTION:

Recognition of the Rockport Police Department meeting the Texas Law Enforcement Best Practices Accreditation Program.

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Nathan Anderson, Police Chief

Date: March 19, 2025

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025



AGENDA MEMO

DEPARTMENT: Parks

TO: Mayor and City Council

FROM: Joe Riekers

MEETING DATE: March 25, 2025

CATEGORY: Presentation

CAPTION:

Recognition and Presentation of the first Park Ranger Academy Graduates

SUMMARY:

Jacob Akin
David Constante
Edward Devine
Hunter Guillen
Jonathon Huser
Milana Klanica
Mark Perlotto
Anne Spangler
Mitchell Tomblin
Morgan Vasquez
Eryn Wilson

BACKGROUND:

In November 2024, the Park Ranger program was developed and implemented. The soft roll out has been adjusted to best meet the needs of our community. The Park Rangers are now up and running 100%.

ROCKPORT PARK RANGER DUTIES and RESPONSIBILITIES

The Park Ranger(s) supports the Parks and Recreation Department by acting as an ambassador and ensuring a safe and pleasant environment for park patrons. Work involves patrolling parks, trails and facilities; providing customer service and information to parks patrons and other entities; informing visitors of amenities, rules and regulations; organizing and administering educational programs for the public.

Education programs include but are not limited to: BARK RANGER PROGRAM, ARCHERY RANGE, INTRO TO FISHING DAY and SAW SAFETY PROGRAM.

Examples of Duties:

Provide customer service

Educate rule violators

Monitor area for damage, vandalism, deteriorating conditions and safety hazards

Provide first aid and emergency care

Perform report taking and administrative support writing
Determine need for assistance from other Departments, ie: Police, EMS, Animal Control, TPWD, Street Maintenance, Water Dept, AEP, etc.
Be the eyes and ears of the Parks for the Parks and Recreation Department as well as the Police Department.
Implement sound wildlife management practices within the parks.

Among the many benefits of Park Rangers, our Rangers provide a uniformed presence throughout the Parks system that offers: the public has a contact person; the Parks and Recreation Department has constant feedback through eyes and ears within the parks; the Police Department does not provide unnecessary resources for non-law enforcement calls within the parks; rule breaking, vandalism and misuse of parks is deterred; and public education programs are administered by credentialed and uniformed personnel.

FUNDING SOURCE:

Current Parks/Pool Staff rotating shifts

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Brittany Aguirre, Parks Director

Date: March 20, 2025



Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025



City of Rockport
CITY COUNCIL REGULAR MEETING AGENDA
TUESDAY, MARCH 11, 2025 ~ 6:30 P.M.
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

City Councilmembers Present:

Mayor Tim Jayroe
Mayor Pro Tem (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel
Councilmember (Ward 2) Matt Anderson (via Zoom)
Councilmember (Ward 3) Brad Brundrett

City Councilmembers Absent:

None

City Staff Present:

Vanessa Shrauner, City Manager
Art Rodriguez, City Attorney
Lee Brown, Public Safety Communications Center Director
Ryan Picarazzi, Public Works Director
Nathan Anderson, Police Chief
Robbie Sorrell, Director of Finance
Kimberly Henry, Assistant to the City Manager
Shelley Goodwin, City Secretary

I. CALL TO ORDER

Mayor Jayroe called the March 11, 2025, Regular Meeting to order at 6:30 p.m. and announced that a quorum had been met.

II. PLEDGE OF ALLEGIANCE

Mayor Jayroe led the Pledge of Allegiance to the United States flag.

III. CITIZENS TO BE HEARD

Patrick Kane spoke regarding his support for rezoning of 1859 FM 2165 to create affordable housing. He also stated he does not support a developer asking for tax handout or waivers.

IV. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

1. Recognition of Captain Nathan Garcia and his 16 years of service with the City of Rockport. Captain Garcia is retiring with his last day being March 14.

Nathan Anderson, Police Chief, read a recognition honoring Captain Nathan Garcia's 16 years of service.

The City Council thanked Captain Nathan Garcia for his service and wished him good luck in his next adventure.

V. CONSENT

2. Consider the approval of the City Council Regular Meeting Minutes for February 24, 2025

3. Consider the approval of the Rockport Police Department employee Firearms Purchase Agreement

Motion: A motion was made by Councilmember Brundrett and seconded by Mayor Pro Tem Hattman to approve the Consent Agenda Items 2 and 3. The City Council took the following vote:

Mayor Jayroe	aye
Mayor Pro Tem Hattman	aye
Councilmember Rangel	aye
Councilmember Anderson	aye
Councilmember Brundrett	aye

The City Council voted five (5) aye and none (0) nays. The motion passed unanimously.

VI. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

4. Request to rezone the property located at 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision

- i. Hold a public hearing to receive comments for or against the rezoning request**
- ii. Consider the approval of the first of two readings on Ordinance 1967 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 1859 FM 2165; also known as 35.8 acres out of tracts 1, 2, 3, 22, & 23, C H Moore Subdivision; to R-2 (2nd Single Family Dwelling District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.**

Mayor Jayroe opened the public hearing at 6:37 p.m. and asked if anyone wished to speak.

Matt Barnsworth spoke on behalf of the property owner; he reviewed the project and the types of homes that will be built. He also explained the need for the rezoning request.

Patrick Kane spoke in support of the rezone and felt this project would benefit the community.

Mayor Jayroe closed the public hearing at 6:40 p.m.

Carey Dietrich, Director of Community Development & Building, reviewed the request. She noted that the Planning and Zoning Commission voted unanimously.

Motion: Upon a motion made by Mayor Pro Tem Hattman and a second by Councilmember Rangel to approve the first of two readings of the first of two readings on Ordinance 1967 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 1859 FM 2165; also known as 35.8 acres out of tracts 1, 2, 3, 22, & 23, C H Moore Subdivision; to R-2 (2nd Single Family Dwelling District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye
Mayor Pro Tem (Ward 4) Hattman	aye

The motion to approve passed unanimously; five (5) for and none (0) against. The motion passed unanimously.

5. Consider the approval of the first of two readings of Ordinance 1966 amending Ordinance 1948, which adopted the 2024-2025 Budget beginning October 1, 2024, and ending September 30, 2025; repealing all prior Ordinances in conflict herewith; providing for publications and providing for an effective date (to appropriate restricted deposits received for the Law Enforcement Officer Standards and Education (LEOSE Fund)).

Robbie Sorrell, Finance Director, stated all Budget related Ordinance only require one reading. He reviewed the reason for the request.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel to approve the first of two readings **Motion to Amend** made by Councilmember Brundrett and a second by Councilmember Rangel to approve on a single reading of Ordinance 1966 amending Ordinance 1948, which adopted the 2024-2025 Budget beginning October 1, 2024, and ending September 30, 2025; repealing all prior Ordinances in conflict herewith; providing for publications and providing for an effective date (to appropriate restricted deposits received for the Law Enforcement Officer Standards and Education (LEOSE Fund)). The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye
Mayor Pro Tem (Ward 4) Hattman	aye

The motion to approve passed unanimously; five (5) for and none (0) against. The motion passed unanimously.

6. Consider the approval on second and final reading of Ordinance 1965 canceling the May 3, 2025 General Election for the City of Rockport, Texas and declaring two unopposed candidates for City Councilmember Ward 1 and 3 as elected; requiring posting of this Ordinance at each polling place in accordance with State Law; requiring the issuance of a Certificate of Election to each candidate; providing a severability clause; and providing an effective date.

Shelley Goodwin, City Secretary, stated there have been no changes since the first reading.

Motion: Upon a motion made by Mayor Pro Tem Hattman and a second by Councilmember Rangel to approve second and final reading of Ordinance 1965 canceling the May 3, 2025 General Election for the City of Rockport, Texas and declaring two unopposed candidates for City Councilmember Ward 1 and 3 as elected; requiring posting of this Ordinance at each polling place in accordance with State Law; requiring the issuance of a Certificate of Election to each candidate; providing a severability clause; and providing an effective date. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye
Mayor Pro Tem (Ward 4) Hattman	aye

The motion to approve passed unanimously; five (5) for and none (0) against. The motion passed unanimously.

7. Consider the approval on second and final reading of Ordinance 1964 repealing the City of Rockport Code of Ordinances, Chapter 40 "Employees", Article I, "Personnel Policy"; Providing for findings of fact, repealer, severability, compliance with open meetings act and provide for an effective date.

Vanessa Shrauner, City Manager, stated there have been no changes since the first meeting.

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel to approve second and final reading of Ordinance 1964 repealing the City of Rockport Code of Ordinances, Chapter 40 "Employees", Article I, "Personnel Policy"; Providing for findings of fact, repealer, severability, compliance with open meetings act and provide for an effective date. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye
Mayor Pro Tem (Ward 4) Hattman	aye

The motion to approve passed unanimously; five (5) for and none (0) against. The motion passed unanimously.

8. Consider the approval of Resolution 2025-10R adopting an updated Personnel Policy Manual for the City of Rockport as set forth in Exhibit A, attached and incorporated herein, providing for the incorporation of premises; and providing an effective date.

Vanessa Shrauner, City Manager, stated at the February 24, 2025 Regular Meeting Kaycee Eddins, Human Recourse Manager spoke about the need to remove Ordinance and make the Handbook a Policy and adopted Resolution.

Motion: Upon a motion made by Councilmember Brundrett and a second by Mayor Pro Tem Hattman to approve Resolution 2025-10R adopting an updated Personnel Policy Manual for the City

of Rockport as set forth in Exhibit A, attached and incorporated herein, providing for the incorporation of premises; and providing an effective date. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye
Mayor Pro Tem (Ward 4) Hattman	aye

The motion to approve passed unanimously; five (5) for and none (0) against. The motion passed unanimously.

9. Consider the approval of Resolution 2025 -11R of the City of Rockport, Texas, authorizing the award of Administrative/Project Delivery Service Provider Contracts(s) for the Hazard Mitigation Assistance (HMA) Grant Projects being allocated through Texas Department of Emergency Management (TDEM) to be awarded to GrantWorks, Inc.

Kimberly Henry, Assistant to the City Manager, stated she received two bids, and one missed the deadline. She noted the scope of the project and noted staff recommends approval of the award to GrantWorks, Inc.

Motion: Upon a motion made by Councilmember Brundrett and a second by Mayor Pro Tem Hattman to approve Resolution 2025 -11R of the City of Rockport, Texas, authorizing the award of Administrative/Project Delivery Service Provider Contracts(s) for the Hazard Mitigation Assistance (HMA) Grant Projects being allocated through Texas Department of Emergency Management (TDEM) to be awarded to GrantWorks, Inc. The City Council voted on roll:

Mayor Jayroe	aye
Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye
Mayor Pro Tem (Ward 4) Hattman	aye

The motion to approve passed unanimously; five (5) for and none (0) against. The motion passed unanimously.

10. Consider the approval of Resolution 2025-12R of the City of Rockport, Texas, authorizing the award of Professional Service Provider Contract(s) for the Hazard Mitigation Assistance (HMA) Grant Project being allocated through Texas Department of Emergency Management (TDEM) be awarded to Ardurra Engineering Services.

Kimberly Henry, Assistant to the City Manager, reviewed the scope of the project and noted the City only received one bid. Staff recommended the award of the bid to Ardurra Engineering Services.

Motion: Upon a motion made by Councilmember Brundrett and a second by Mayor Pro Tem Hattman to approve Resolution 2025-12R of the City of Rockport, Texas, authorizing the award of Professional Service Provider Contract(s) for the Hazard Mitigation Assistance (HMA) Grant Project being allocated through Texas Department of Emergency Management (TDEM) be awarded to Ardurra Engineering Services. The City Council voted on roll:

Mayor Jayroe	aye
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Councilmember (Ward 1) Rangel	aye
Councilmember (Ward 2) Anderson	aye
Councilmember (Ward 3) Brundrett	aye
Mayor Pro Tem (Ward 4) Hattman	aye

The motion to approve passed unanimously; five (5) for and none (0) against. The motion passed unanimously.

VII. OTHER ACTION ITEMS AND UPDATES

11. Receive an update provided by Lloyd Gosselink on Texas Senate Bill 6 which was introduced in response to the December Capacity, Demand, and Reserve (CDR) report.

Robbie Sorrell, Director, provided follow-up on the CDR and S.B. 6. He reviewed the additional requirements this Bill will create.

VIII. CITY MANAGER'S UPDATE

Vanessa Shrauner, City Manager, provided the following updates:

- March 19, 2025 at 7:00 a.m. - City Manager Coffee at Bella La Brew
- March 20, 2025 at 6:30 p.m. - Rockport Citizen University at Rockport Service Center

IX. CITY COUNCIL REPORT

The City Council will report/update on activities in respective Wards, and all committee assignments. No formal action can be taken on these matters at this time.

Councilmember Rangel reported that there is a lot of work taking place in the downtown. She also stated that the next couple weeks there will be a lot of visitors in town for Spring Break, which will help local businesses.

Councilmember Anderson stated he participated in the Oysterfest parade, which brought a lot of people out.

Councilmember Brundrett provided the following:

- Thanked Jody and the Public Works team for always making the golf cart stand out.
- Participated in the Whooping Crane Strut, which was well organized.
- Crawfest Festival this weekend

Mayor Pro Tem Hattman provided the following:

- Participated in the Oysterfest Parade
- Participated in the Whooping Crane 10K and noted that there were record number of entries
- Thanked staff for all the hard work on pushing out communications

Mayor Jayroe welcomed the visitors to Rockport. He noted with town being business be patient restaurant are packed.

X. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

Note 3: Texas Government Code § 551.074, Personnel Matters

The City Council will consider the following items in Executive Session. The Council may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Council announces that the item will be considered during Executive Session.

12. Discussion of Concho Drainage Project and Ongoing Navigation District Discussions ⁽¹⁾

13. Discussion on City Hall construction ⁽¹⁾

14. Financial Management Analyst ^(1 and 3)

15. Pending litigation PUC Docket No. 55942, Petition of Ratepayers Appeal of the City's Water and Wastewater Rates ⁽¹⁾

XI. BUSINESS ITEM

The City Council did not provide directions or take action on any item posted in the Executive Session.

XII. ADJOURN

Motion: Upon a motion made by Councilmember Brundrett and a second by Councilmember Rangel adjourn the March 11, 2025, City Council Regular Meeting at 7:39 p.m.

Tim Jayroe
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of the Gulf Coast Hardware, LLC (Ace Hardware) sales tax revenue-sharing payment of \$10,082 as part of the 380 Agreement

SUMMARY:

The City is in the 9th year of a 10-year 380 Sales Tax Agreement. Per attached spreadsheet, the City of Rockport owes Ace Hardware \$10,082.

BACKGROUND:

The City of Rockport entered into a 380 Agreement with Ace Hardware on 10/3/2016. The ten-year sales tax revenue sharing agreement is in its 9th year. Fashioned similar to a TIRZ, the City shares a portion of annual sales tax with Ace Hardware exceeding a base of \$41,281 per year. Also per 380 Agreement, Ace Hardware has a hurdle of 84,000 hours of annual paid time.

FUNDING SOURCE:

General Fund

FUNDING IMPACT:

The City of Rockport is calculating a sales tax revenue sharing payment of \$10,082. This represents 20% of annual City sales tax revenue collections over the base year amount of \$41,281.

