

CITY OF ROCKPORT

MINUTES

CITY COUNCIL PLANNING WORKSHOP 9:00 a.m., Tuesday, March 2, 2021 Rockport Service Center, 2751 State Highway 35 Bypass

A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings was granted by Governor Greg Abbott. These actions were being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Due to the COVID-19 pandemic, the attorney general has said: "statutes that may be interpreted to require face-to-face interaction between members of the public and public officials are suspended; provided, however, that the governmental bodies must offer alternative methods of communicating with their public officials." Video conferencing capabilities were utilized to allow individuals to address the City Council. Members of the public could participate in the meeting remotely via ZOOM by the QR code provided on the Agenda.

On the 2nd day of March 2021, the City Council of the City of Rockport, Aransas County, Texas, convened in Planning Workshop at 9:00 a.m., at the Rockport Service Center, and notice of meeting giving time, place, date and subject was posted as described in V.T.C.A., Government Code § 551.041.

CITY COUNCIL MEMBERS PRESENT

Mayor Patrick R. Rios
Mayor Pro-Tem J.D. Villa, Ward 2
Council Member Bob Cunningham, Ward 3
Council Member Andrea Hattman, Ward 4

CITY COUNCIL MEMBER(S) ABSENT

Council Member Michael Saski, Ward 1

STAFF MEMBERS PRESENT

City Manager Kevin Carruth
City Secretary Teresa Valdez
Assistant to City Manager Kimberly Henry
Public Works & Building Services Director Mike Donoho
Parks & Leisure Services Director Rick Martinez
Director of Finance Katie Griffin
Information Technology Director Bob Argetsinger
Communications Center Director Lee Brown

ELECTED OFFICIALS PRESENT

Opening Agenda

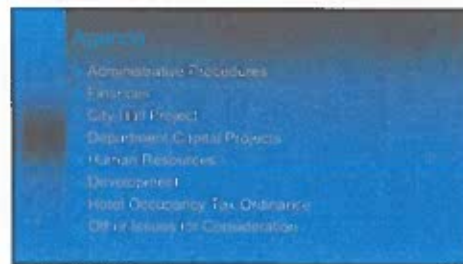
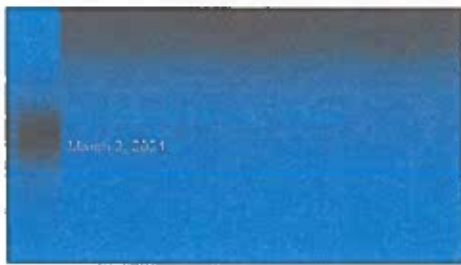
1. Call to Order.

With a quorum of the Council Members present, the Planning Workshop of the Rockport City Council was called to order by Mayor Rios at 9:08 a.m. on Tuesday, March 2, 2021, in the Training Room of the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Planning Workshop Agenda

- 2. Hear and deliberate on strategic planning items including administrative procedures, capital projects, debt, development, government partnerships, human resources, legislative program, levels of service, ordinances and new City Hall.**

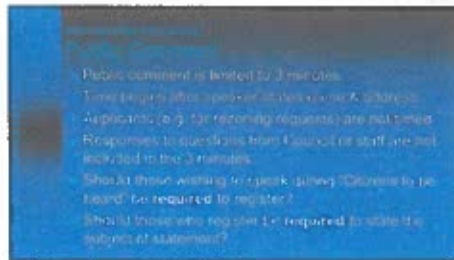
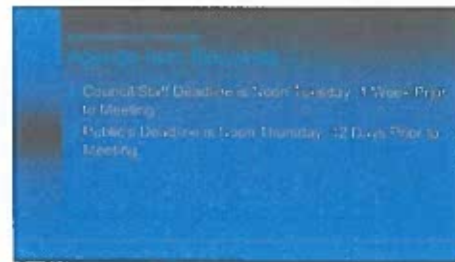
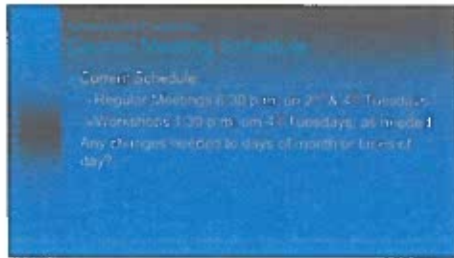
City Manager Kevin Carruth stated planning sessions are a kick-off to budget planning and primarily focused on one year ahead and recently planning more ahead. Mr. Carruth said there will be several issues discussed that will come up for discussion during the budget process. Mr. Carruth added some of the issues will just be touched on today because the Council could spend an entire workshop on them. City Manager Kevin Carruth distributed a handout (below) listing the Planning Workshop Agenda.



Council Member Cunningham asked what the protocol was if the public wanted to participate in the meeting.

Mayor Pro-Tem Villa said they could raise their hand and the Mayor could recognize them.

Mr. Carruth began his presentation (below).



Council Member Cunningham asked if there was any way to put the City Council meetings on YouTube after the meetings. Council Member Cunningham asked if it was not just a matter of taking the ZOOM video and posting it to YouTube.

Mr. Carruth responded the City does not have the technical capability to do that; it is more than simply posting to YouTube, you need post-production abilities. Mr. Carruth stated we will have that ability in the new City Hall.

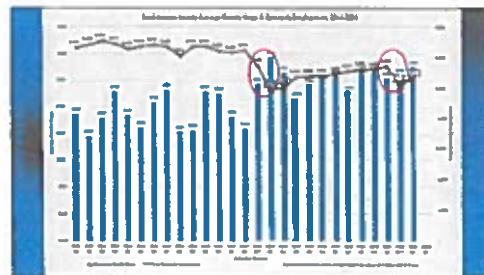
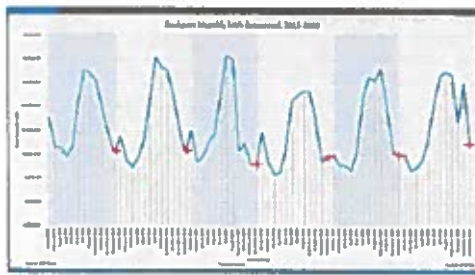
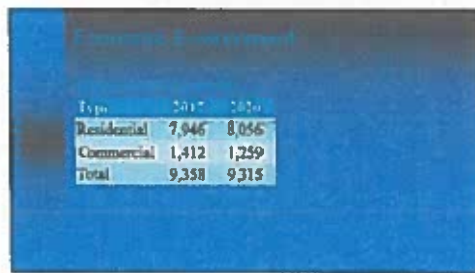
Mr. Carruth said he would like clarification on two items regarding Public Comment:

- 1) Should the public be required to register when speaking under "Citizens to be heard?", and
- 2) Should the public be required to state the subject of their comments when registering to speak?

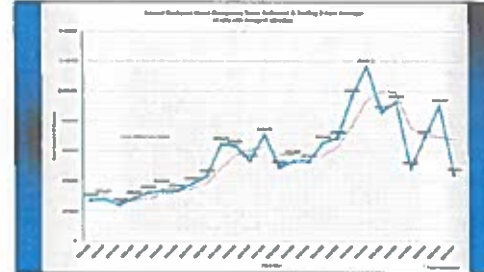
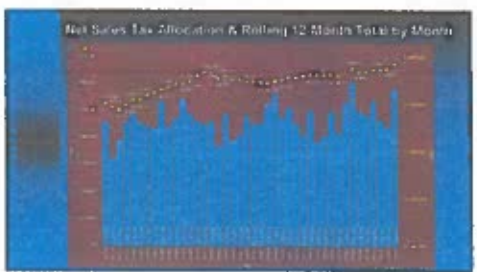
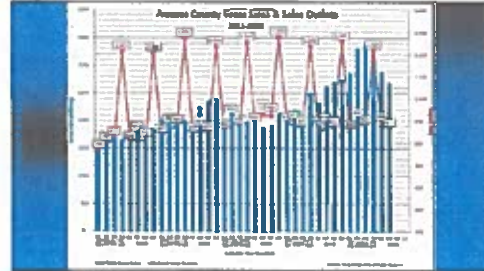
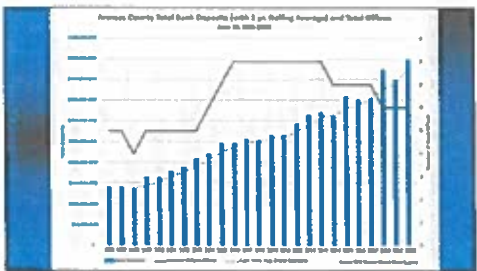
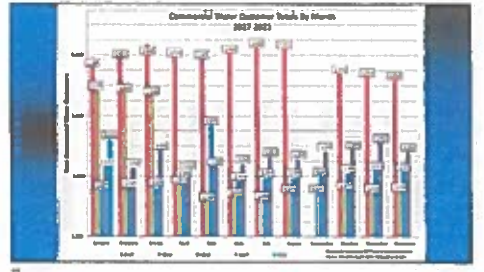
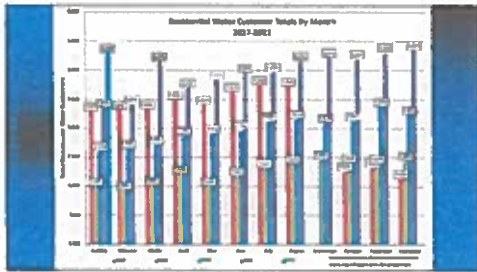
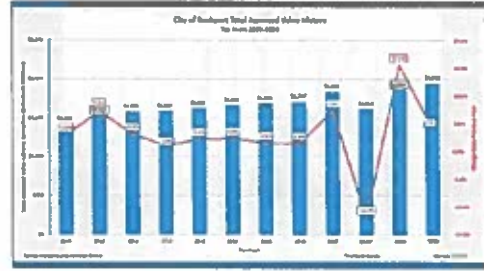
Discussion was held among Council and Mr. Carruth.

It was the consensus of Council to continue having people register to speak, state the subject of their comments and no raised hands would be recognized during the meetings using ZOOM.

Mr. Carruth moved to the next item on the Workshop Agenda (below).



Revenue
- Housing Impacts
- Revenues
- Ad Valorem
- Sales Tax
- Hotel Occupancy




Category	2016	2017	2018	2019	2020	2021
Ad Valorem	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Hotel Occupancy	100,000	100,000	100,000	100,000	100,000	100,000
Other	100,000	100,000	100,000	100,000	100,000	100,000
Total	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000

Discussion was held among Council and Mr. Carruth regarding the above PowerPoint slides. Mr. Carruth reminded everyone the Council had set 180 days as the number of working days to have in the fund balance and typically most communities have 90 days. Mr. Carruth expressed the City has a higher standard and we are well-funded in reserve compared to most communities.

Robert V. Henderson, Managing Director of RBC Capital Markets addressed the Council. Mr. Henderson called the Council's attention to a handout "Texas Municipal Reports – City of Rockport General Obligation Debt" (below). Mr. Henderson stated this is a credit analysis report

Mr. Henderson discussed City debt. Mr. Henderson stated on the first page it shows "Net Debt Per Net Taxable Assessed Valuation – 1.75%" and the City debt continues to be a very moderate amount of debt and you should only get concerned if that is above 4%.



Rockport, City of
(General Obligation Debt)
Aransas County

Texas Municipal Reports
Last Revised 11/16/2020
TMR # 2233
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FINANCIAL STATEMENT

FOR OPERATING INFORMATION OF THE CITY SEE SEPARATE TEXAS MUNICIPAL REPORT.

FINANCIAL STATEMENT (As of September 30, 2019)

Net Taxable Assessed Valuation ("A.V.") 2019	\$3,810,222,327(a)
New Debt	114,585,000
Outstanding Debt	29,120,000
Total General Obligation Debt	143,625,000
Less: Self-Supporting (b)	
Water & Sewer	11,337,562
GD Debt payable from Ad Valorem Taxes	132,287,438
Less: IS Fund	625,692
Net Debt	131,661,746

(a) Includes \$70,041,482 under review.
(b) The Official Statement dated August 15, 2020 reports the following General Obligation Debt being paid from revenues other than ad valorem taxes. This considered self-supporting.

Net Debt Per Net Taxable Assessed Valuation - 1.75%
Net Debt Per Square Mile - 13,273,997.84
Net Debt Per Capita - \$2,886.30

Net Taxable Assessed Valuation Per Capita - \$465,839.75

Bureau of Census Pop 2020 - 7,385
Bureau of Census Pop 2010 - 9,291
2020 Estimated Pop. Taxm - 10,969
Area: 9.29 Sq mile

TAX RATE LIMITATION

Article XI, Section 5 of Texas Constitution applicable to cities of more than 5,000 population: \$2.50 per \$100 assessed valuation. City operates under a Home Rule Charter which adopts constitutional provisions.

SALES TAX

Municipal Sales Tax: The City has adopted the provisions of Municipal Sales and Use Tax Act 1.1 C.A. Tax Code Chapter 321 which grants the City power to impose and levy a 1% Local Sales and Use Tax within the City. The proceeds are credited to the General Fund and are not pledged to the payment of the bonds in this report. Net allocations on calendar year basis are as follows:

Calendar Year	Rate	Total Collected	% of Ad Val	Share of Ad Val Tax Levy	Share of Ad Val Tax Rate
2016	1.0000	12,484,470	45.88%	45.88	0.10
2017	1.0000	2,481,665	42.16	42.16	0.10
2018	1.0000	2,025,699	46.82	46.82	0.11
2019	1.0000	2,775,928	39.61	39.61	0.11

DETAILS OF OUTSTANDING DEBT

Details of Limited Tax Debt (Outstanding 9/30/2019)

Comb Tax & Rev GO Ser 2009

Tax Treatment: Non-qualified
Original Issue Amount: \$10,355,000.00
Saled Date: 09/01/2009
Sale Date: 09/01/2009
Delivery Date: 10/01/2009
Sale Type: Auctioned
Record Date: N/A
Bond Form: IC
Mortgage: IS GOB
Interest pays: Semi-Annually 08/15, 02/15
1st Coupon Date: 02/15/2010

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: McColl Partners & Norton L.P.
Financial Advisor: RBC Capital Markets, San Antonio, TX
Lead Manager: Southwest Securities
Co-Manager: SMC Capital Markets, Inc.