STAFF RECOMMENDATION:

Staff recommends approval of the revenue-sharing payment in the amount of \$10,082.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 20250317170652

APPROVAL/REVIEW:

Robbie Sorrell, Director

Date: March 18, 2025



Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025

Gulf Coast Hardware
 Rebate of Sales Tax Increases
 Per 380 Economic Development Agreement

Month of Report to State Comptroller	City's Fiscal Yr 2014-2015	City's Fiscal Yr 2015-2016	City's Fiscal Yr 2016-2017	City's Fiscal Yr 2017-2018	City's Fiscal Yr 2018-2019	City's Fiscal Yr 2019-2020	City's Fiscal Yr 2020-2021	City's Fiscal Yr 2021-2022	City's Fiscal Yr 2022-2023	City's Fiscal Yr 2023-2024
October	2,719	3,081	5,040	10,404	7,982	5,227	7,395	7,293	7,293	7,013
November	2,639	4,406	4,737	7,942	7,089	5,638	7,118	8,291	6,748	7,048
December	2,905	5,147	5,084	6,992	6,377	6,004	7,436	8,427	9,408	7,799
January	2,632	4,334	4,598	6,650	6,531	4,649	6,266	6,761	7,103	6,498
February	2,827	4,696	4,376	6,895	7,062	5,339	7,154	6,488	6,617	6,268
March	3,358	6,014	5,771	9,811	5,518	6,827	9,073	8,473	8,608	8,739
April	3,706	5,556	6,133	8,163	5,500	7,631	9,026	8,599	7,795	7,574
May	4,201	6,295	6,622	9,708	7,329	10,418	10,463	10,132	9,601	9,090
June	4,166	6,208	6,904	8,870	6,917	9,631	10,129	9,642	9,684	9,514
July	4,429	6,769	6,738	9,091	7,706	8,533	11,268	10,017	7,600	10,114
August	4,020	4,799	5,906	7,982	7,394	8,893	8,744	7,707	7,354	4,856
September	3,678	5,093	13,575	7,089	7,586	7,692	7,580	7,760	6,949	7,176
12-Month Total	41,281	62,397	75,484	99,596	82,991	86,483	101,651	99,590	94,760	91,689
Increase (decrease) from Base Year 2015		21,116	34,203	58,316	41,710	45,202	60,370	58,310	53,479	50,408
Percent subject to Rebate		100%	90%	80%	70%	60%	50%	40%	30%	20%
Rebate to Gulf Coast Hardware		21,116	30,783	46,653	29,197	27,121	30,185	23,324	16,044	10,082
Gulf Coast Hardware Rebate of Sales Tax Increases Per 380 Economic Development Agreement										

	2022-2023	Minimum Required
Total Hours	86,153.00	84,000.00
Hour Requirement Met		
Total Employees	99	42
Minimum requirement: 42 employees at 2,000 = 84,000 hours annual		

Source: W-3 reports and Hours Worked reports provided by Gulf Coast Hardware



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Pearl Point 1, LLC, to award property tax revenue-sharing payment of \$27,965.29 as part of the 380 Agreement

SUMMARY:

Deliberate and approve Pearl Point 1 property tax revenue reimbursement

BACKGROUND:

The City of Rockport entered into a 380 agreement with Pearl Point 1 on 2.13.2019. The ten-year property tax revenue sharing agreement is in its 5th year at 50%. The City shares a portion of property tax revenues per year on a 10% declining basis.

FUNDING SOURCE:

General Fund

FUNDING IMPACT:

Check amount of 50% of Rockport taxes paid for 2024 is \$27,965.29

STAFF RECOMMENDATION:

Staff recommends approval of \$27,965.29 property tax revenue share reimbursement for 2024.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 20250318090513
2. Pearl Point 1 Graph

APPROVAL/REVIEW:

Robbie Sorrell, Director

Date: March 18, 2025

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025

Property Details

Account		
Property ID:	8820352	Geographic ID: 5135-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2400 FM 2165 ROCKPORT, TX 78382	
Map ID:	A-7	Mapsco:
Legal Description:	RCC/CHANCE J1 SUBDIVISION, BLOCK 1, LOT 1 ACRES 13.739	
Abstract/Subdivision:	S5135	
Neighborhood:		
Owner		
Owner ID:	146315	
Name:	PEARL POINT ROCKPORT I LLC	
Agent:	116751	
Mailing Address:	1909 WOODALL RODGERS THIRD FLOOR DALLAS, TX 75201	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

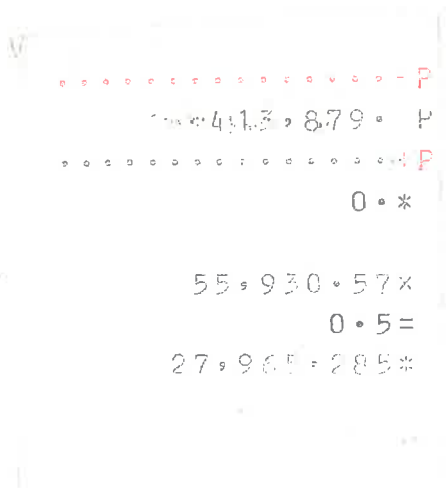
Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad V
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Estimated Tax Due

If Paid: 03/18/2025



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid
2024	CITY OF ROCKPORT	\$13,800,000	\$55,930.57	\$55,930.57
2024	ARANSAS COUNTY	\$13,800,000	\$44,495.61	\$44,495.61
2024	NAVIGATION DIST	\$13,800,000	\$4,464.58	\$4,464.58
2024	ROCKPORT FULTON ISD	\$13,800,000	\$107,805.60	\$107,805.60
2024	COUNTY ROAD & FLOOD	\$13,800,000	\$6,564.38	\$6,564.38
✓ Paid	2024 Total:		\$219,260.74	\$219,260.74



Pearl Point 1





AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Pearl Point 2, LLC, to award property tax revenue-sharing payment of \$30,397.05 as part of the 380 Agreement

SUMMARY:

This is the 5th year (@50%) of the Pearl Point 2 380 agreement.

BACKGROUND:

The City entered into a 380 Agreement with Pearl Point 2 on 2.13.19. The ten-year property tax revenue sharing agreement is in its 5th year (@50% revenue share). The project was split into two phases, and on May 25, 2021, the City signed a Partial Assignment and Assumption Agreement where in Pearl Point 2 was assigned Phase 2 of the project.

FUNDING SOURCE:

General Fund

FUNDING IMPACT:

Pearl Point paid \$60,794.10 in 2024 property taxes. With Council approval, the City would reimburse Pearl Point 2 \$30,397.05.

STAFF RECOMMENDATION:

Staff recommends approval of 5th year (@50%) property tax reimbursement payment of \$30,397.05.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Pearl Point 2 Graph
2. 20250318144205

APPROVAL/REVIEW:

Robbie Sorrell, Director

Date: March 18, 2025

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

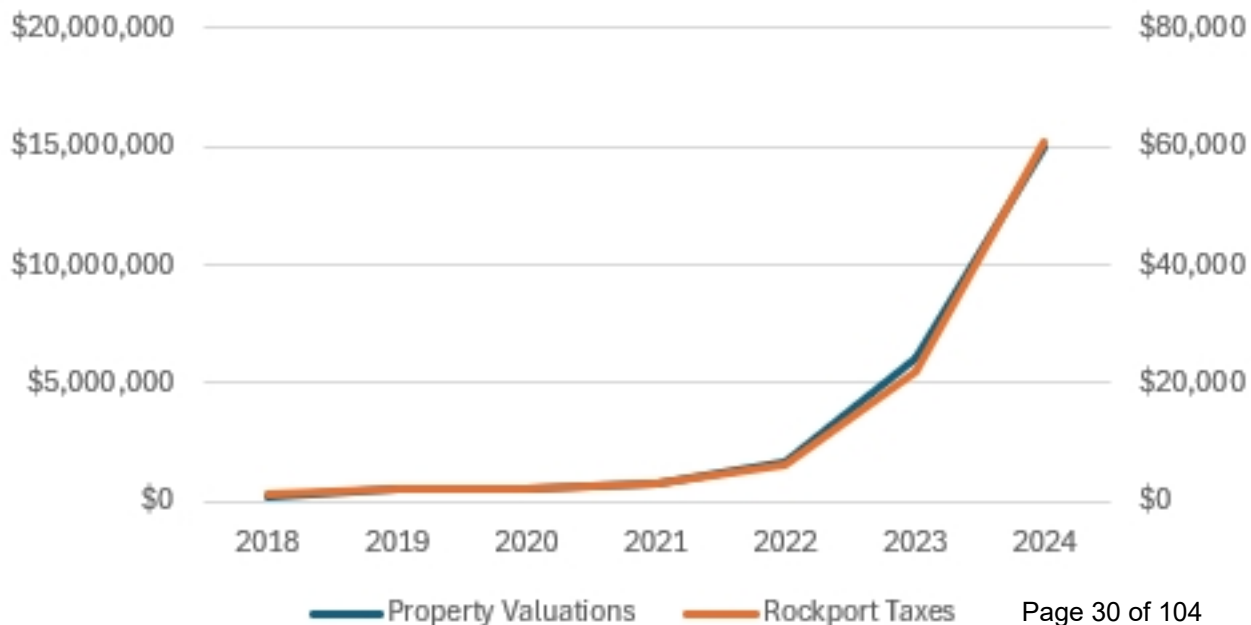
Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025

Pearl Point 2



Property Details

Account		
Property ID:	8820351	Geographic ID: 5135-001-002-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	3337 S H 35 BYPASS ROCKPORT, TX 78382	
Map ID:	A-7	Mapsco:
Legal Description:	RCC/CHANCE J1 SUBDIVISION, BLOCK 1, LOT 2 ACRES 14.418	
Abstract/Subdivision:	S5135	
Neighborhood:		
Owner		
Owner ID:	140218	
Name:	PEARL POINT PHASE 2 LLC	
Agent:		
Mailing Address:	3001 TRAYLOR BLVD ROCKPORT, TX 78382-6847	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Taxing Jurisdiction

Owner: PEARL POINT PHASE 2 LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$15,000,000	\$15,000,000	\$0.00
CRO	CITY OF ROCKPORT	0.405294	\$15,000,000	\$15,000,000	\$60,794.10
GAR	ARANSAS COUNTY	0.322432	\$15,000,000	\$15,000,000	\$48,364.80
NVD	NAVIGATION DIST	0.032352	\$15,000,000	\$15,000,000	\$4,852.80
SAR	ROCKPORT FULTON ISD	0.781200	\$15,000,000	\$15,000,000	\$117,180.00
XSP	COUNTY ROAD & FLOOD	0.047568	\$15,000,000	\$15,000,000	\$7,135.20

Total Tax Rate: 1.588846

0.0*

60,794.1*

0.5*

30,397.05*



AGENDA MEMO

DEPARTMENT: Finance/Utility Billing

TO: Mayor and City Council

FROM: Robbie Sorrell, Director

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of the bid tabulation results for City Depository Services and award a five-year service contract to Wells Fargo

SUMMARY:

Wells Fargo was the only entity to timely respond to Rockport's RFP for Depository Services. This is a five-year services contract.

BACKGROUND:

The City of Rockport submitted a Request for Proposal for Depository Services in accordance with Local Government Code 105.017. Per attached Bid Tabulation, Wells Fargo was the only entity to submit a proposal.

FUNDING SOURCE:

General Fund and Interest Earnings Offsets

FUNDING IMPACT:

With Wells Fargo already providing Depository Services for Rockport, the funding impact is not expected to change.

STAFF RECOMMENDATION:

Staff recommends Council approve 5-year with Wells Fargo for Depository Services.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Bid Tabulation

APPROVAL/REVIEW:

Robbie Sorrell, Director

Date: March 18, 2025

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 20, 2025

The request for proposal verbiage was approved by Council 1.28.25 and circulated in the Rockport Pilot

BID TABULATION 2025-2030 DEPOSITORY SERVICES	AVAILABLE POINTS	Wells Fargo
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The City of Rockport will use the following criteria to evaluate the proposal(s) and award the contract::

20% - Cost of services (Fraud Filter, Intraday Base Reports, Overnight Sweeps, ACH fraud detection, etc.)	20	20
20% - Bank software capabilities (Secure Platform, Manage Users, Unlimited Seats, Manage P-Cards, etc.)	20	20
20% - Ability of the bank to provide the necessary services and perform the duties as a depository. Experience in providing depository services to similar accounts (Strength of project team)	20	20
20% - Collateralization capabilities @ 105% for any uninsured deposits	20	20
20% - Branch office within city limits along with ability to provide change orders, petty cash, and on demand five figure cash withdrawal in case of natural disaster and other emergencies	20	20
Totals	100	100

NO BIDDER	NO BIDDER
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PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, March 17, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, March 25, 2025, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request for a Conditional Use Permit (CUP) for the property located at 1701 Sixteenth St; also known as Pt of Lot 81, Block 250, Swickheimer Subdivision, currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of March 17, 2025, and the City Council Agenda of March 25, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56> or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 20th day of February, 2025 on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

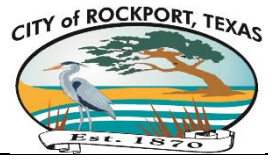
PUBLISHED in *The Rockport Pilot* in the Thursday, February 20, 2025, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Carey Dietrich, Director Building & Development

STAFF REPORT

Building & Development Services | Carey Dietrich, Community Planner
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 790-1125, x. 226 | Email: communityplanner@cityofrockport.com

**PROPERTY ADDRESS/LOCATION**1701 16th St**APPLICANT/PROPERTY OWNER**Gerard B Cooper, Registered Agent for 1701 16th St, LLC, Owner**PUBLIC HEARING DATE**

P&Z – Monday, March 17, 2025
CC – Tuesday, March 25, 2025

P&Z DATE

P&Z – Monday, March 17, 2025

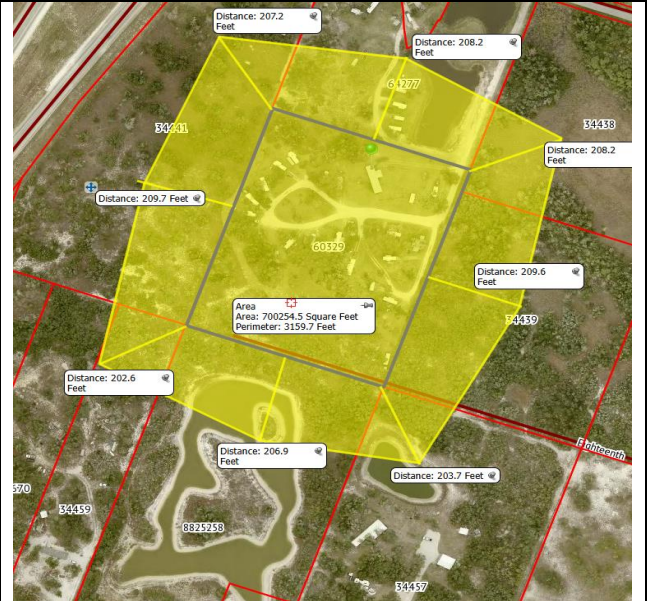
CITY COUNCIL DATE(S)

1st Reading – Tuesday, March 25, 2025
2nd Reading – Tuesday, April 8, 2025,

BRIEF SUMMARY OF REQUEST

Property owner, 1701 16th St, LLC represented by Gerard Cooper is requested a Conditional Use Permit (CUP) in order to expand the RV park and add 23 spaces and new clubhouse and bring the existing into compliance with the RV Park Ordinance.