Security: Limited Tax and a Subordinate Lien on the Surplus revenues of the Waterworks & Sewer System

Use of Proceeds: Water & Sewer

Maturity	Orig Refunding		
	Amount	Coupon	Price/Yield
02/15/2020	\$3,000,000	4.0000%	3.78%

Call Option: Bonds maturing on 02/15/2020 callable in whole or in part on any date beginning 02/15/2019 @ par

Refunded Notes: Refunding refunded by GD Ref Bds Ser 2017

Refunded Amount	Par Date	Coupon	Price	Sched Call
\$50,000.00	02/15/2021	4.00%	Par	02/15/2019
\$70,000.00	02/15/2022	4.00%	Par	02/15/2019
\$95,000.00	02/15/2023	4.00%	Par	02/15/2019
\$25,000.00	02/15/2024	4.00%	Par	02/15/2019
\$45,000.00	02/15/2025	4.00%	Par	02/15/2019
\$70,000.00	02/15/2026	4.25%	Par	02/15/2019

PAYMENT RECORD

The City has never defaulted on Revenue Bonds and has not defaulted on General Obligation Bonds since 1947 when all Sewer and Breakwater Bonds were refunded at par with no reduction in interest rate. In 1949 these Sewer and Breakwater Bonds were assumed by Aransas County.

TAX DATA

Tax Year	A.V.	Tax Rate	Adjusted Levy	% Collected	Total % Collected
2014	11,469,634,983	0.2382	54,662,126	98.89	99.74
2015	1,492,322,238	0.2648	5,180,529	98.83	99.73
2016	1,512,644,681	0.2823	5,514,943	98.89	99.67
2017	1,625,379,414	0.2856	5,885,841	98.95	99.42
2018	1,488,782,664	0.4579	6,834,776	99.00	99.00
2019	1,654,449,405	0.4251	6,992,314	99.00(c)	99.00(c)
2020	1,819,222,327(a)	0.4513	7,425,467	(in process of collection)	

(a) Includes \$70,041,482 for 2020 under review.
(b) Delinquency (as collections are allocated in the respective years in which the taxes are levied)
(c) Collections as of July 31, 2020

Tax Rate Distribution

	2020	2019	2018	2017
Operations	10.2417	10.2487	10.2482	10.2378
IS	0.1796	0.1719	0.2228	0.1438
Totals	10.4213	10.4206	10.4710	10.3816



Rockport, City of
 (General Obligation Debt)
 Aransas County

700,000.00	02/15/2027	4.30%	Par	02/15/2019
720,000.00	02/15/2028	4.37%	Par	02/15/2019
765,000.00	02/15/2029	4.50%	Par	02/15/2019

02/15/2020	585,000.00	2.000%	1.332%
02/15/2021	595,000.00	3.000%	1.483%
02/15/2022	615,000.00	3.000%	1.623%
02/15/2023	630,000.00	3.000%	1.733%
02/15/2024	655,000.00	3.000%	1.803%
02/15/2025	675,000.00	3.000%	1.953%
02/15/2026	700,000.00	3.000%	2.033%

-----61,455,000.00

Call Option: Bonds maturing on 02/15/2023 to 02/15/2026 callable in whole or in part on any date beginning 02/15/2022 @ par.

GO Ref Bds Ser 2019

Tax Treatment: Bank Qualified
 Original Issue Amount: 12,905,000.00
 Dated Date: 12/15/2010
 Sale Date: 12/10/2010
 Delivery Date: 12/30/2010
 Sale Type: Negotiated
 Record Date: 02/01
 Bond Form: BE
 Denomination: 15,000
 Interest pays: Semi-Annually 08/15, 02/15
 1st Coupon Date: 02/15/2011

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
 Bond Counsel: McCall Parthurst & Horton L.L.P.
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: First Southwest Company
 Dissonation Agent: Southwest Securities

Water & Sewer 25,523

Use of Proceeds: Refunding.

Refunding Notes: This issue defeases mty(s) 2/15/2012-2/15/2019 2/15/2021 of Tax & M&S Sys Surplus Tax C/O Ser 2008 @ par.

Maturity	Amount	Coupon	Orig Refunding Price/Yield
02/15/2020	325,000.00	4.000%	3.452%
02/15/2021	340,000.00	4.000%	3.492%

-----1665,000.00

Call Option: Bonds maturing on 02/15/2021 callable in whole or in part on any date beginning 02/15/2020 @ par.

GO Ref Bds Ser 2012

Tax Treatment: Bank Qualified
 Original Issue Amount: 16,000,000.00
 Dated Date: 10/15/2012
 Sale Date: 10/11/2012
 Delivery Date: 10/31/2012
 Sale Type: Negotiated
 Record Date: 02/01
 Bond Form: BE
 Denomination: 15,000
 Interest pays: Semi-Annually 08/15, 02/15
 1st Coupon Date: 02/15/2013

Paying Agent: U.S. Bank N.A., Houston, TX
 Bond Counsel: McCall Parthurst & Horton L.L.P.
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: Southwest Securities
 Underwriter's Counsel: Bickersstaff Heath Delgado Acosta LLP

Water & Sewer 36,491

Use of Proceeds: Refunding.

Refunding Notes: This issue defeases mty(s) 2/15/2016-2/15/2026 of Comb Tax & Rev C/O Ser 2005 @ par.

Maturity	Amount	Coupon	Orig Refunding Price/Yield
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Comb Tax & Rev C/O Ser 2014

Tax Treatment: Bank Qualified
 Original Issue Amount: 13,630,000.00
 Dated Date: 08/15/2014
 Sale Date: 08/24/2014
 Delivery Date: 07/24/2014
 Sale Type: Negotiated
 Record Date: 02/01
 Bond Form: BE
 Denomination: 15,000
 Interest pays: Semi-Annually 08/15, 02/15
 1st Coupon Date: 02/15/2015

Paying Agent: The Bank of New York Mellon Trust Company N.A., Dallas, TX
 Bond Counsel: McCall Parthurst & Horton L.L.P.
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: Southwest Securities
 Underwriter's Counsel: Bickersstaff Heath Delgado Acosta LLP

Security: Limited Tax and a Subordinate Lien on the Surplus revenues of the Water & Sewer system.