A public notice regarding this item was published in The Rockport Pilot in the Thursday, February 20, 2025 edition and mailed out to ten (10) property owners within a 200-foot radius of the property. No letters For or Against the request have been received at this time.



MAP SOURCE: Pictometry

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R1 – 1 st Single Family Dwelling District	3.5 acres utilized for existing RV Park	N – R1 (1 st Single Family Dwelling District) S – R1 (1 st Single Family Dwelling District) E – R1 (1 st Single Family Dwelling District) W – B1 –(General Business District)	20 RV Sites and interior roads	5.55 Acres 241,758 sq ft

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****COMPATIBILITY with the ZONING ORDINANCE**

The Current Future Land Use Map suggests Commercial Use

PROPERTY HISTORY

The existing RV Park consists of 19 RV sites and one (1) mobile home site.
The property accesses 16th Street by way of the 30' ingress/egress easement that is filed for record.

ATTACHMENTS
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING PETITION/ APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)



Franchise Tax Account Status

As of : 03/12/2025 07:50:28

This summary page is designed to satisfy standard business needs. If you need to reinstate or terminate a business with the Texas Secretary of State, you must obtain a certificate specific to that purpose.

1701 16TH ST, LLC	
Texas Taxpayer Number	32097924529
Mailing Address	424 TAMARACK LN ABINGTON, MA 02351-4033
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
SOS Registration Status (SOS status updated each business day)	ACTIVE
Effective SOS Registration Date	12/11/2024
Texas SOS File Number	0805816092
Registered Agent Name	GERARD B COOPER
Registered Office Street Address	1701 16TH STREET ROCKPORT, TX 78382



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

A. REQUESTING: Rezoning [☐] Conditional Permit [☒]
Planned Unit Development (P.U.D.) by Conditional Permit [☐]

B. ADDRESS AND LOCATION OF PROPERTY _____
1701 16TH ST Rockport, Texas 78382

C. CURRENT ZONING OF PROPERTY: _____

D. PRESENT USE OF PROPERTY: RV PARK

E. ZONING DISTRICT REQUESTED: _____

F. CONDITIONAL USE REQUESTED: _____

G. LEGAL DESCRIPTION: (Fill in the one that applies)

- Lot or Tract Swickheimer, Block 250 Block 250
Lot 81, PT of, Serial # AH02004673A, TITLE # Q1231709
- Tract _____ of the _____
Survey as per metes and bounds (field notes attached) Acres 5.55
- If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.

H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
Sleepy Hollow RV Park

I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 5.5 ACRES

J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)

EXPANDING RV PARK ON TO
2 ACRES OF THE 5.5 ACRES THAT
ARE UNDEVELOPED.
3.5 ACRES ARE PRESENTLY DEVELOPED

K. OWNER'S NAME: (Please print) 1701 16TH ST LLC
ADDRESS: 1701 16TH ST
CITY, STATE, ZIP CODE: ROCKPORT, TEXAS 78382
PHONE NO 781 291 0183

L. REPRESENTATIVE: (If Other Than Owner) GERARD COOPER
ADDRESS: 1701 16TH ST
CITY, STATE, ZIP CODE: ROCKPORT, TEXAS
PHONE NO (781) 291, 0183
RYAN ROSE (617) 669 9749

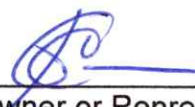
NOTE: Do you have property owner's permission for this request?
YES ✓ NO

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
* CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas 78382.

Signed: 
(Owner or Representative)

(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted Information (____ accepted) (____ rejected) by: _____

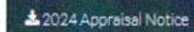
If rejected, reasons why: _____

Receipt No. _____

6 acres
x 10
60
1.50
\$210 due



Property ID: 60329 For Year



Property Details

Account

Property ID:	60329	Geographic ID:	5925-250-081-005
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	1701 SIXTEENTH ST ROCKPORT, TX 78382		
Map ID:	A-2	Mapsco:	

Legal Description:	Swickheimer, BLOCK 250, Lot 81, PT OF , SERIAL # AH02004673A, TITLE # 01231769, LABEL # PFS0614865, ACRES 5.55, MODEL AMERICAN HOMESTAR		
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Abstract/Subdivision:	S5925		
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Neighborhood:	(MHRV-PARK) MOBILE HOME RV PARKS		
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Owner

Owner ID:	136167		
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Name:	GANN ALAN JOE JR & GANN CHRISTOPHER P		
-------	---------------------------------------	--	--

Agent:			
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Mailing Address:	111 CRAZY HORSE SANDIA, TX 78383-4109		
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% Ownership:	100.0%		
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Exemptions:	For privacy reasons not all exemptions are shown online.		
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Property Values

Improvement Homesite Value:	\$0 (+)
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Improvement Non-Homesite Value:	\$151,320 (+)
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Land Homesite Value:	\$0 (+)
----------------------	---------

Land Non-Homesite Value:	\$149,850 (+)
--------------------------	---------------

Agricultural Market Valuation:	\$0 (+)
--------------------------------	---------

Market Value:	\$301,170 (=)
---------------	---------------

Agricultural Value Loss:	\$0 (-)
--------------------------	---------

Appraised Value:	\$301,170 (=)
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HS Cap Loss:	\$0 (-)
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Circuit Breaker:	\$0 (-)
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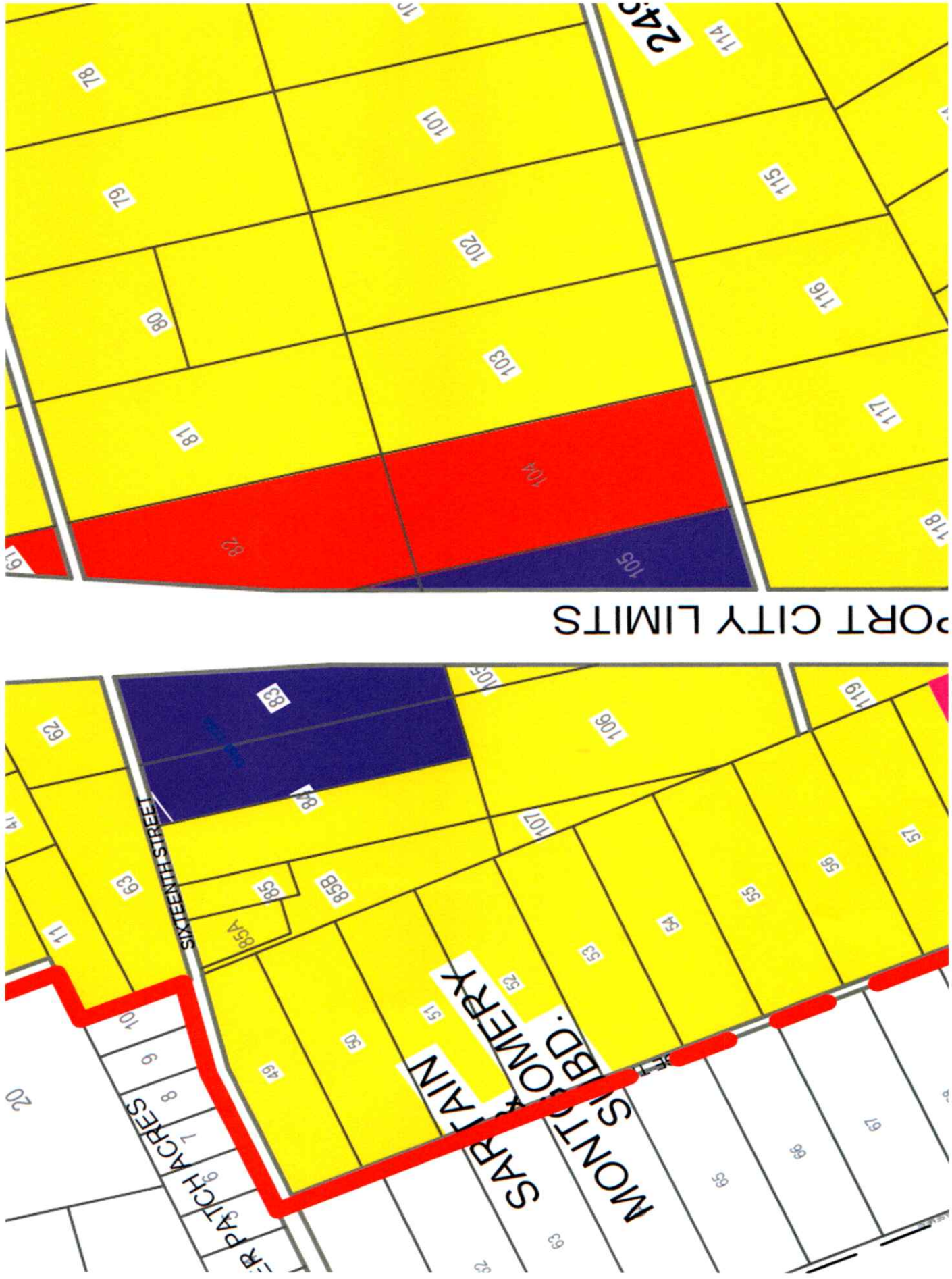
Assessed Value:	\$301,170
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Ag Use Value:	\$0
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Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property ID	Property Owner	Situs Address	Mailing Address	City	State	ZIP
60329	1701 16th st, LLC. / Gerard C	1701 16th st	1701 16th st	Rockport	TX	78382
60329	Alan and Christopher Gann	1701 Sixteenth st	111 Crazy Horse	Sandia	TX	78383
34439	Siriwan Wallace	1623-R Sixteenth st	9726 Woodland Hills	San Anton	TX	78250
34457	John and Patti Hamm	1620 Eighteenth st	1120 W Market st	Rockport	TX	78382
8825258	Robby Varner	1688 Eighteenth st	1702 18th st	Rockport	TX	78382
34459	Matthew and Stacy Lassiter	1708 Eighteenth st	PO Box 2064	Fulton	TX	78358
8823670	Matthew and Christina Deray	1712 Eighteenth st	2161 Capeheart st	Ingelside	TX	78362
34441	Laura Chavana	1709 Sixteenth st	PO Box 654	Rockport	TX	78381
64277	Reynaldo and Nadia Rodrigue	1707 Sixteenth st	22465 US HWY 281 S	San Anton	TX	78264
34438	Puckpol Chutakanonta	1621 Sixteenth st	2142 W Cullom Ave, APT 1W	Chicago	IL	60618
	Josh Dowling	Planning and Zoning Commission	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commission	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commission	P.O. Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commission	123 Royal Oaks Dr	Rockport	TX	78382
	Kim Hesley	Planning and Zoning Commission	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commission	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commission	102 St Andrews St	Rockport	TX	78382

Zoning Map - 1701 Sixteenth st. - Swickheimer, BLOCK 250, Lot 81, PT OF , SERIAL # AH02004673A, TITLE # 01231769, LABEL # PFS0614865, ACRES 5.55, MODEL AMERICAN HOMESTAR

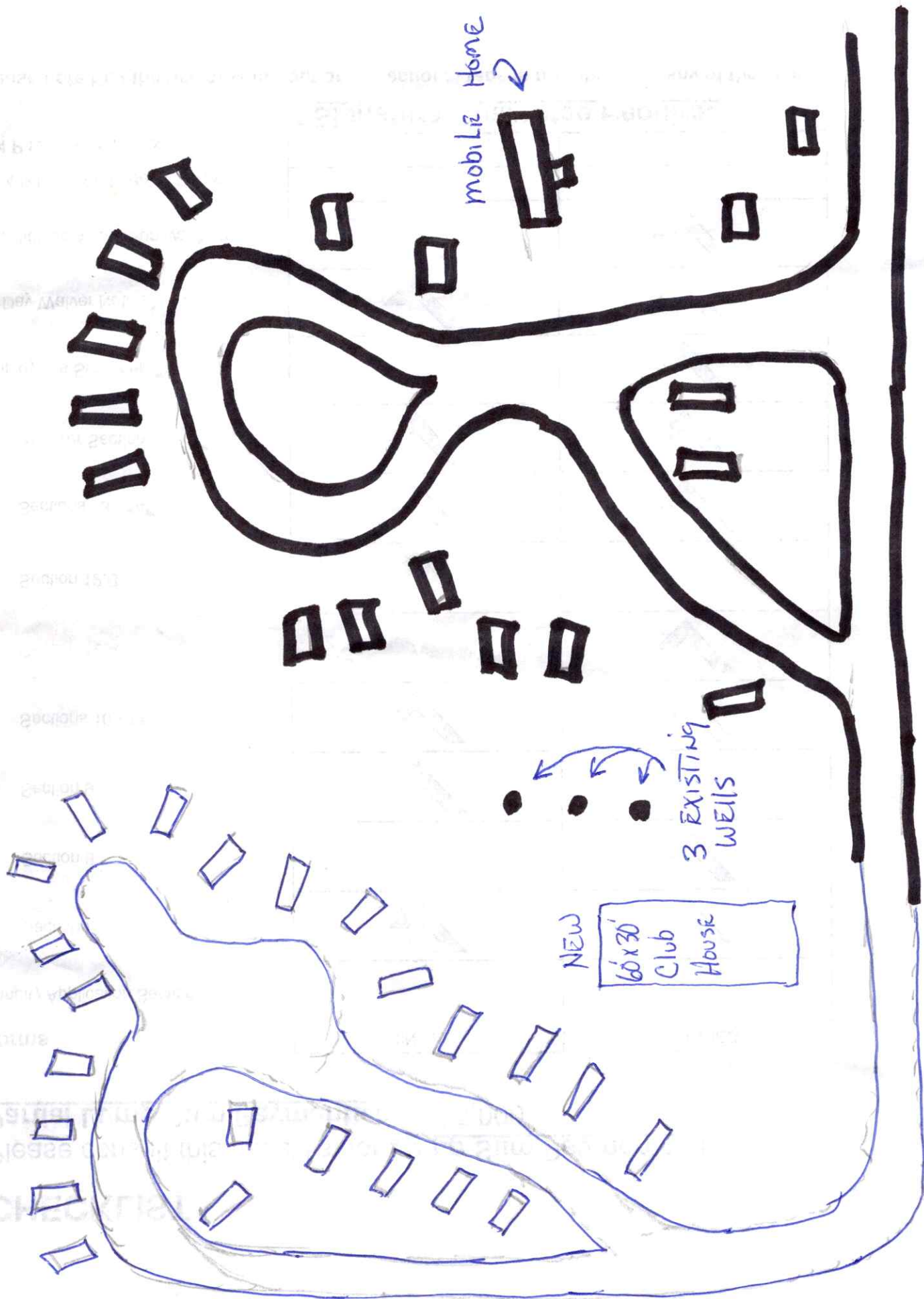




CRT CITY LIMITS

EXISTING ROADS + RV SITES

PROPOSED NEW ROADS AND RV SITES



ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE PURPOSE OF BRINGING THE EXISTING RV PARK INTO COMPLIANCE AND ADDING 23 SPACES AND A CLUBHOUSE ON THE PROPERTY LOCATED AT 1701 16TH STREET; ALSO KNOWN AS PT OF LOT 81, BLOCK 250, SWICKHEIMER, 5.55 ACRES, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS; SUBJECT TO COMPLIANCE WITH THE CONDITIONS STATED WITHIN THIS ORDINANCE, AS WELL AS THOSE STIPULATED IN THE CITY OF ROCKPORT CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On February 20, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on February 20, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on February 20, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on March 17, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on March 17, 2025, the Planning & Zoning Commission did meet and said Commission voted unanimously to recommend to the City Council to approve a Conditional Use Permit (CUP) for the property located at 1701 16th St, to bring the existing RV park into compliance and add 23 spaces and a clubhouse;

WHEREAS, on March 25, 2025, at 6:30 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the property located at 1701 16th St, City of Rockport, Aransas County, Texas; be granted a Conditional Use Permit (CUP) for the purpose of bringing the existing RV park into compliance and adding 23 spaces and a clubhouse;

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 25th day of March, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and ADOPTED on second and final reading, this ____ day of _____ 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



AGENDA MEMO

DEPARTMENT: Building & Development

TO: City Council

FROM: Carey Dietrich, Director of Community Development & Building

MEETING DATE: March 25, 2025

CATEGORY: Ordinance

CAPTION:

Consider the approval on second and final readings on Ordinance 1967 amending the Official Zoning Map as stipulated under Article 4.1 of the City of Rockport Zoning Ordinance Number 1027 by changing the zoning of land from R-1 (1st Single Family Dwelling District); for property located at 1859 FM 2165; also known as 35.8 acres out of tracts 1, 2, 3, 22, & 23, C H Moore Subdivision; to R-2 (2nd Single Family Dwelling District), repealing all ordinances in conflict therewith; providing for severability; and providing an effective date.