Water & Sewer 48,341

Use of Proceeds: Public Improvements

Maturity	Amount	Coupon	Orig Refunding Price/Yield
02/15/2020	153,000.00	2.000%	1.652%
02/15/2021	153,000.00	3.000%	1.853%
02/15/2022	155,000.00	3.000%	2.003%
02/15/2024	330,000.00	4.000%	2.353%
02/15/2025	260,000.00	4.250%	2.703%
02/15/2026	299,000.00	4.250%	2.953%
02/15/2030	430,000.00	4.250%	3.203%
02/15/2032	460,000.00	4.250%	3.353%
02/15/2034	500,000.00	4.250%	3.503%

-----12,525,000.00

Call Option: Term bonds maturing on 02/15/2026 and 02/15/2028 and 02/15/2030 and 02/15/2032 and 02/15/2034 callable in whole or in part on any date beginning 02/15/2024 @ par.

Term Call: Term bonds maturing on 02/15/2024

Mandatory Redemption Date	Principal Amount
02/15/2023	\$161,000
02/15/2024	\$179,000

Term bonds maturing on 02/15/2025

Mandatory Redemption Date	Principal Amount
02/15/2025	\$175,000
02/15/2026	\$185,000

Term bond maturing on 02/15/2028

Mandatory Redemption Date	Principal Amount
02/15/2027	\$190,000
02/15/2028	\$200,000



Term bonds maturing on 02/15/2030
 Mandatory Redemption Date Principal Amount
 02/15/2029 \$216,000
 02/15/2030 \$270,000

Term bonds maturing on 02/15/2032
 Mandatory Redemption Date Principal Amount
 02/15/2031 \$225,000
 02/15/2032 \$235,000

Term bonds maturing on 02/15/2034
 Mandatory Redemption Date Principal Amount
 02/15/2033 \$245,000
 02/15/2034 \$255,000

GO Ref Bds Ser 2014

Tax Treatment: Bond Qualified
 Original Issue Amount: \$5,436,000.00
 Dated Date: 06/16/2014
 Sale Date: 06/24/2014
 Delivery Date: 07/24/2014
 Sale Type: Negotiated
 Record Date: MSRB
 Bond Form: BE
 Denomination: \$5,000
 Interest Pays: Semi-Annually 02/15 08/15
 1st Coupon Date: 08/15/2014

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
 Bond Counsel: McCall Parthurst & Horton L.L.P.
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: Southwest Securities
 Underwriter's Counsel: Bickerstaff Heath Delgado Acosta LLP

Water & Sewer 21.32%

Use of Proceeds: Refunding

Refunding Notes: This bond refunded maturities from the following issues:

Conts Tax & Rev C/O Ser 2007	Refunded Amount	Mat Date	Coupon	Price	Sched	Call
	\$ 255,010.00*	02/15/2027	5.250	Par	02/15	02/17

* Partial Maturity

Maturity	Amount	Coupon	Orig Refunding Price/Yield
02/15/2024	1,325,000.00	4.0000	2.3500
02/15/2025	1,385,000.00	4.0000	2.5000
02/15/2026	1,445,000.00	4.2500	2.7000
02/15/2027	1,150,000.00	4.2500	2.5000
----- \$ 5,315,000.00			

Call Option: Bonds maturing on 02/15/2025 to 02/15/2027 callable in whole or in part on any date beginning 02/15/2024 @ par.

Conts Tax & Rev C/O Ser 2015

Tax Treatment: Bond Qualified
 Original Issue Amount: \$1,350,000.00
 Dated Date: 01/15/2015
 Sale Date: 01/13/2015
 Delivery Date: 02/10/2015
 Sale Type: Negotiated
 Record Date: MSRB
 Bond Form: BE
 Denomination: \$5,000
 Interest Pays: Semi-Annually 02/15, 08/15

1st Coupon Date: 08/15/2015

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
 Bond Counsel: McCall Parthurst & Horton L.L.P.
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: Southwest Securities
 Underwriter's Counsel: Bickerstaff Heath Delgado Acosta LLP

Security: Limited tax and a Subordinate lien on the Surplus revenues of the Water & Sewer system.

Use of Proceeds: Parks & Recreation.

Maturity	Amount	Coupon	Orig Refunding Price/Yield
02/15/2020	85,000.00	2.0000	1.5000
02/15/2022	170,000.00	2.0000	1.7000
02/15/2025	275,000.00	3.2500	2.1000
02/15/2027	305,000.00	3.2500	2.4500
02/15/2029	225,000.00	3.7500	2.6200
02/15/2032	235,000.00	3.7500	2.8000
02/15/2035	395,000.00	4.0000	3.1000
----- \$1,685,000.00			

Call Option: Term bonds maturing on 02/15/2025 and 02/15/2027 and 02/15/2030 and 02/15/2032 and 02/15/2035 callable in whole or in part on any date beginning 02/15/2024 @ par.

Term Call: Term bonds maturing on 02/15/2022

Mandatory Redemption Date	Principal Amount
02/15/2021	185,000
02/15/2022	185,000

Term bonds maturing on 02/15/2025:

Mandatory Redemption Date	Principal Amount
02/15/2023	190,000
02/15/2024	190,000
02/15/2025	190,000

Term bonds maturing on 02/15/2020:

Mandatory Redemption Date	Principal Amount
02/15/2026	1100,000
02/15/2027	1100,000
02/15/2028	1100,000

Term bonds maturing on 02/15/2030:

Mandatory Redemption Date	Principal Amount
02/15/2029	1119,000
02/15/2030	1115,000

Term bonds maturing on 02/15/2032:

Mandatory Redemption Date	Principal Amount
02/15/2031	1115,000
02/15/2032	1129,000

Term bonds maturing on 02/15/2035:

Mandatory Redemption Date	Principal Amount
02/15/2033	1125,000
02/15/2034	1139,000
02/15/2035	1135,000

GO Ref Bds Ser 2015

Tax Treatment: Bond Qualified
 Original Issue Amount: \$7,125,000.00
 Dated Date: 01/15/2015
 Sale Date: 01/13/2015
 Delivery Date: 02/10/2015
 Sale Type: Negotiated
 Record Date: MSRB



Rockport, City of
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Bond Form: DC
 Denomination: \$5,000
 Interest pays: Semi-Annually 02/15, 08/15
 1st Coupon Date: 08/15/2015

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
 Bond Counsel: McCall Parkhurst & Horton L.L.P.
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: Southwest Securities
 Underwriter's Counsel: Bickerstaff Heath Delgado Acosta LLP

Water & Sewer 16,813

Use of Proceeds: Refunding.

Refunding Notes: This bond refunded maturities from the following issues
 Comb Tax & Rev C/O Ser 2917

Refunded Amount	Mat. Date	Coupon	Price	Sched Call
968,000.00	02/15/2016	4.400	Par	02/15/2017
1,185,000.00	02/15/2019	4.600	Par	02/15/2017
1,456,000.00	02/15/2024	4.700	Par	02/15/2017
3,503,000.00	02/15/2023	5.250	Par	02/15/2017
369,000.00**	02/15/2027	5.250	Par	02/15/2017

** Remainder

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2020	1,040,000.00	3.8000	1.4301
02/15/2021	1,075,000.00	3.5000	1.5601
02/15/2022	1,195,000.00	3.5000	1.7501
02/15/2023	1,245,000.00	3.7500	1.9401
02/15/2027	360,000.00	3.7500	2.3001

-----14,915,000.00

Call Option: Bonds maturing on 02/15/2027 callable in whole or in part on any date beginning 02/15/2024 @ par.

Comb Tax & Rev C/O Ser 2016

Tax Treatment: Bond Qualified
 Original Issue Amount: \$3,275,000.00
 Dated Date: 01/31/2016
 Sale Date: 01/12/2016
 Delivery Date: 01/21/2016
 Sale Type: Competitive
 TIC: 2.5997%
 Record Date: N/A
 Bond Form: DC
 Denomination: \$5,000
 Interest pays: Semi-Annually 08/15, 02/15
 1st Coupon Date: 02/15/2017

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
 Bond Counsel: McCall, Parkhurst & Horton L.L.P., San Antonio, TX
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: George K. Baum & Company

Security: Limited Tax and a Subordinate lien on the Sargles revenues of the Water & Sewer system.

Use of Proceeds: Parks & Recreation

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2020	130,000.00	4.0000	1.7001
02/15/2021	140,000.00	4.0000	1.2501
02/15/2022	145,000.00	4.0000	1.4501
02/15/2023	150,000.00	4.0000	1.6001

02/15/2024	156,000.00	4.0000	1.7001
02/15/2025	160,000.00	4.0000	1.8001
02/15/2026	165,000.00	3.8000	1.9001
02/15/2027	170,000.00	3.8000	2.0001
02/15/2028	180,000.00	3.8000	2.1501
02/15/2029	185,000.00	3.8000	2.3001
02/15/2030	190,000.00	3.8000	2.4001
02/15/2031	195,000.00	3.8000	2.5001
02/15/2032	200,000.00	3.8000	2.6501
02/15/2033	205,000.00	3.8000	2.7801
02/15/2034	215,000.00	3.8000	2.9001
02/15/2035	220,000.00	3.8000	3.0001
02/15/2036	225,000.00	3.8000	3.1001

-----13,030,000.00

Call Option: Bonds maturing on 02/15/2036 to 02/15/2036 callable in whole or in part on any date beginning 02/15/2025 @ par.

GO Ref Bids Ser 2017

Tax Treatment: Bond Qualified
 Original Issue Amount: \$5,710,000.00
 Dated Date: 12/01/2017
 Sale Date: 12/12/2017
 Delivery Date: 12/27/2017
 Sale Type: Negotiated
 TIC: 2.5497%
 Record Date: N/A
 Bond Form: DC
 Denomination: \$5,000
 Interest pays: Semi-Annually 08/15, 02/15
 1st Coupon Date: 02/15/2018

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
 Bond Counsel: McCall, Parkhurst & Horton L.L.P., San Antonio, TX
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: Frost Bank
 Underwriter's Counsel: Bickerstaff Heath Delgado Acosta LLP, Austin, TX

Insurance: Bond America Mutual

Water & Sewer 100,000

Use of Proceeds: Refunding

Refunding Notes: This bond refunded maturities from the following issues
 Comb Tax & Rev C/O Ser 2909

Refunded Amount	Mat. Date	Coupon	Price	Sched Call
526,000.00	02/15/2021	4.000	Par	02/15/2019
570,000.00	02/15/2022	4.000	Par	02/15/2019
595,000.00	02/15/2023	4.000	Par	02/15/2019
629,000.00	02/15/2024	4.000	Par	02/15/2019
616,000.00	02/15/2025	4.080	Par	02/15/2019
670,000.00	02/15/2026	4.290	Par	02/15/2019
700,000.00	02/15/2027	4.380	Par	02/15/2019
730,000.00	02/15/2028	4.375	Par	02/15/2019
765,000.00	02/15/2029	4.560	Par	02/15/2019

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2021	525,000.00	4.3000	1.8501
02/15/2022	550,000.00	4.1000	1.9701
02/15/2023	575,000.00	4.1000	2.0901
02/15/2024	595,000.00	4.1000	2.2101
02/15/2025	620,000.00	4.0000	2.2901
02/15/2026	645,000.00	4.0000	2.3501
02/15/2027	670,000.00	4.0000	2.4501
02/15/2028	740,000.00	4.0000	2.5101
02/15/2029	730,000.00	4.0000	2.5701

-----15,610,000.00



Call Option: Bonds maturing on 02/15/2028 to 02/15/2029 callable in whole or in part on any date beginning 02/15/2027 @ par.

09/30/20	225,000.00	3,375.00	228,375.00
	43,635,000.00	8,835,371.25	52,470,371.25

Tax Notes Ser 2020

Tax Treatment: Tax Exempt
 Original Issue Amount: 111,503,000.00
 Maturity Date: 08/15/2020
 Sale Date: 08/31/2020
 Delivery Date: 09/24/2020
 Sale Type: Negotiated
 MIC: 254422
 Record Date: MS18
 Bond Form: DC
 Denomination: \$5,000
 Interest Pmts: Semi-Annually 08/15, 02/15
 1st Coupon Date: 02/15/2021

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
 Bond Counsel: McCall Parkhurst & Horton L.L.P., San Antonio, TX
 Financial Advisor: RBC Capital Markets, San Antonio, TX
 Lead Manager: Raymond James
 Co-Manager: BGC Financial Securities, Inc.
 Underwriter's Counsel: Bickerstaff Keith Delgado Acosta LLP, Austin, TX

Use of Proceeds: Public Improvements.

Maturity	Amount	Coupon	Orig Referring	Princ/Field
02/15/2021	500,000.00	3.0000	0.3000	
02/15/2022	645,000.00	3.0000	0.3750	
02/15/2023	725,000.00	3.0000	0.4400	
02/15/2024	755,000.00	3.0000	0.4900	
02/15/2025	750,000.00	3.0000	0.5400	
02/15/2026	1,045,000.00	3.0000	0.5900	
02/15/2027	1,190,000.00	3.0000	0.7000	
02/15/2028	2,715,000.00	3.0000	0.8300	
02/15/2029	2,805,000.00	3.0000	0.9200	
02/15/2030	2,885,000.00	3.0000	1.0300	
-----\$14,506,308.00				

Call Option: Bonds maturing on 02/15/2023 to 02/15/2030 callable in whole or in part on any date beginning 02/15/2022 @ par.