SUMMARY:

Property owner, James Shaw of Pearl Street Land Holdings, LLC, proposes to construct public streets, drainage, and utilities for a single family residential subdivision with lots ranging in size from 5,700 SF to larger. An R2 zoning is required for lots less than 7,000 SF.

BACKGROUND:

A public notice regarding this item was published in The Rockport Pilot in the Thursday, February 6, 2025, edition and mailed out to fifteen(15) property owners within a 200-foot radius of the property. One letter For and No Letters Against the request has been received at this time.

Please see the accompanying zoning change request application and Section 118-7 of the Code of Ordinances for detailed information.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Recomjends the approval of the Ordinance on first reading.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 4 - Action Item 1859 FM 2165

2. Ordinance - 1859 FM 2165

APPROVAL/REVIEW:

Carey Dietrich, Director of Community Development & Building

Date: March 17, 2025



Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025



CITY OF ROCKPORT
ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTION: Please fill out completely. If more space is needed, attach additional pages. Please print or use typewriter.

- A. REQUESTING: Rezoning [x] Conditional Permit []
Planned Unit Development (P.U.D.) by Conditional Permit []
- B. ADDRESS AND LOCATION OF PROPERTY 1859 FM 2165, ROCKPORT

- C. CURRENT ZONING OF PROPERTY: R-1
- D. PRESENT USE OF PROPERTY: UNDEVELOPED / AG USE
- E. ZONING DISTRICT REQUESTED: R-2
- F. CONDITIONAL USE REQUESTED: _____
- G. LEGAL DESCRIPTION: (Fill in the one that applies)
- Lot or Tract _____ Block _____
 - Tract 35.8 ACRES OUT OF TRACTS 1, 2, 3, 22 & 23 of the C.H. MOORE
Survey as per metes and bounds (field notes attached)
 - If other, attach copy of survey or legal description from the Records of
Aransas County or Appraisal District.
- H. NAME OF PROPOSED DEVELOPMENT (if applicable) _____
THE HIGHLANDS
- I. TOTAL ACREAGE OR SQ. FT. OF SITE(S): 35.81 ACRES

- J. REASON FOR REQUEST AND DESCRIPTION OF DEVELOPMENT:
(Please be specific)
- LAND OWNER PROPOSES TO CONSTRUCT PUBLIC STREETS, DRAINAGE, AND UTILITIES
FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH LOTS RANGING IN SIZE FROM
5700 SF TO LARGER.

K. OWNER'S NAME: (Please print) PEARL STREET LAND HOLDINGS, LLC (JAMES SHAW)
ADDRESS: 630 BROADWAY
CITY, STATE, ZIP CODE: SAN ANTONIO, TX 78215
PHONE NO JSHAW@CARABINSHAW.COM

L. REPRESENTATIVE: (If Other Than Owner) MATT FARNSWORTH
ADDRESS: P.O. BOX 2367
CITY, STATE, ZIP CODE: ROCKPORT, TX 78381
PHONE NO 361-386-0295

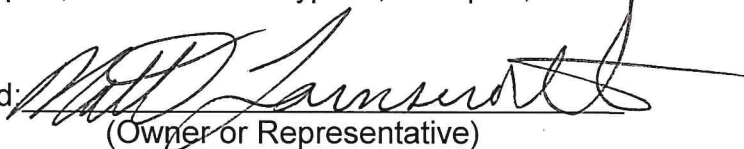
NOTE: Do you have property owner's permission for this request?
YES X NO

M. FILING FEE:

REZONING	\$150.00 + \$10.00 PER ACRE
PLANNED UNIT DEVELOPMENT	\$200.00 + \$10.00 PER ACRE
P.U.D. REVISION	\$200.00 + \$10.00 PER ACRE
CONDITIONAL PERMIT	\$150.00 + \$10.00 PER ACRE

(Make check payable to the City of Rockport)

- Submit application and filing fee to the Department of Building & Development, City of Rockport; 2751 S.H. 35 Bypass, Rockport, Texas, 78382.

Signed: 
(Owner or Representative)

(FOR CITY USE)

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted Information (____ accepted) (____ rejected) by: _____

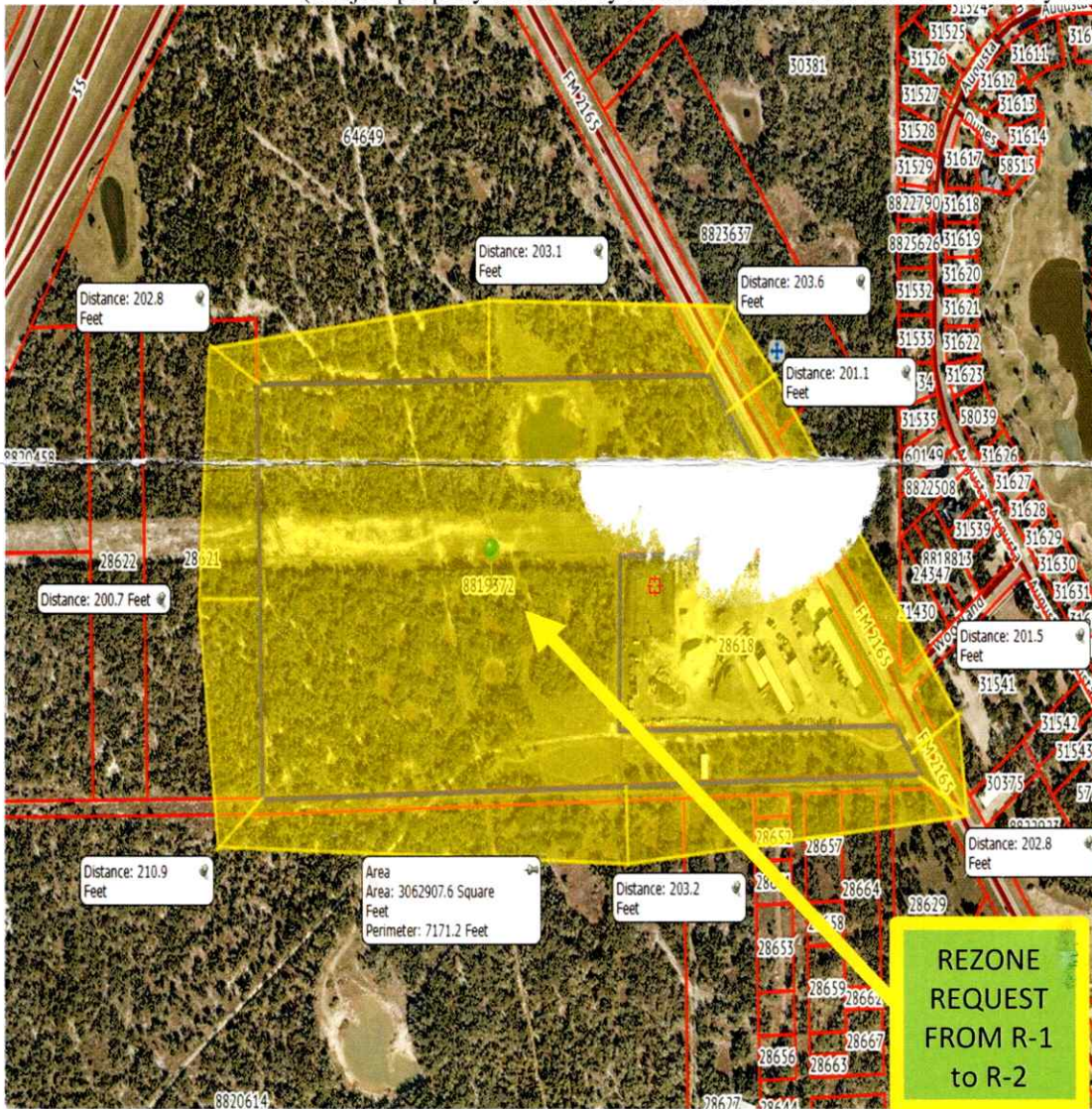
If rejected, reasons why: _____

Receipt No. _____

<u>Property ID</u>	<u>Property Owner</u>	<u>Situs Address</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
8819372	Pearl Street Land Holdings LLC ATTN	1859 FM 2165	875 E Ashby Ste 1100	San Antonio	Tx	78212
28620	AEP Texas Central CO ATTN: Tax De	1941 FM 2165	P O Box 16428	Columbus	OH	43216
28618	Aransas County	1931 FM 2165	2740 Highway 35 N	Rockport	Tx	78382
30381	Fabian Molina	2024 FM 2165	6001 Pinehurst Dr	Corpus Christi	Tx	78413
8823637	Hossein and Hamed Mostaghasi	1988 FM 2165	4833 Saratoga Blvd # 423	Corpus Christi	Tx	78413
64649	Christus Spohn Health System	2029 FM 2165	P O Box 3666	Corpus Christi	Tx	78404
28621	Julie Ivey	C H Moore Rd Rockport	P O Box 1501	Port O Conner	Tx	77982
8820614	Pearl Street Land Holdings LLC ATTN	1013 Rowe St	875 E Ashby Ste 1100	San Antonio	Tx	78212
28627	Michael Henderson	1857 - R FM 2165	1205 E Tern Ln	Rockport	Tx	78382
28652	Patrica Robins	W of FM 2165 Rockport	400 Georgia CT OFC	Towson	Md	21201
28657	Albert Johnson	W of FM 2165 Rockport	602 E Market St	Rockport	Tx	78382
28664	Alsulu Properties LLC	W of FM 2165 Rockport	602 E Market St	Rockport	Tx	78382
28629	Edward & Mischelle Sample	1853 FM 2165	5101 Royalton Dr	Corpus Christi	Tx	78413
31541	Church Of Jesus Christ	111 Woodland Dr	Tax Adm Div 546-3173 50 E Nort	Salt Lake City	Ut	84150
31430	Michael Geer Jr	104 Woodland Dr	112 Woodland Dr	Rockport	Tx	78382
	Josh Dowling	Planning and Zoning Commi	102 N Santa Clara Drive	Rockport	TX	78382
	Rocky Gudim	Planning and Zoning Commi	1016 S. Magnolia St.	Rockport	TX	78382
	Ruth Davis	Planning and Zoning Commi	Po Box 706	Fulton	TX	78358
	Ric Young	Planning and Zoning Commi	123 Royal Oaks Dr	Rockport	Tx	78382
	Kim Hesley	Planning and Zoning Commi	2003 Tule Park Drive	Rockport	TX	78382
	Warren Hassinger	Planning and Zoning Commi	2517 Turkey Neck Circle	Rockport	TX	78382
	Thomas Blazek	Planning and Zoning Commi	102 St Andrews St	Rockport	Tx	78382

Location Map of Proposed Change of Zoning Request

(Subject property indicated by a blue border. Notice area indicated in yellow.)



FAQ

Why am I receiving this notice?

Texas law requires that property owners within 200 feet of a zoning request be notified of the possible change to the property.

What do I do now?

It is your right to either object or support the proposed request. If you wish to do so, simply fill out this letter and return it to the City of Rockport by mail:

ATTN:

**Building Department
City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382**

If you have any questions regarding this notice, please contact Carey Dietrich, Community Planner, at 361-790-1125, ext. 226.



City of Rockport
Building & Development Department
2751 S.H. 35 Bypass
Rockport, TX 78382

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 78382 \$ 000.69⁰
02 7H
0006090064 FEB 07 2025

Fabian Molina
6001 Pinehurst Dr
Corpus Christi, Tx 78413

SITUS ADDRESS: 2024 FM 2165

7841382726



PUBLIC HEARING
Planning & Zoning Commission
and City Council

NOTICE is hereby given that the Planning & Zoning Commission will hold a Public Hearing on Monday, March 3, 2025, at 5:30 p.m. and the Rockport City Council will hold a Public Hearing on Tuesday, March 11, 2025, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider a request to rezone the property located at 1859 FM 2165; also known as 35.8 acres out of Tracts 1, 2, 3, 22, & 23, C H Moore Subdivision to R-2 (2nd Single Family Dwelling District), currently zoned R-1 (1st Single Family Dwelling District)

Members of the public can view the meeting remotely via live stream at the address that will be provided on the Planning & Zoning Commission Agenda of March 3, 2025, and the City Council Agenda of March 11, 2025, and posted on the City's website www.cityofrockport.com.

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Planning & Zoning Commission meeting or to the City Secretary by 4:00 p.m. on the day of the City Council meeting. The comments will be read and summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at the Public Hearings. For further information on this request, please contact the Building Department at (361) 790-1125.

CITY OF ROCKPORT, TEXAS
/s/ Shelley Goodwin, City Secretary

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE BUILDING & DEVELOPMENT SERVICES DEPARTMENT, 2751 STATE HIGHWAY 35 BYPASS, ROCKPORT, TX 78382. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

APP. Stacy

NOTE: In accordance with the Open Meetings Act and Public Information Act, no discussion shall be held by a member or members of this Commission, either at home or office, or in person, by telephone call or by letter.