Grand Total *** \$43,635,000.00**

Bond Debt Service

Period Ending	Principal	Interest	Debt Service
09/30/20	2,845,000.00	1,017,425.00	3,862,425.00
09/30/21	3,416,000.00	1,343,496.25	4,759,496.25
09/30/22	3,395,000.00	1,236,312.50	4,631,312.50
09/30/23	3,545,000.00	1,175,593.75	4,720,593.75
09/30/24	3,755,000.00	985,050.00	4,740,050.00
09/30/25	4,168,000.00	844,400.00	5,012,400.00
09/30/26	4,265,000.00	693,650.00	4,958,650.00
09/30/27	4,130,000.00	541,567.50	4,671,567.50
09/30/28	3,980,000.00	403,956.25	4,383,956.25
09/30/29	4,025,000.00	274,675.00	4,299,675.00
09/30/30	3,495,000.00	156,893.75	3,651,893.75
09/30/31	535,000.00	93,150.00	628,150.00
09/30/32	555,000.00	73,843.75	628,843.75
09/30/33	575,000.00	52,618.75	627,618.75
09/30/34	600,000.00	29,993.75	629,993.75
09/30/35	355,000.00	12,760.00	367,760.00

COMPLETED ON BASIS OF RANDOMLY RECEIPTION

Debt Amortization Rates

Period Ending	Principal	% of Principal Retired
09/30/2020	2,845,000.00	06.52%
09/30/2021	3,416,000.00	14.23%
09/30/2022	3,395,000.00	22.19%
09/30/2023	3,525,000.00	30.33%
09/30/2024	3,755,000.00	38.99%
09/30/2025	4,168,000.00	48.21%
09/30/2026	4,265,000.00	58.03%
09/30/2027	4,130,000.00	67.49%
09/30/2028	3,980,000.00	76.43%
09/30/2029	4,025,000.00	85.68%
09/30/2030	3,495,000.00	93.48%
09/30/2031	535,000.00	91.71%
09/30/2032	555,000.00	95.98%
09/30/2033	575,000.00	97.30%
09/30/2034	600,000.00	98.67%
09/30/2035	355,000.00	99.48%
09/30/2036	275,000.00	100.00%

DEBT SERVICE FUND MANAGEMENT INDEX

G.O. Debt Service Requirements for	
fiscal year ending 09/30/2020	13,882,425
163 Fds all G.O. Issues 09/30/2019	1635,082
2019 185 Fund Tax Levy @ 90%	2,575,056
Water & Sewer	1,487,780
Total	4,458,528

AUTHORIZED BUT UNISSUED

GENERAL OBLIGATION BONDS AUTHORIZED BUT UNISSUED None

PENSION FUND LIABILITY

All qualified employees of the City are members of the Texas Municipal Retirement System. The City employees also participate in the U.S. Social Security program.

The City participates as one of 872 plans in the contractual, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.TMRS.com.

Employee	Required Contribution Rates (Percentage of gross covered salary)	
	2021	2020
Employee	7.00%	7.00%



City	17,651	19,138
Actuarial Valuation as of	12/31/2019	12/31/2018
Assets	\$29,301,846	\$27,438,715
Accrued Liabilities	\$35,431,305	\$33,859,613
(Unfunded)/Overfunded Liab.	(\$6,129,459)	(\$6,420,898)
Funded Ratio	82.70%	81.04%
Annual Covered Payroll	\$6,355,418	\$5,926,687
(Unfunded)/Overfunded Liability as a % of Covered Payroll	96.44%	108.71%
Pension Liability - Beginning	\$33,859,613	\$31,738,519
Pension Liability - Ending (a)	\$35,431,305	\$33,859,613
Contributions Employer	\$1,108,588	\$961,933
Contributions Employee	\$118,879	\$113,468
Plan Fiduciary Net Position Beg	\$26,134,727	\$26,873,399
Plan Fiduciary Net Position End (b)	\$30,116,594	\$26,134,727
Net Pension Liability (a) - (b)	(\$5,214,711)	\$7,724,886
Plan Fiduciary Net Position as a % of Total Pension Liability	85.53%	77.19%
Covered Employee Payroll	6,355,418	5,926,687
Net Pension Liability as a % of Covered Payroll	82.02%	130.78%
Membership Data		
Inactive employees or beneficiaries currently receiving benefits	75	72
Inactive employees entitled to but not yet receiving benefits	68	72
Active employees	114	114
Total	257	258

Source: Texas Municipal Retirement System

PENSION FUND OPEB LIABILITY

OPEB Benefits - Supplemental Death Benefits Fund
 Texas Municipal Retirement System ("TMRSS") administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other post-employment benefit ("OPEB") and is a fixed amount of \$7,500. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan if no assets are accumulated. The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The interest is not to pre-fund retiree term life insurance during employees' entire careers.

	12/31/2019	12/31/2018
Covered Payroll	\$6,355,418	\$5,926,687
Changes in the Total OPEB Liability		

Total OPEB Liability - ODR	\$358,679	\$395,262
Changes for the year		
Service Cost	\$17,160	\$12,434
Interest on Total OPEB Liability	\$13,574	\$13,674
Changes of benefit terms including TMRSS plan participation	\$0	\$0
Differences between expected and actual experience	(\$13,756)	(\$31,567)
Changes in assumptions or other inputs	\$43,429	(\$22,651)
Benefit payments	(\$12,542)	(\$2,952)
Net changes	\$77,816	(\$31,683)
Total OPEB Liability - EDY	\$436,495	\$363,579
Total OPEB Liability as a Percentage of Covered Payroll	6.8673%	6.0782%
OPEB Expense (Benefit)	35,668	21,837
Number of Inactive employees currently receiving benefits	62	61
Inactive employees entitled to but not yet receiving benefits	18	9
Active employees	114	114
Total	184	184

Source: Texas Municipal Retirement System

PENSION FUND OPEB LIABILITY FOR RETIREE HEALTH

	12/31/2018	12/31/2017
Covered Payroll	\$5,920,211	\$7,994,196
Changes in the Total OPEB Liability		
Total OPEB Liability - ODR	\$6,284,120	\$5,530,626
Changes for the year		
Service Cost	\$647,571	\$391,117
Interest on Total OPEB Liability	\$212,555	\$214,778
Changes of benefit terms including TMRSS plan participation	(\$868,485)	\$0
Differences between expected and actual experience	(\$172,989)	\$0
Changes in assumptions or other inputs	(\$249,905)	\$324,348
Benefit payments	(\$172,625)	(\$178,658)
Net changes	(\$703,956)	\$753,597
Total OPEB Liability - ODR	\$5,580,164	\$6,284,123
Total OPEB Liability as a Percentage of Covered Payroll	94.1022%	78.6103%

Source: City of Rockport CAFR dated September 30, 2019

NON FUNDED DEBT

NON-FUNDED DEBT PAYABLE (As of September 30, 2019)

The City reports additional debt in the principal amount of \$19,191,134 under GOAL Activities as follows:

Amount Outstanding	Int. Rate	Next Year's Required Payments Under



Rockport, City of
 (General Obligation Debt)
 Aransas County

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OPED(a)	\$3,500,161	N/A	N/A	Govt Activities
Pension Liability(a)	15,688,339	N/A	N/A	Govt Activities
Capital Lease(b)	1516,242	N/A	1115,997	Govt Activities
Compensated Absences	1567,309	N/A	N/A	Govt Activities
Lease Purchase(c)	14,979,023	4,241	1736,107	Gov/Bus Activities

12/01/2027	179,511.24	4,240.01	100.00%
06/01/2028	180,599.63	4,240.01	100.00%
12/01/2028	277,399.00	4,240.01	100.00%
06/01/2029	279,212.46	4,240.01	100.00%
12/01/2029	280,513.88	4,240.01	100.00%
06/01/2030	282,422.56	4,240.01	100.00%
12/01/2030	384,089.77	4,240.01	100.00%
06/01/2031	386,087.64	4,240.01	100.00%
12/01/2031	318,134.14	4,240.01	100.00%
06/01/2032	320,224.28	4,240.01	100.00%
12/01/2032	332,660.65	4,240.01	100.00%
06/01/2033	334,846.73	4,240.01	100.00%
12/01/2033	347,184.67	4,240.01	100.00%
06/01/2034	349,360.96	4,240.01	100.00%
12/01/2034	362,221.76	4,240.01	100.00%
06/01/2035	366,608.13	4,240.01	100.00%
12/01/2035	379,289.67	4,240.01	100.00%
06/01/2036	381,780.60	4,240.01	100.00%
----- \$3,979,022.64			

(a) See PENSION FUND LIABILITY section for details of this obligation.
 (b) Aransas County, Texas, issued approximately \$3,300,000 in General Obligation Bonds for construction of a Public Safety Center. The City entered into a lease purchase agreement with the County to acquire approximately 49% of the Center for \$1,631,000. The City paid the County a pro rata amount of the County's debt service on the bonds in semi-annual payments beginning February 1, 2014. At conclusion of the lease in February 2028, the City will own an undivided interest in the Center. Cost of repairs, maintenance and operation of the Center will be shared by the City and County on a 50/50 basis.
 (c) See the table below for information regarding the Lease/Purchase Agreement. The rental payments constitute a current expense of the Lessee (the City) and are solely payable from funds that are legally available, including, but not limited to the general fund. The lease shall not in any way be construed to be a bond, note, or other debt of the Lessee, nor shall the pledge constitute the full faith and credit, general tax revenues, funds or moneys of the Lessee. The lease is secured by a first lien on the leased equipment, moneys and investments held from time to time in the Escrow Account, and any and all proceeds of any of the foregoing. The Lessee shall have the option to purchase all, but not less than all, of the Equipment upon the Purchase Option Commencement Date in the event of substantial damage to or destruction or condemnation of substantially all of the Equipment, or upon expiration of the Lease Term. After payment of the applicable Purchase Price and accrued interest and all other amounts owed, the lessor's security interest in and to such Equipment will be terminated and the Lessee will own the Equipment free and clear of the lessor's security interest.

Call Option - The Agreement (a) is not subject to optional redemption within five years of the date hereof. (b) is not issued at an issue price that exceeds the par amount thereof by more than one fourth of one percent (25%) multiplied by the product of the par amount and the number of complete years to the first optional redemption date of the bond, or (c) does not bear interest at increasing interest rates (i.e., a stepped coupon bond). The Agreement is not subject to projected contingent early redemption.

Equipment Lease/Purchase Agreement (Direct Pay Qualified Energy Conservation Bond) Ser 2017

Tax Treatment	Qualified Energy Conservation Bonds-Taxable
Original Issue Amount	\$9,319,539.00
Dated Date	09/08/2017
Sale Date	07/31/2017
Delivery Date	08/10/2017
Sale Type	Private Placement
Record Date	N/A
Bond Form	N/A
Denomination	10
Interest pays	Semi-Annually 12/31, 06/31
1st Coupon Date	06/01/2018

Bond Counsel: McCall, Parham & Barton L.P., San Antonio, TX
 Purchaser: Banc of America Leasing & Capital, LLC

Use of Proceeds: Equipment

Maturity	Amount	Coupon	Orig. Redem. Price/Field
12/01/2019	179,037.72	4,240.01	100.00%
06/01/2020	180,163.80	4,240.01	100.00%
12/01/2020	188,646.11	4,240.01	100.00%
06/01/2021	189,085.51	4,240.01	100.00%
12/01/2021	190,028.06	4,240.01	100.00%
06/01/2022	199,923.04	4,240.01	100.00%
12/01/2022	171,373.00	4,240.01	100.00%
06/01/2023	172,499.50	4,240.01	100.00%
12/01/2023	219,168.35	4,240.01	100.00%
06/01/2024	220,608.29	4,240.01	100.00%
12/01/2024	230,238.68	4,240.01	100.00%
06/01/2025	231,751.25	4,240.01	100.00%
12/01/2025	241,497.46	4,240.01	100.00%
06/01/2026	243,285.41	4,240.01	100.00%
12/01/2026	253,556.80	4,240.01	100.00%
06/01/2027	255,222.66	4,240.01	100.00%

Period Ending	Principal	Interest	Debt Service
09/30/20	359,191.52	376,915.60	736,107.12
09/30/21	370,531.63	381,481.54	752,013.16
09/30/22	393,561.18	395,223.19	788,784.37
09/30/23	343,873.13	328,878.98	672,752.11
09/30/24	430,776.64	313,305.52	744,082.16
09/30/25	461,990.00	294,424.30	756,414.30
09/30/26	484,982.87	274,592.93	759,575.80
09/30/27	500,779.46	253,778.30	754,557.76
09/30/28	363,281.87	233,775.62	597,057.49
09/30/29	556,682.46	216,428.23	773,110.69
09/30/30	582,936.34	192,558.06	775,494.40
09/30/31	618,177.41	167,515.74	785,693.15
09/30/32	630,358.42	141,376.48	771,734.90
09/30/33	667,588.88	114,082.13	781,671.01
09/30/34	697,653.63	85,381.32	783,034.95
09/30/35	729,823.89	55,471.42	785,295.31
09/30/36	763,069.27	24,228.42	787,297.69

\$ 979,022.64		3,779,377.04	12,768,399.08

OVERLAPPING DEBT

ESTIMATED OVERLAPPING DEBT STATEMENT

Taking Body	Debt Amount	As Of	Orig. Term	Orig. Amt
Aransas Co	111,378,350	12/31/19	49.37	15,617,620
Aransas Co USD	18,172,855	09/31/20	51.02	9,271,791
Aransas Nav Dist #1	7,885,000	10/31/20	49.37	1,424,325
Total Overlapping Debt				516,313,621
Rockport, City of		09/30/19		131,681,746
Total Direct and Overlapping Debt				647,995,367
Total Direct and Overlapping Debt 1 of A V				2,653



Total Direct and Overlapping Debt per Capita 94.376
 * Gross Debt

MATERIAL EVENTS AND OTHER FILINGS

This section contains excerpt(s) from or a summary of filings made by or on behalf of the issuer. The information below is an extract or summary only. The complete filing should be viewed on the Texas PAC website (www.mactexas.com) or the Electronic Municipal Market Access (EMMA) System of the Municipal Securities Rulemaking Board (<https://emma.secdatabase.com/>). See TMR disclaimer at the bottom of this page.