Printed Name: FABIAN S. MOLINA
Address: _____ City/State: _____

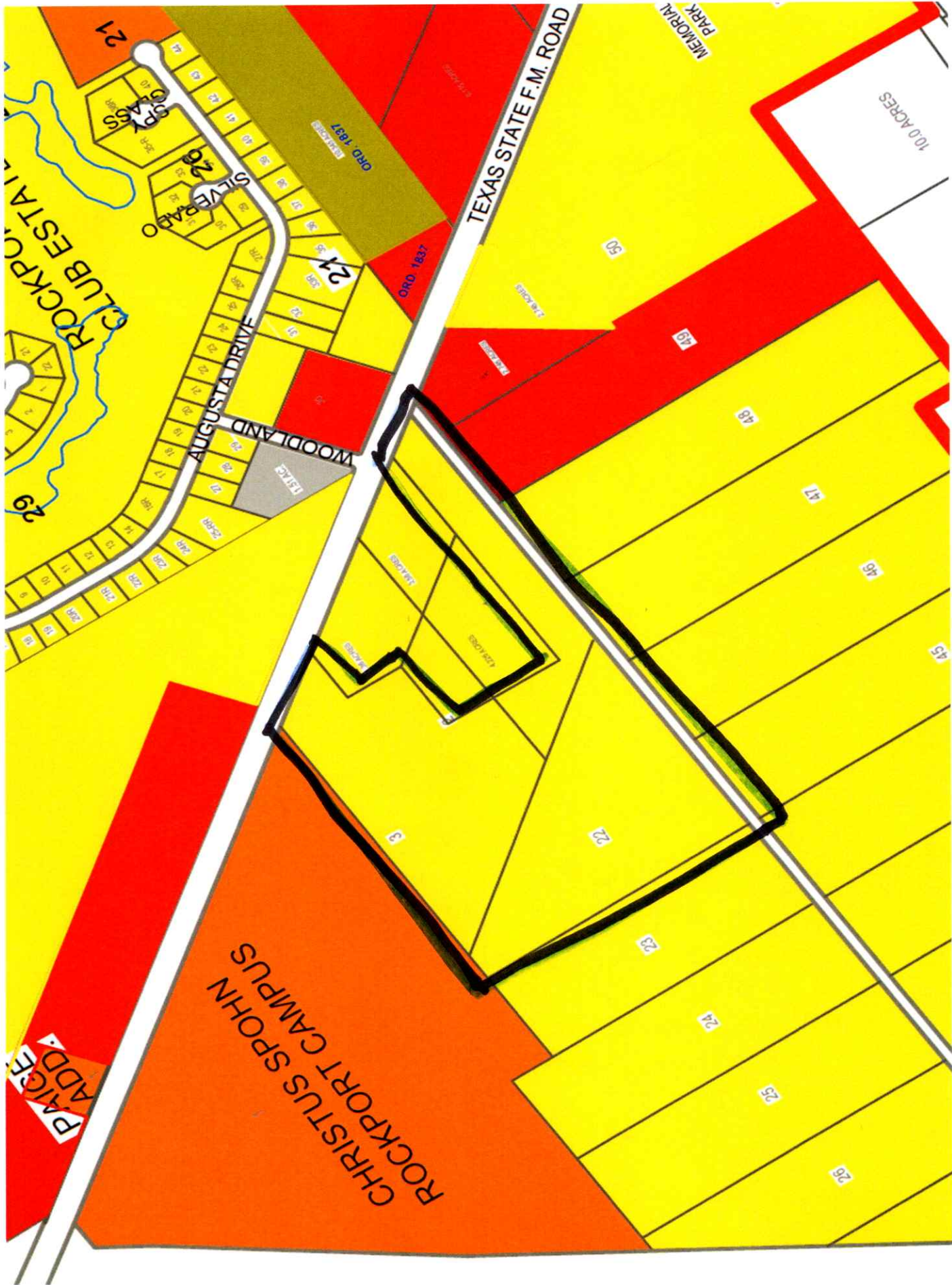
☒ IN FAVOR () IN OPPOSITION

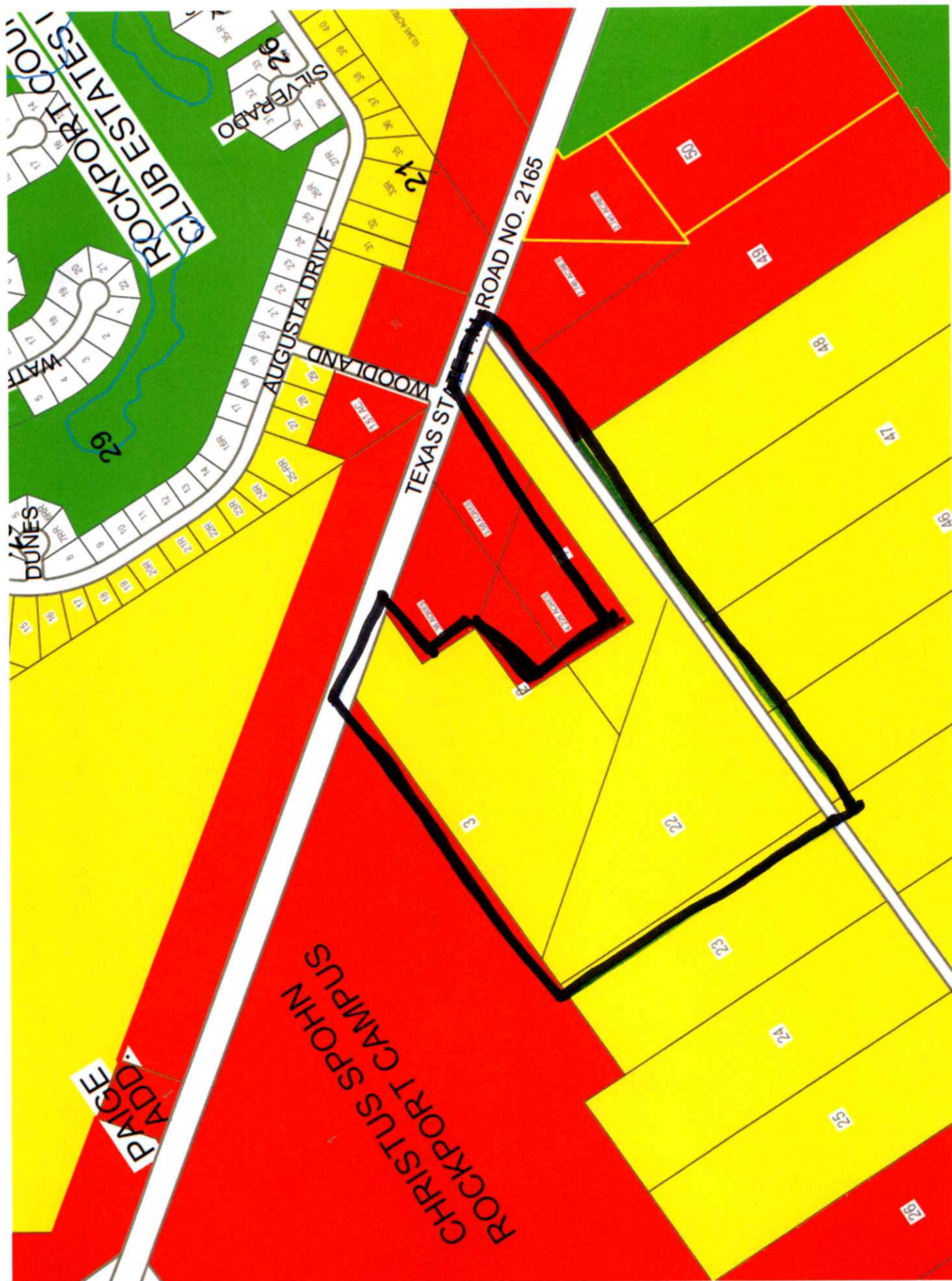
Phone: (361) 765-8618

REASON:

Fabian S. Molina
Signature

See map on reverse side.





ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT); FOR PROPERTY LOCATED AT 1859 FM 2165; ALSO KNOWN AS 35.8 ACRES OUT OF TRACTS 1, 2, 3, 22, & 23, C H MOORE SUBDIVISION; TO R-2 (2ND SINGLE FAMILY DWELLING DISTRICT), REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, On February 7, 2025, notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass, and on the City's webpage www.cityofrockport.com; and

WHEREAS, on February 7, 2025, notice was mailed to affected property owners within 200' of subject property; and

WHEREAS, on February 6, 2025, the City caused to be published "Notice of Public Hearing" in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on March 3, 2025, at 5:30 p.m., the Planning & Zoning Commission did hold a Public Hearing; and

WHEREAS, on March 3, 2025, the Planning & Zoning Commission did meet and said Commission voted to recommend to the City Council to Approve this request to re-zone property, located at 1859 FM 2165, to R-2 (2nd Single Family Dwelling District) to allow development of a 2nd single family subdivision and

WHEREAS, on March 11, 2025, at 6:30 p.m., the Rockport City Council did hold a Public Hearing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:

SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 1859 FM 2165, City of Rockport, Aransas County, Texas; be changed from R-1 (1st Single Family Dwelling District) to R-2 (2nd Single Family Dwelling District).

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading this the 11th day of March, 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary

APPROVED, PASSED and **ADOPTED** on second and final reading, this ____ day of _____ 2025.

CITY OF ROCKPORT, TEXAS

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: March 25, 2025

CATEGORY: Resolution

CAPTION:

Consider the approval of Resolution No. 2025 - 13R of the City Council of Rockport, Texas, authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Downtown Revitalization Program.

SUMMARY:

Staff is applying for a grant to relocate the lights from the center of the street to the sides of the roadway and remove the raised median in the downtown area. As part of the application process, the City must pass a resolution confirming its commitment to providing a \$50,000 match for the \$1,000,000 grant. If awarded, the matching funds would be required in two phases: half in FY 25/26 and the other half in FY 26/27.

BACKGROUND:

FUNDING SOURCE:

General Fund and Grant Funds

FUNDING IMPACT:

\$25,000 in FY 25/26 and \$25,000 in FY 26/27

STAFF RECOMMENDATION:

Staff recommends the approval of Resolution No. 25 - ??? of the City Council of Rockport, Texas, authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Downtown Revitalization Program.

STRATEGIC INITIATIVES:

CIP

ATTACHMENTS:

1. Resolution - TDA Downtown Revitalization
2. DowntownLightsImageryV3

APPROVAL/REVIEW:

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025

RESOLUTION NO. 25 - _____

**A RESOLUTION OF THE CITY COUNCIL OF ROCKPORT, TEXAS,
AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE
TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN
REVITALIZATION PROGRAM.**

WHEREAS, the City Council of the City of Rockport desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Rockport to apply for funding under the Texas Community Development Block Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROCKPORT, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program.
2. That the City of Rockport commits to selecting an eligible project in the designated downtown areas that meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.
3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Rockport is committing to provide \$50,000.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this 25TH day of March, 2025

APPROVED:

Tim Jayroe, Mayor

ATTEST:

Shelley Goodwin, City Secretary



Spatial Reference
Name: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
Datum: North American 1983
Projection: Lambert Conformal Conic

City of Rockport Downtown



Disclaimer: The City of Rockport GIS is continually researching and developing our products and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees to its accuracy. The use of this information is the sole responsibility of the user and the City of Rockport makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. The material on this map comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of.

We strive to always improve our information. If something is missing or if you find errors please email the Rockport GIS Section at ekoeng@rockporttx.gov with corrections.

City of Rockport
Public Works Department
2751 SH 35 Bypass
Rockport TX 78382
361.729.2213 Ext 219
361.205.7382 Cell



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: March 25, 2025

CATEGORY: Resolution

CAPTION:

Consider the approval of Resolution No. 2025 - 14R of the City of Rockport, Texas, as hereinafter referred to as "Applicant," designating certain officials as being responsible for, and on behalf of the Applicant in dealing with the Texas Parks and Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program:" certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

SUMMARY:

Staff is working with Langford Management Services to apply for a Texas Parks and Wildlife (TPW) grant for improvements at Memorial Park, including a splash pad, restrooms, and a shaded pavilion located between the ballfields and the skate park. As part of the application process, TPW requires a resolution in advance to confirm the City's commitment to providing matching funds. The grant follows a 1:1 matching structure, with both parties contributing up to \$150,000, resulting in a total project budget of \$300,000. Applications are due by August 1, 2025, and if awarded, matching funds would not be required until FY 26/27.

BACKGROUND:

FUNDING SOURCE:

General Fund and Grant Funds

FUNDING IMPACT:

\$150,000 in FY 26/27

STAFF RECOMMENDATION:

Staff recommends the approval of Resolution No. 25 - ??? of the City of Rockport, Texas, as hereinafter referred to as "Applicant," designating certain officials as being responsible for, and on behalf of the Applicant in dealing with the Texas Parks and Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program:" certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property)

public park and recreational uses.

STRATEGIC INITIATIVES:

CIP

ATTACHMENTS:

1. Resolution - Splash Pad and more
2. MemorialParkImageryV2

APPROVAL/REVIEW:



Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025



Local Park Grant Program Resolution Authorizing Application

A resolution of the City of Rockport, Texas, as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the Mayor to act for the Applicant in dealing with the Department for the purposes of the Program, and that Mayor is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as Memorial Park Splashpad, Restrooms, and Shaded Pavilion in the City of Rockport or use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 25th day of March, 2025.

Signature of Local Government Official

Tim Jayroe, Mayor

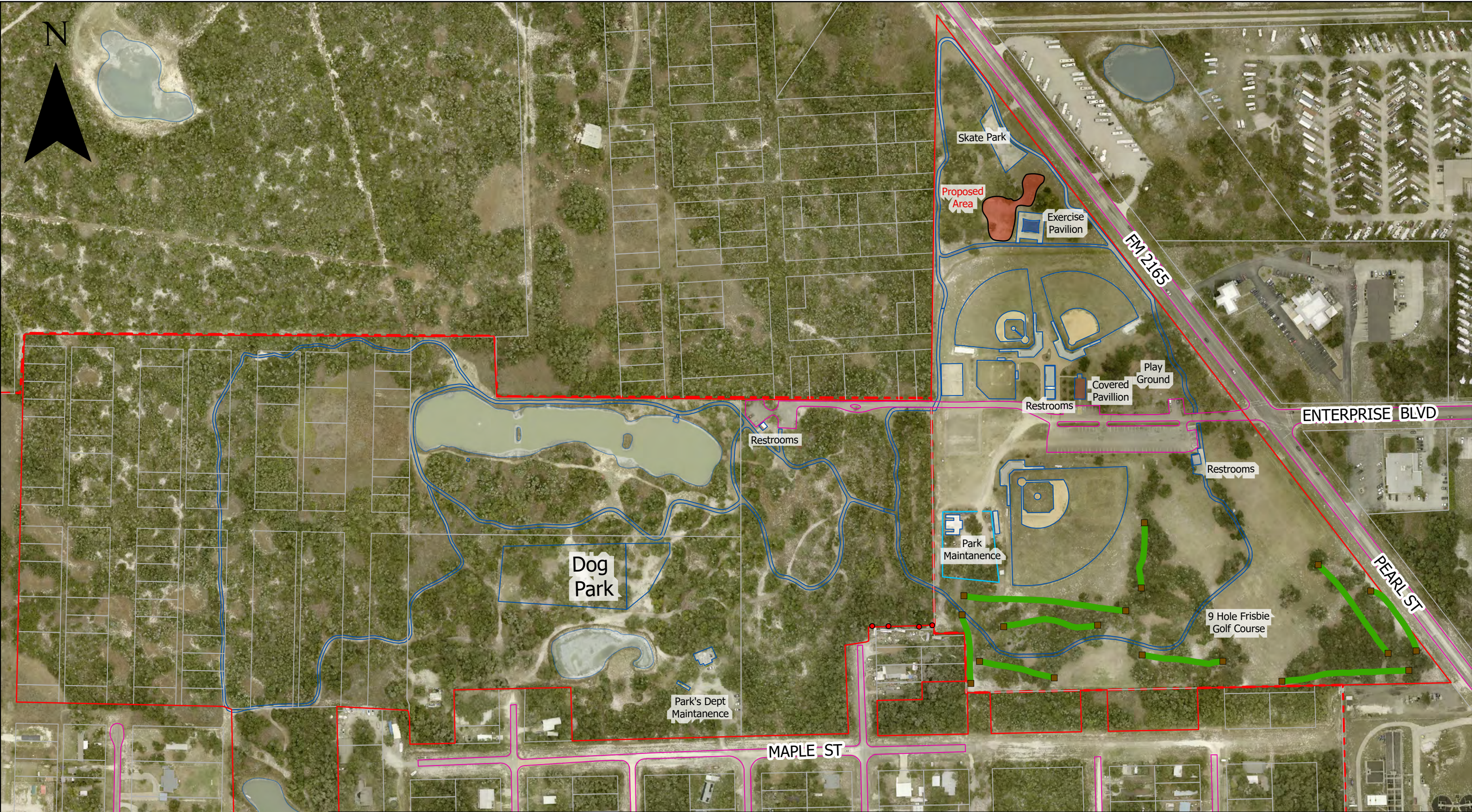
Typed Name and Title

ATTEST:

Signature

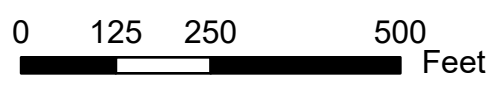
Shelley Goodwin, City Secretary

Typed Name and Title



Brittany Aguirre
CITY OF ROCKPORT, TEXAS
PARKS & RECREATION
Director of Parks & Recreation
402 E. Laurel
Rockport, TX 78382
361-790-1136
baguirre@rockporttx.gov

City of Rockport Memorial Park



- Legend**
- Rockport City Limits
 - Park Boundary
 - Golf Park Fairways
 - Tees and Baskets
 - Roads and Parking
 - Park Trails
 - Water Features
 - Proposed Area



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Brad Brundrett, Councilmember Ward 3

MEETING DATE: March 25, 2025

CATEGORY: Resolution

CAPTION:

Consider the approval of Resolution 2025-15R in support of a policy to use portions of the City Right-Of-Way to create Wildlife Habitat with native plants already certified by the National Wildlife Federation as a Wildlife Habitat and approved by Aransas County

SUMMARY:

Charlie Belaire approached me to discuss Wildlife Habitat. He recently worked with Aransas County regarding the same project along Rattlesnake Point Road. Aransas County approved the Certified Wildlife Habitat at the July 8, 2024, Commissioners Court Meeting.

BACKGROUND:

FUNDING SOURCE:

With the plan to relocate native plants, there should not be any additional funding required.

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Resolution 2025-15R

APPROVAL/REVIEW:

Date: March 21, 2025

Shelley Goodwin, City Secretary

Vanessa Shrauner, City Manager

Date: March 21, 2025

RESOLUTION NO. 2025-15R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROCKPORT, TEXAS, IN SUPPORT OF A POLICY TO USE
PORTIONS OF THE CITY RIGHT-OF-WAY TO CREATE WILDLIFE
HABITAT WITH NATIVE PLANTS ALREADY CERTIFIED BY THE
NATIONAL WILDLIFE FEDERATION AS A WILDLIFE HABITAT
AND APPROVED BY ARANSAS COUNTY**

WHEREAS, the City of Rockport values and supports the conservation of local wildlife and the promotion of environmentally sustainable practices; and

WHEREAS, the City recognizes the importance of creating and maintaining diverse habitats for wildlife to support biodiversity, mitigate the effects of urban development, and enhance the quality of life for residents and visitors; and

WHEREAS, portions of the City's right-of-way (ROW) present an opportunity to create natural wildlife habitats using native plants, benefiting both the environment and the community; and

WHEREAS, the establishment of wildlife habitat in these areas has been successfully certified by the National Wildlife Federation's Wildlife Habitat Certification Program, recognizing the City's commitment to environmental stewardship; and

WHEREAS, Aransas County has already approved the project, further solidifying the collaborative effort between the City and the County to promote wildlife conservation and sustainability; and

WHEREAS, the City Council desires to support the continued use of the right-of-way to create and maintain wildlife habitats with native plants while balancing the needs of transportation, safety, and utility services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT, TEXAS:

1. The City Council of the City of Rockport expresses its support for the ongoing use of portions of the City right-of-way to be utilized for the creation and maintenance of wildlife habitat using native plants, including but not limited to the planting of native vegetation, installation of wildlife-friendly features, and the promotion of sustainable land management practices.
2. The City Council acknowledges that the wildlife habitat created in these areas has been successfully certified by the National Wildlife Federation as a Wildlife Habitat, underscoring the City's commitment to environmental preservation and sustainability.

3. The City Council further acknowledges that Aransas County has approved the project, enhancing the collaborative effort between the City and County in fostering a wildlife-friendly environment.
4. The City Council directs City staff to continue working with local wildlife organizations, environmental experts, and relevant stakeholders to maintain and expand these wildlife habitat efforts, ensuring that such efforts are consistent with the City's transportation and utility infrastructure needs, as well as maintaining public safety.
5. The City Council further directs outreach and educational efforts to inform residents and businesses about the benefits of creating and supporting wildlife habitat in the right-of-way using native plants and how they can participate in or support these efforts.
6. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED this [date] day of [month], [year].

Tim Jayroe
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consideration and possible approval of an agreement between Rockport Landing GP, LLC and Passport Shores, LLC for the transfer of 125 LUE's of water and sewer service to serve the proposed development currently titled Passport Shores.

SUMMARY:

Consideration and possible approval of an agreement between Rockport Landing GP, LLC and Passport Shores, LLC for the transfer of 125 LUE's of water and sewer service to serve the proposed development currently titled Passport Shores.

BACKGROUND:

In 2017, the City entered into an agreement with Rockport Island Development for the commissioning of a large sewer line extending south toward Aransas Pass. While the agreement identified several communities that *could* utilize the service line to help offset the City's investment, there was no obligation to manage capacity according to those projections. As a result, there has been some confusion regarding what developments can be supported by this infrastructure.

In recent discussions regarding potential developments, certain property owners have agreed to sell a portion of their previously allocated LUEs. While such an arrangement is not something the City would typically endorse, it presents the most practical solution to resolving uncertainty over the sewer line's usage. Additionally, a forthcoming development agreement for an additional 55 LUEs from the City will fully allocate the remaining capacity of the line. Moving forward, no further development can rely on this sewer line without significant infrastructure upgrades.

The assignee of the LUEs will be required to enter into a separate development agreement with the City, specifying the terms, pricing, and timeline for their reservation. Furthermore, an ordinance will soon be presented to formalize our reservation fee structure and prevent the transfer of LUEs between properties.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff Recommends Approval

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. LUE SWAP

APPROVAL/REVIEW:



Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025

ASSIGNMENT OF RESERVED WATER/WASTEWATER LUEs

THIS ASSIGNMENT OF RESERVED WATER/WASTEWATER LUEs (this "Assignment") is made effective February 7, 2025 (the "Effective Date"), by and between Rockport Landing GP, LLC (the "Assignor") and Passport Shores, LLC (the "Assignee").

WHEREAS, pursuant to that certain Utility Services Agreement between Assignor and the City of Rockport, Texas recorded as Document No 399016 in the official public records of Aransas County (the "Utility Services Agreement"), Assignor has obtained a reservation of 324.85 "LUEs" (as defined the Utility Services Agreement) for water and wastewater service to be provided to certain real property located owned by Rockport Landing, LLC in Aransas County, Texas; and

WHEREAS, Assignor desires to assign and transfer its rights in one hundred twenty-five (125) of such reserved LUEs to Assignee and grant Assignee the first option to acquire an additional twenty-five (25) of such reserved LUEs for water and wastewater use on certain other real property owned by Assignee located in Aransas County, Texas, and Assignee desires to acquire the same, all on the terms of this Assignment;

NOW, THEREFORE, in consideration of the foregoing recitals, and the following mutual promises, covenants, terms, conditions, and agreements, the parties do hereby agree as follows:

1. Effective Date. This Assignment shall be effective as of the Effective Date above.

2. Assignment and Option.

a Assignment. Subject to the terms and conditions of this Assignment, (a) Assignor does hereby transfer, assign, and convey to Assignee all of Assignor's rights and interest in and to one hundred twenty five (125) of the reserved LUEs for water and wastewater service for use in Aransas County, Texas under the Utility Services Agreement (such 125 reserved LUE rights, are the "Assigned LUEs"), and (b) Assignee hereby accepts such assignment and assumes any and all obligations of the Assignor with respect to the Assigned LUEs.

b Option. Additionally, if Assignee obtains City of Rockport's written agreement to extend the term of the Utility Services Agreement and expiration Assignor's reservation of LUEs thereunder to at least a ten (10) year term, then Assignor agrees that Assignee shall have the first right and option (the "Option") to purchase an additional twenty-five (25) of Assignor's reserved LUEs for use in Aransas County, Texas under the Utility Services Agreement (such 25 additional reserved LUE rights that may be subject to the Option are the "Option LUEs") on the terms of this Section 2.b. To avoid doubt, the extension of Assignor's LUE reservation under the Utility Service Agreement as provided above is condition precedent to the Option being exercisable. If such condition is satisfied and the Option is exercisable, then for the remaining extended term of the Utility Services Agreement (e.g. for the remainder of the extended 10 year term) before selling or assigning the Option LUEs to any third-party or using the Option LUEs for its own project, Assignor shall send written notice to Assignee setting for the purchase price for the Option LUEs and giving Assignee the first option to purchase the same at such price (such notice is the "Option Notice"). In order to exercise the Option, within ten (10) days after receipt of the Option Notice, Assignee must give Assignor written notice confirming it is exercising the

Option and agreeing to purchase all of the Option LUEs for the purchase price set forth in the Option Notice (the "Option Exercise Notice"). If Assignee fails to timely deliver the Option Exercise Notice or confirms in writing that it is not exercising the Option, then the Option shall permanently expire and Assignor shall be free to sell and/or use the Option LUEs. If Assignee does timely exercise the Option, then the parties shall execute a written assignment for the Option LUEs in substantially the same for as this Assignment, but revised to reflect the applicable purchase price, to remove any option for additional LUEs, and to cover only the Option LUEs being purchased to avoid doubt.

3. Purchase Price. The purchase price for the Assigned LUEs shall be one thousand and No/100 Dollars (\$1,000.00) per Assigned LUE for a total purchase price of one hundred twenty-five thousand and No/100 Dollars (\$125,000.00) in immediately available funds (the "Purchase Price"). Assignee shall pay the Purchase Price within one (1) business day after the Effective Date.

4. Reservation of Rights. Assignee acknowledges and agrees that Assignor is only assigning its rights in and to the reserved 125 Assigned LUEs covered above and, subject to the conditions above, granting the Option for the potential purchase of an additional reserved 25 Option LUEs, and Assignor is not assigning, or granting any option to acquire, any other LUEs or rights of Assignor under the Utility Services Agreement. All rights of Assignor other than Assignor's rights in and to the 125 Assigned LUEs assigned hereby and 25 Option LUEs subject to the Option above are reserved. Assignee understand that the Assigned LUEs and Option LUEs are a reservation of potential LUE rights only as further providing in the Utility Services Agreement.

5. Representations and Warranties.

a By Assignor. Assignor hereby represents and warrants to Assignee that, subject to the City of Rockport giving any necessary approvals for this Assignment, (i) Assignor has full right, power, and authority to enter into and perform this Assignment; and (ii) Assignor has full right, power, and authority to transfer and assign the Assigned LUEs to Assignee; and (iii) this Assignment shall be binding upon Assignor, its successors and assigns; and (iv) any reservation fees that are due and owing under the Utility Services Agreement with respect to the Assigned LUEs as of the Effective Date have been paid.

b By Assignee. Assignee hereby represents and warrants to Assignor that (i) Assignee has full right, power, and authority to enter into and perform this Assignment; and (ii) this Assignment shall be binding upon Assignee, its successors and assigns; and (iii) Assignee shall timely pay and perform all obligations with respect to the Assigned LUEs from and after the Effective Date, including any fees, expenses and charges and obligations under Utility Services Agreement.

c Disclaimer. Except for the representations, warranties, agreements, and understandings expressly made by Assignor and Assignee in this Assignment, the Assigned LUEs are conveyed, and Option for the Option LUEs granted, "as is" and the parties are not making or relying on any other agreements, understandings, representations, or warranties, whether oral or written, express or implied, and including any implied warranties of merchantability or fitness for any particular purpose.

6. Other Terms and Conditions. This Assignment: (i) covers only water and wastewater LUE rights reserved by Assignor under the Utility Services Agreement and the exercise and use of such rights with respect to the Assigned LUEs shall be at the sole risk, cost, and responsibility of Assignee; (ii) is subject to and limited by all governmental statutes, rules, regulations, permits, and approvals applicable to treatments sites, effluent discharges points, effluent quality and all other related considerations; (iii) is subject to payment of the normal required taps and any other amounts other than the initial reservation fee already paid by Assignor, and all such amounts shall be Assignee's sole responsibility, (iv) is subject to any requirement that Assignee enter into any applicable written agreement to provide water and wastewater service with applicable governmental authorities which will specify points of connection to and may require Assignee to comply with other governmental requirements, and (v) is subject any other terms and conditions with respect to the Assigned LUEs or Option LUEs under the Utility Services Agreement or that may otherwise be imposed or applicable with respect to the Assigned LUEs or Option LUEs by the City of Rockport or any other governmental authorities or under any applicable laws.

7. Transfer Fees. Assignee agrees to pay any transfer fees related to this Assignment.

8. Further Assurances; Cooperation re City Approval. Upon request of the other party, Assignor and Assignee each agree to execute such other documents and take such other actions as may be necessary and/or convenient in order to more fully effectuate the intent and provisions of this Assignment. The parties also agree to cooperate in obtaining any City of Rockport approval necessary for the assignment of the Assigned LUEs to be valid and effective and each agrees to execute any documents reasonably requested by the City of Rockport in connection therewith.

9. Indemnification. Each party (as the "Indemnifying Party") agrees to indemnify, defend and hold harmless the other party and such party's parents, subsidiaries, affiliates and their respective directors, officers, managers, partners, and owners, as the "Indemnitees") from and against any claims, demands, lawsuits, arbitrations, investigations, other legal proceedings, losses, liabilities, judgments, fines, reasonable attorneys' fees, and other costs and expenses ("Claims and Liabilities") arising from (a) the inaccuracy of Indemnifying Party's representations and warranties expressly made herein, or (b) the Indemnifying Party's breach of this Assignment.

10. Mediation. The parties shall make good faith efforts to attempt to resolve any controversies or claims arising out of or relating to this Assignment by mediation with a mediator mutually agreed by the parties and with the parties sharing the cost of such mediation; provided, however, this provision shall not prohibit a party from filing suit to seek relief to prevent immediate threatened or actual harm or in the event a party in good faith believes that mediation is not likely to result in the resolution of their dispute.

11. Attorney's Fees. If any party brings an action to enforce or interpret this Assignment, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs incurred in connection with such action and any appeals and collection proceedings, in addition to any other remedy it may obtain or be awarded.

12. Notices. All notices required or permitted to be delivered hereunder shall be in writing and shall be deemed to have been duly given if delivered in person or mailed by registered or certified mail, return receipt requested, and addressed to the other party at the address shown

below for such party. Such addresses may be changed by written notice given in accordance with this paragraph.

13. Construction. Wherever the context of this Assignment requires, all words used in the singular shall be construed to have been used in the plural, and vice versa, and the use of any gender specific pronoun shall include any other appropriate gender. The term "person" shall refer to any individual, partnership, corporation or legal entity having authority to bring an action in its own name under Texas law. Both parties have participated in the drafting and negotiation of this Assignment and this Assignment shall not be construed against either party as the drafting party.

14. Governing Law; Venue. This Assignment shall be construed and interpreted in accordance with the laws of the State of Texas (without regard to choice of laws rules). Any action brought to enforce or interpret this Assignment shall be brought in courts of proper jurisdiction in Travis or Hays or Aransas County, Texas.

15. Time. Time is of the essence to the performance of each and every obligation under this Assignment.

16. Amendments. This Assignment may be amended or modified only by a written instrument executed by the parties to this Assignment.

17. Binding Effect. This Assignment shall inure to the benefit of, and be binding upon, the parties, and their respective legatees, distributees, estates, executors, administrators, personal representatives, successors and assigns, and other legal representatives.

18. Assignment. This Assignment may not be assigned by either party without the written consent of the other party hereto; provided, however, that either party may assign this Assignment (a) to another entity that is a parent, subsidiary, or affiliate by common ownership or control of the assigning party, or (b) in connection with the sale or mortgage of such party's real property, in each case provided that the assignee assumes all obligations of the assigning party hereunder arising from and after the date of such assignment. No assignment of this Assignment will release the assigning party of its obligations hereunder and the assigning party and its assignee shall be jointly and severally liable for all of the assigning party's obligations hereunder.

19. Headings. The headings of this Assignment are inserted for convenience of reference only and are not to be used in construing or interpreting any of the provisions of this Assignment.

20. Entire Agreement. This Assignment constitutes the entire agreement between the parties respecting the subject matter contained herein, and supersedes all prior agreements between the parties respecting the subject matter contained herein. There are no oral or other agreements or understandings between the parties respecting the subject matter contained herein that are not contained in this Assignment.

[Remainder Left Blank – Signature Page Follows]

[Signature Page to Assignment of Reserved Water/Wastewater LUEs]

IN WITNESS WHEREOF, the Assignor and Assignee have each executed this Assignment as of the day and year first above-written.

ASSIGNEE:

PASSPORT SHORES, LLC

Signed by:
By: Collins Johnson
Collins Johnson, President

Address for Notices:
271 Commercial Dr.
Buda, Texas 78610

ASSIGNOR:

ROCKPORT LANDING GP, LLC

DocuSigned by:
By: Jim Young
Jim Young, Authorized Signatory

Address for Notices:
704 Rolling Green Dr.
Austin, Texas 78734



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of a request from the Convention and Visitor Bureau Board for an additional \$225,000 for the Tourism Marketing Plan

SUMMARY:

The CVB Commission is requesting \$200,000.00 in additional funding for the 2024-2025 fiscal year for marketing support. Additional funding would allow for the deployment of a summer and fall seven month marketing campaign for a total direct marketing cost of no greater than \$250,000, (depending on availability.)

CVB funds are stretched given 'start up' costs in webpage development, software and data purchases, and the restructuring of relations and arts and preservation HOT awards.

Marketing dollars are an investment which will drive increased visitation and economic benefits for the City and businesses of Rockport. Year-over-year decreases in hotel occupancy tax (HOT) collections point to a need to ensure marketing investments are not reduced too significantly from previous year allocations.

BACKGROUND:

Marketing budgets and commitments represent a significant portion of the CVB budget and are historically developed and approved prior to the start of the fiscal year. CVB marketing budgets are organized by "PAID" advertising, "EARNED" public relations, and "OWNED" media channels.

CVB Commissioners assigned a Marketing task force to review and present the 2025 Marketing Plan to the CVB Commission with a focus on driving a robust summer season. With \$50,000 allocated from the City Council approved CVB budget, the task force focused on on-line google paid ads, paid print advertising, and managing social media channels. The budget was approved in the March CVB Commission meeting and is attached as "Approved Marketing Plan".

However, in light of year-over-year decrease in hotel occupancy tax collections, the CVB Commission recommends City Council considers the "Proposed Marketing Plan" allocation of an additional \$200,000.00 to the CVB budget specifically for the deployment of additional PAID advertising (\$80,000), inclusion of EARNED media opportunities (\$5,000), and needed

graphic design and content investments for OWNED assets (\$50,000), with additional resources for group & convention business (\$15,000) and a 10% contingency fund (\$20,000).

Rockport targets a multi-segmented audience including family-friendly, arts & culture sophisticate, and outdoor recreation enthusiasts in the key visitor markets of San Antonio (est 70%), Austin, Houston, and Dallas. There is also a strong winter Texan market originating from the northern States.

This is a broad geographic and demographic market for Rockport to stand out in. That's why additional funding is being solicited.

Specifically, it will include PAID advertising on Online Travel Agent sites (Expedia, Travelocity) and in Texas Highways, advertising on cable TV streaming platforms in target markets, increased advertising to google users, and banner ads on 'Road Trips' and 'Texas Special Events' newsletters put out by Texas Highways to 200,000 subscribers.

It will also allow for the generation of EARNED media by sponsoring morning talk shows and promoting Rockport personally in target markets specifically.

And, it will support the efficient build out and activation of today's very important OWNED media assets. "Build out" includes the creation of new 'Visit Rockport' channels for YouTube, Instagram, X, Facebook, and LinkedIn, while "activation" requires cohesive branding and graphics in the weekly (sometimes daily) deployment of locally curated content over the next seven months for several targeted niche markets.

Because of the complexity of media needs, the City will be contracting with at least three vendors, several of whom will be overseeing sub-contracts. Advertising for spring and summer season is already underway and the Commission intends to mobilize quickly, if the Council approves the proposed additional resources.

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Staff asks for City Council's support of the additional resources to be marked specifically for marketing, public relations, and content development and management of City-owned, visitor-oriented, social media channels.

STRATEGIC INITIATIVES:

ATTACHMENTS:

1. 2025 CVB Marketing Approved by Commission
2. 2025 CVB Marketing Request for Council

APPROVAL/REVIEW:

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025

[illegible]

for consideration by Rockport City Council

Total Marketing budget request for FY 2025	\$250,000.00
Allocated in existing CVB 2025 budget	50,000.00
Request for Additional Marketing Funds	\$200,000.00



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Ryan Picarazzi, Public Works Director, Kimberly Henry, Assistant to the City Manager

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Contractor's Change Request # 01 with South Texas Building Partners for the Remodel Project of the City's Building used by the Rockport Volunteer Fire Department for an amount not to exceed \$5,886.00.

SUMMARY:

The repairs due to mold remediation are fully underway at the City Building located at 212 N. Gagon and leased to the Rockport Volunteer Fire Department. During the demolition more penetrations were found resulting in additional exposure to the outside elements. Due to the findings, the staff recommends adding this foam insulation to provide an airtight building. The additional cost to repair this will be \$5,886.00.

Below is a summary of the contract values with South Texas Building Partners:

Original Contract	\$667,459.00	
CCR # 01	\$5,886.00	pending
Revised Total	\$673,345.00	

If this agenda item is approved, a future agenda item will be brought to council to transfer funds from the 2024 Tax Note for this project.

BACKGROUND:

FUNDING SOURCE:

2024 Tax Note

FUNDING IMPACT:

2024 Tax Note

STAFF RECOMMENDATION:

Staff recommends approval of Contractor's Change Request # 01 with South Texas Building Partners for the Remodel Project of the City's Building used by the Rockport Volunteer Fire Department for an amount not to exceed \$5,886.00.

STRATEGIC INITIATIVES:

CIP

ATTACHMENTS:

1. CCR 01 Demolition of Chicken Wire (002)

APPROVAL/REVIEW:



Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025

Contractor's Change Request

To: Ryan Picarazzi
City of Rockport
2751 S.H. 35 Bypass
Rockport, TX 78382
Project: 24008 Rockport V.F.D.-Repairs

CCR No: 01
Date: 3/14/2025
Description: Demolition of Chicken Wire

STBP, Inc. hereby proposes the following changes in scope and cost for the project:

Insulation demolition of chicken wire and vinyl at East walls (kitchen, training room and meeting room). Foam in place open cell R-19.	
Labor	\$ 1,500.00
Materials	\$ 3,950.00
Subtotal:	\$ 5,450.00
Fee (8%):	\$ 436.00
TOTAL:	\$ 5,886.00

...and requests an adjustment to the contract time of 7 days as a condition of this request.

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of \$5,886.00 will be added to the contract price and the scope will be revised accordingly.

Original Contract	\$667,459.00
Other Approved Change Orders	\$0.00
Total Contract to Date	\$667,459.00
This Request	\$5,886.00
Other Pending Requests	\$0.00
Total Contract plus Pending RFCs	\$673,345.00

Authorized Signature: *Erica Escatiola* Date: 03/14/2025
STBP, Inc.

Authorized Signature: _____ Date: _____



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: March 25, 2025

CATEGORY: Presentation

CAPTION:

Receive the City Manager's Monthly Update

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025



AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Vanessa Shrauner, City Manager

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Discussion on City Hall construction ⁽¹⁾

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Construction Change Directive #7 with Teal Construction related to the new City Hall project.

SUMMARY:

Consider the approval of Construction Change Directive #7 to include (CR#98) additional power for the irrigation system to be moved from the main building to the outbuilding where the generator is located.

BACKGROUND:

The new City Hall project is approximately 92% complete. Due to differing opinions and days requested for the work, we are currently using Construction Change Directives instead of Change Orders to continue the work while we are negotiating the related expenses. A construction change order is a formal amendment to the contract that alters the scope, cost, or schedule of a project, while a change directive is an interim directive that authorizes a change before the details are fully agreed upon.

Below is a summary of the Change Orders with the inclusion of the Change Directives as they are currently presented:

Submitted Bid/Award	\$16,380,000.00	
CO1 - Value Engineering	-\$900,000.00	7/8/22
Change Order 2	-\$32,175.87	7/14/22
Change Order 3	-\$25,477.96	2/24/23
Change Order 4	+\$11,648.00	4/28/23
Change Order 5	+\$81,856.24	6/27/23
Change Order 6	+\$10,196.34	8/8/23
Change Order 7	+\$787.73	10/24/23
Change Order 8	+\$5,584.00	1/23/24
Change Order 9	+\$205,481.56	4/15/24
Change Directive 1	+\$120,773.01	5/28/24
Change Directive 2	-\$1,561.10	7/12/24
Change Directive 2.1	0.00	8/6/24
Change Directive 3	+\$10,327.91	9/10/24
Change Directive 4	+\$7,590.00	10/22/24

Change Directive 5	+\$44,611.63	11/12/24
Change Directive 6	\$3,691.57	2/24/25
Change Directive 7	\$6,063.20	pending
Construction Funding:	\$15,922,013.12	

We are still within budget approved by City Council.

FUNDING SOURCE:

Combination of FEMA, Insurance, TDEM, and Tax Notes.

FUNDING IMPACT:

There are sufficient funds in the FY 2024/2025 Budget.

STAFF RECOMMENDATION:

Staff recommends approval of Construction Change Director #7 related to the new City Hall project.

STRATEGIC INITIATIVES:

Capital Improvements

ATTACHMENTS:

1. G714-2017 - Final - 007
2. CPR #98 - Change Request 98 Power for Irrigation Controller

APPROVAL/REVIEW:



Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025



AIA® Document G714® – 2017

Construction Change Directive

PROJECT: *(name and address)*

City of Rockport City Hall
212 N. Live Oak
Rockport, TX 78382

CONTRACT INFORMATION:

Contract For: General Construction
Date: 05/11/2022

CCD INFORMATION:

Directive Number: 007
Date: 03/07/2025

OWNER: *(name and address)*

City of Rockport
2840 Highway 35N Bypass
Rockport, TX 78382

ARCHITECT: *(name and address)*

PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: *(name and address)*

Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Proceed with Change Request #98 to provide power to the irrigation controller.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☐ Lump Sum decrease of \$0.00
☐ Unit Price of \$ per
☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

- ☒ As follows: Cost and time shall be negotiated separately

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is .

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

PGAL, Inc.

ARCHITECT *(Firm name)*

SIGNATURE

Giang Phan, Senior Associate

PRINTED NAME AND TITLE

03/07/2025

DATE

City of Rockport

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request

To: PGAL
3131 Briarpark, Suite 200
Houston, TX 77042
Ph: (713)622-1444 Fax: (713)968-9333

Number: 98
Date: 2/25/25
Job: 22-1649 Rockport City Hall
Phone:

Description: Power to Irrigation Controller

We are pleased to offer the following specifications and pricing to make the following changes:
Please see attached cost to power the Irrigation Controller.

The total amount to provide this work is \$6,063.20

(Please refer to attached sheet for details.)

The schedule will be TBD.

Submitted by: Heaven Vasquez

Approved by: _____

Date: _____



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request 98 Price Breakdown
Continuation Sheet

Description: Power to Irrigation Controller

Description	Labor	Material	Equipment	Subcontract	Other	Price
Electrical Subcontractor				\$5,512.00		\$5,512.00
Subtotal:						\$5,512.00
			Fee	\$5,512.00	10.00%	\$551.20
Total:						\$6,063.20



9685 US Hwy. 87 N
Victoria, TX 77904
Phone: 361-573-7344
TECL 38576

Wendt Services, Inc.

February 17, 2025

Teal Construction
5110-B IH 37
Corpus Christi, TX 78407
Attn: Justin McComb; justinmccomb@tealcon.com

**Re: Rockport City Hall
PCO#32 – Power to Irrigation Controller**

We propose to furnish and install all necessary material, labor and supervision for the electrical installation of the above-mentioned change. Our sum for this change is listed below, with our qualifications.

Power to Irrigation Controller at Transformer/Generator yard.

- 1. Included:
 - a. Utilize spare conduit at Generator/Transformer Yard. Utilize spare breaker in panel BE2LA. Credit to Irrigation controller at B1LA-44 accepted in CO#2-PR#02.
 - b. Materials and labor to complete the work.
- 2. Does NOT include:
 - a. New Breaker. Utilize spare breaker for power.
 - b. Painting/patching/repairing/etc. of surfaces or items damaged as a result of work within this change, or of exposed electrical work.
 - c. All concrete cut, formed, poured or removed. (Including, but not limited to; pads, saw-cutting, core-drilling, boring, concrete/asphalt repairs, rebar, etc.)
- 3. Change Order work adds approximately 2 working days to our scope.

Material:	\$1,646
Labor/Planning & Coordination:	\$3,147
Overhead/Profit (15%):	\$719
TOTAL:	\$5,512

***Note:** All pricing valid for 30 days. After this time, pricing will be reassessed for market increases and installation capability. All new work is priced at today's costs and utilizing RS Means.*

Respectfully,

Aarin Wendt

JOB 1369 12-09-21 2PM: (2021) Arans...
ESTIMATE 2 RP VEs: Rockport City Hall - ...
DATA SET 1 current data file
DATE 2/14/2025 11:57:43 AM

Bid: #33 - PCO32 Power to Irrigation Controller
Wendt Electrical Services, Inc.
9655 U.S. Hwy 87 N.
Victoria, Texas 77904
361-573-7344 / 361-573-7347
aarin@wendtelecrical.com

Index	Description	Reference Type	Reference	Ref Amount	Operation	Rate	Amount	Ref Only
1	*MISC MATERIAL:						0.00	☐
2	MATERIAL TOTAL:	Material	Total	1,646.16	*	1.00	1,646.16	☐
3	SUBTOTAL						1,646.16	☐
4							0.00	☐
5	*MAJOR QUOTATIONS:						0.00	☐
6		Calculated		0.00	*	1.00	0.00	☐
7		Calculated		0.00	*	1.00	0.00	☐
8	SUBTOTAL						0.00	☐
9							0.00	☐
10	*DIRECT LABOR:						0.00	☐
11	AVERAGE RATE	Labor	Total	32.63	*	36.72	1,198.14	☐
12	LABOR BURDEN	Component	11	1,198.14	%	30.00	359.44	☐
13	SUBTOTAL						1,557.58	☐
14							0.00	☐
15	*FUEL CALCULATIONS:						0.00	☒
16	WORK WEEKS (2MEN @ 40HRS/WEEK)	Labor	Total	32.63	/	80.00	0.41	☒
17	WORK DAYS/# OF TRIPS (4DAYS/WEEK)	Component	16	0.41	*	4.00	1.63	☒
18	---						0.00	☒
19	MILES ROUND TRIP (ENTER MILES 1 W...	Calculated		75.00	*	2.00	150.00	☒
20	FUEL PER DAY (14MPG @ \$5/GAL)	Component	19	150.00	/	2.80	53.57	☒
21							0.00	☐
22	*NON-PROD. LABOR:						0.00	☐
23	RS MEANS - PLAN STUDY (POST-INST 6...	Component	13	1,557.58	%	6.00	93.45	☐
24	RS MEANS - MATERIAL PROCUREMENT ...	Component	13	1,557.58	%	3.00	46.73	☐
25	RS MEANS - RECEIVING _STORING (POS...	Component	13	1,557.58	%	3.00	46.73	☐
26	RS MEANS - MOBILIZATION (POST-INST ...	Component	13	1,557.58	%	5.00	77.88	☐
27	RS MEANS - SITE MOVEMENT (POST-IN...	Component	13	1,557.58	%	8.00	124.61	☐
28	RS MEANS - LAYOUT _MARKING (POST-I...	Component	13	1,557.58	%	12.00	186.91	☐
29	RS MEANS - CLEANUP (POST-INST 3%)	Component	13	1,557.58	%	3.00	46.73	☐
30	RS MEANS - WORK OVER 10' (10%)	Component	13	1,557.58	%	10.00	155.76	☐
31	RS MEANS - CONGESTED/COMPLETED ...	Component	13	1,557.58	%	15.00	233.64	☐
32		Calculated		0.00	*	1.00	0.00	☐
33	RENTALS	Calculated		0.00	*	1.00	0.00	☐
34		Calculated		0.00	*	1.00	0.00	☐
35	CREW TRUCK/TRANSPORTATION (PER ...	Component	17	1.63	*	170.00	277.35	☐
36	++ FUEL SUR-CHARGE (PER DAY)	Component	17	1.63	*	53.57	87.40	☐
37	ROOM _BOARD (PER WEEK)	Component	16	0.41	*	280.00	114.20	☐
38	PER DIEM (2 MEN @ \$30/DAY)	Component	17	1.63	*	60.00	97.89	☐
39	*** OVERTIME	Component	13	1,557.58	*	0.50	778.79	☒
40		Calculated		0.00	*	1.00	0.00	☐
41	SUBTOTAL						1,589.26	☐
42	-----						0.00	☐
43	JOB SUBTOTAL						4,793.00	☐
44	-----						0.00	☐
45	*OVERHEAD/PROFIT:						0.00	☐
46	OVERHEAD/PROFIT (15% CHANGE ORD...	Component	43	4,793.00	%	15.00	718.95	☐
47	-----						0.00	☐
48	BID TOTAL						5,511.94	☐

NOTES

Item			Material	Labor
Size	Item Desc	Qty	Mat Ext	Lbr Ext
Section : Section 034: PCO32 - Power to Irrigation Controller				
3/4"	GRC	20.00	76.00	2.3800
3/4"	EMT	20.00	46.60	1.4600
3/4"	GRC FIELD BENDS	4.00	0.00	1.0640
3/4"	EMT FIELD BENDS	4.00	0.00	0.5280
1/2"	EMT STEEL COMP CONN	2.00	0.98	0.1440
3/4"	EMT STEEL COMP COUP	4.00	18.52	0.5680
3/4"	CADDY 812M34-BAR JST	6.00	36.00	0.1800
	CADDY KX CLIP	50.00	17.50	1.5000
	CADDY 350 BOX SUPT	1.00	6.55	0.1640
3/8.	MC CONNECTOR SINGLE	4.00	4.84	0.9520
3/8"	MC 1 HOLE STRAP	42.00	3.78	0.7140
3/4"	LIQUIDTITE CONDUIT	4.00	9.68	0.3800
3/8"	LIQUIDTITE ANGLE CON	2.00	7.60	0.2000
4 SQ BOX	2-1/8D 1/2 & 3/4 KO	1.00	8.70	0.4760
4 SQ	4 SQ BLANK COVER	1.00	1.78	0.1490
12	THHN STR CU	1,500.00	975.00	13.5000
#12-3/C	MC CABLE W/GRN GRD	250.00	430.00	7.2500
	SCOTCHLOCKS-RED	3.00	0.63	0.1200
1"	EX-FAN H/U 20 AMP 120V	1.00	2.00	0.9000
Subtotals for Section : Section 034: PCO32 - Power to Irrigation Controller			1,646.16	32.6290
Grand Totals			1,646.16	32.6290



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: March 25, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Amendment #2 to the Standard Professional Services Agreement with PGAL regarding the architect and engineering of the new City Hall facility for an amount not to exceed \$300,000.

SUMMARY:

The original three-year contract with PGAL was set to expire on 10/25/22. However, due to delays in starting the project, Amendment 1 was implemented to extend their services. With additional extensions, PGAL is now requesting a second amendment to cover their and their consultants' expenses from February 1, 2024, through July 1, 2025, for an amount not to exceed \$300,000. This would result in the total project exceeding the original budget and causing us to use previously issued tax notes and designated reserves.

BACKGROUND:

FUNDING SOURCE:

FY 24/25 Budget

FUNDING IMPACT:

Previously issued Tax Notes and designated reserves.

STAFF RECOMMENDATION:

Staff recommends the approval of Amendment #2 to the Standard Professional Services Agreement with PGAL regarding the architect and engineering of the new City Hall facility for an amount not to exceed \$300,000.

STRATEGIC INITIATIVES:

CIP

ATTACHMENTS:

1. City of Rockport DTA - PGAL Additional Services Fee Proposal - Extended Schedule - 031825
2. G802-2017 - Final - 002(2)

APPROVAL/REVIEW:

A handwritten signature in blue ink, appearing to read "Shelley Goodwin".

Shelley Goodwin, City Secretary

Date: March 20, 2025

Vanessa Shrauner, City Manager

Date: March 21, 2025

March 18, 2025

Ms. Vanessa Schrauner
City Manager
City of Rockport
275 I State Hwy. 35 Bypass
Rockport, TX 78382
Voice: (361) 729-2213 x 253
Email: citymgr@cityofrockport.com

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

RE: Additional Services Fee Proposal
RFQ #2019-01A Aransas County Texas New Courthouse / City Hall Complex
Downtown Anchor Project

Dear Vanessa:

Thank you for the continued opportunity to work with you and the City of Rockport on the City Hall and the Downtown Anchor Project. I am writing to request that additional funds be allocated to our contract executed on Oct. 28, 2019, to allow for appropriate professional services fees to be paid for the additional level of effort required by the design team for this project.

Our original contract for professional design services was for a three-year term, and expired on Oct. 28, 2022. We have continued to provide architectural and other professional services for more than two years beyond that date. While our original fees can typically absorb some additional scope and project duration, the project has extended well beyond what the originally anticipated completion date. Our fees, and those of our consultants have been expended due to the extended project duration, and the need to address various construction issues.

The original construction notice to proceed was 4/4/21, with a 487 day duration, with substantial completion originally scheduled to be 8/4/23. The construction schedule has been extended by change order a total of 180 days, and the substantial completion date was supposed to be 1/31/2024. However, the construction schedule has continued to be delayed for several reasons. The main reasons for the extension of the construction contract days were delay in the delivery of elevators, elevator controllers, electrical switchgear, electrical panels and HVAC equipment due to manufacturing and supply chain delays. However, several construction issues have caused the project to be delayed to the point that it is not complete as of this request.

PGAL originally planned to attend one meeting per month for that 15-month project duration. The project has now extended a year and a half beyond the original substantial completion date, and it is anticipated that the project will not be complete until at least summer of this year. Architexas' scope of work was limited to the exterior design, detailing and construction administration. It was assumed that, after the building was dried in, their involvement in the project would be greatly reduced. The initial construction schedule indicated that the building would be dried in on or about 1/4/23. Now we are more than two years after that date, and the building is still not dried in, causing Architexas to still actively be working on the project. Had the original schedule been kept, they would have had to attend only 8 meetings had they attended meetings once a month as planned during the anticipated period of the exterior work. Due to the project delays, and non-conforming construction work, they have, instead, attended at least 22 meetings at the site. Both PGAL and Architexas have also visited the site for multiple mockup and testing meetings, as well as City Council meetings to discuss the progress of the project or gain change order approval.

The design team has also had to review shop drawing and product data submittals multiple times, and well in excess of the norm, due to incorrect or incomplete information; review pricing that had incomplete backup; prepare Proposal Requests and Construction Change Directives to direct the contractor to proceed with work; and assist the City in responding to several claim notices from the contractor and their subcontractors. The design team has also reviewed multiple mockups for brick, EIFS, soffit panels, concrete paving and other items on site because initial mockups were not approved and needed to be reworked or rebuilt. This is work that was not originally anticipated, or reasonably foreseeable, as part of our original design fees.

The architectural additional services fees are determined by utilizing actual hours on our timesheets and hourly rates of our employees and staff working on the project. Our consultants' fees are determined by calculating 50% of the overall construction administration total. **These are calculated from February 1, 2024 through the end of January, 2025.** While these fees are not intended to compensate us for all of the additional time and effort that the design team has spent performing work that is outside of our original scope, we feel that this is justified compensation for some portion of it.

Additional Services Fees Requested:

• PGAL – Architecture + Project Management	\$ 80,172.50
• Architexas – Exterior Architecture	\$ 79,875.00
• JSA – Civil Engineering	\$ 3,000.00
• Walter P. Moore – Structural Engineering	\$ 4,500.00
• DBR – MEP Engineering	\$ 9,000.00
• Subtotal Basic Services	\$ 176,547.50

Also, since the project is expected to continue beyond the date of this request, we are requesting to be paid for these additional services on an hourly basis with a maximum fee. The monthly maximum fees we are requesting are below.

Monthly Additional Services Fees Requested (Hourly Max):

- PGAL – Architecture + Project Management \$ 10,000 / month
- Architexas – Exterior Architecture \$ 10,000 / month

We expect that the project could extend through the end of July of 2025 or further, therefore we request that the City allocate an allowance of a maximum of \$120,000 for architectural services, to be invoiced on an hourly / time spent basis. We also request that our **contract be extended to July 31, 2025** to allow for construction closeout activities and assistance with any outstanding construction administration.

Therefore, the total amount being requested for this additional service request is as follows:

Additional Services Fee 2/1/24 – 1/31/25 (hourly / lump sum)	\$176,547.50
Additional Services Fee 2/1/25 – 7/31/25 (hourly w/ max.)	\$120,000.00
Miscellaneous Fees / Contingency (hourly w/ max.)	\$ 3,452.50
Total Requested	\$300,000.00

Thank you again for the opportunity to continue to serve the City of Rockport on this important project. Please contact me at 713-622-1444 should you have any questions or comments regarding this proposal.

Sincerely,



Paul D. Bonnette, AIA
Principal

CC: Accounting, File – PGAL



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
RFQ #2019-01A Aransas County Texas
New Courthouse / City Hall Complex
Downtown Anchor Project
301 N. Live Oak
Rockport, Texas 78382

AGREEMENT INFORMATION:
Date: October 28, 2019

AMENDMENT INFORMATION:
Amendment Number: 002

Date: March 18, 2025

OWNER: *(name and address)*
City of Rockport
2840 Highway 35N Bypass
Rockport, TX 78382

ARCHITECT: *(name and address)*
PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

The Owner and Architect amend the Agreement as follows:

Our original contract for professional design services was for a three-year term, and expired on Oct. 28, 2022. We have continued to provide architectural and other professional services for more than two years beyond that date. While our original fees can typically absorb some additional scope and project duration, the project has extended well beyond what the originally anticipated completion date. Our fees, and those of our consultants have been expended due to the extended project duration, and the need to address various construction issues.

Additional fees are calculated from February 1, 2024 through the end of January, 2025. While these fees are not intended to compensate us for all of the additional time and effort that the design team has spent performing work that is outside of our original scope, we feel that this is justified compensation. The additional fee being requested for work already performed is and add of **\$176,547.50**.

To allow for the design team's continued support of this project from the beginning of February 2025 to the end of July 2025, we are requesting that we allocate **\$20,000 per month**, to be invoiced on an hourly / time spent basis. The additional fee being requested for this 6-month period is **\$120,000**.

To round that number off to an even amount, an additional **\$2,452.50** will be allocated to this change order.

In addition, our contract date will be extended **from October 28, 2022 to July 31, 2025**.

Current Design Fee - City of Rockport City Hall:

Basic Services:	\$ 430,723
Specialty Consulting Services:	\$ 172,425
Additional Services Request 001:	\$ 250,000

Total	\$ 853,148
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Additional requested Design Fee - City of Rockport City Hall:

Additional Services Fee 2/1/24 – 1/31/25 (lump sum)	\$ 176,547.50
Additional Services Fee 2/1/25 – 7/31/25 (hourly w/ max.)	\$ 120,000.00
Miscellaneous Fees / Contingency (hourly w/ max.)	\$ 3,452.50
Total Requested	\$300,000.00

Total Fees after Additional Services: \$ 1,153,148

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Additional design services fee of \$300,000.00

Schedule Adjustment:

Contract date will be extended **from October 28, 2022 to July 31, 2025.**

SIGNATURES:

PGAL, Inc.

ARCHITECT *(Firm name)*

City of Rockport

OWNER *(Firm name)*

SIGNATURE

Paul Bonnette, Principal

PRINTED NAME AND TITLE

March 18, 2025

DATE

SIGNATURE

Tim Jayroe, Mayor

PRINTED NAME AND TITLE

DATE