08/15/2020 - FDS: 514,595,000 Tax notes Ser 2020

COVID-19 UPDATE: "The City continues to monitor the spread of COVID-19 and is working to address the potential impact of COVID-19. While the potential impact of COVID-19 on the City cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the City's operations and financial condition or its ratings."

12/08/2017 - Standard & Poor's Underlying: Downgrade on 12/06/2017

"S&P Global Ratings lowered its long-term rating on the City of Rockport's General Obligation debt to 'A-' from 'AA'."

12/01/2017 - FDS: 15,710,000 CO Ref Bds Ser 2017

HURRICANE HARVEY UPDATE: "It is estimated that up to 85% of the structures in Aransas County sustained some damage from Hurricane Harvey with approximately 35% of all structures totally destroyed. The Aransas County Appraisal District estimates the taxable assessed valuation for improved property in Aransas County will decrease by approximately 22% in 2018 from 2017 values. Based on the initial damage assessment, the City currently estimates that the total damage to City facilities is approximately \$16,265,000."

04/03/2017 - Fitch Ratings Underlying: Upgrade on 03/30/2017

"Fitch Ratings has raised its rating on the City's general obligation debt and certificates of obligations to AA from AA-."

ECONOMIC BACKGROUND

The City of Rockport is the county seat of Aransas County, located on State Highway 35, approximately 31 miles northwest of the City of Corpus Christi, 100 miles southeast of the City of Austin, 182 miles southwest of the City of Houston and 161 miles southeast of the City of San Antonio. The City is surrounded on three sides by the waters of Aransas, Copano and Port Bays. There are a variety of outdoor activities which attract tourists. The City's 2010 census was 6,766, an 18.7% increase since 2000. Commercial fishing and shrimp, tourism, and oil production and refining contribute significantly to the City's economy.

COUNTY CHARACTERISTICS: Aransas County, located on the southeastern coast near the Gulf of Mexico, was created and organized in 1871 from Refugio County. The Aransas National Wildlife Refuge is a nationally known wildlife sanctuary.

COUNTY SEAT: Rockport

2010 census: 23,158 increasing 2.8% since 2000
 2000 census: 22,497 increasing 25.7% since 1990
 1990 census: 17,892

ECONOMIC BASE:

Mineral: sand, oyster shell, oil and gas.

Industry: tourism, hunting, fishing and commercial shrimp

Agriculture: hunting, hay, fishing, cow-calf operations and cotton

OIL AND GAS - 2019

The county ranks 183 out of all the counties in Texas for oil production. The gas production for this county accounts for 0.051 of the total state production. The county ranks 93 out of all the counties in Texas for gas production.

OIL PRODUCTION (Texas Railroad Commission)

Year	Description	Volume	% Change From Previous Year
2016	Oil	42,148 BBL	-31.44
2017	Oil	39,606 BBL	-6.03
2018	Oil	29,257 BBL	-26.13
2019	Oil	26,365 BBL	-10.39

CASINGHEAD (Texas Railroad Commission)

Year	Description	Volume	% Change From Previous Year
2016	Casinghead	318,975 MCF	-23.42
2017	Casinghead	288,515 MCF	-11.99
2018	Casinghead	178,267 MCF	-36.44
2019	Casinghead	138,231 MCF	-22.47

GAS WELL PRODUCTION (Texas Railroad Commission)

Year	Description	Volume	% Change From Previous Year
2016	Oil Gas	7,826,390 MCF	-28.71
2017	Oil Gas	5,677,264 MCF	-29.47
2018	Oil Gas	4,473,194 MCF	-21.21
2019	Oil Gas	2,918,726 MCF	-34.75

CONDENSATE (Texas Railroad Commission)

Year	Description	Volume	% Change From Previous Year
2016	Condensate	240,891 BBL	-6.66
2017	Condensate	184,915 BBL	-25.70
2018	Condensate	125,686 BBL	-32.03
2019	Condensate	89,403 BBL	-36.03

PARKS (Texas Parks & Wildlife)

Year	Description	Volume
2016	Goose Island State Park	174,096 Visitors
2017	Goose Island State Park	191,645 Visitors
2018	Goose Island State Park	84,784 Visitors
2019	Goose Island State Park	102,229 Visitors

RETAIL SALES & EFFECTIVE BUYING INCOME (The Anselson Company)

Year	2018	2017	2016
Retail Sales	1,706.9M	1,621.9M	1,477.3M
Effective Buying Income (EBI)	1,672.3M	1,632.7M	1,426.0M
County Median Household Income	64,752	64,452	64,129
State Median Household Income	56,175	57,277	55,262
% of Households with EBI below 425K	27.5%	28.5%	14.2%
% of Households with EBI above 425K	63.1%	62.9%	62.5%

EMPLOYMENT DATA (Texas Workforce Commission)

	2018		2019		2018	
	Employed	Earnings	Employed	Earnings	Employed	Earnings
1st Q	5,649	155.7M	5,461	153.0M	5,032	150.0M
2nd Q	N/A	N/A	5,520	152.5M	5,263	149.9M
3rd Q	N/A	N/A	5,593	156.0M	5,283	151.9M
4th Q	N/A	N/A	5,614	155.9M	5,394	152.7M

TOP EMPLOYERS

Major Employers	# Employees
Aransas County ISD (Education)	466
Aransas County Government	229
Wal-Mart Retail	209
HEB Retail	203
City of Rockport	133



Government	
State of Texas	160
Government	
Golf Pointe Plaza	00
Commercial	
Paradise Keys	76
Restaurant	
Rockport Nursing & Rehabilitation Center	72
Health Care	
Builders Source	00
Materials	

cityofrockport.com

Finance Director
 Katie Griffin
 2751 SH 35 Bypass
 Rockport, TX 78382
 Phone: 361-729-2213
 Fax: 361-790-5966
 kgriffin@cityofrockport.com

Tax Assessor/Collector
 Jeri D. Cox
 Aransas County Tax Office
 319 W. Church St.
 Rockport, TX 78382
 Phone: 361-790-6160
 Fax: 361-729-4373
 jcox@aransascounty.org

Source: City of Rockport CAFR dated September 30, 2013.

TOP TAXPAYERS

Principal Taxpayers	2020 A.V.	% of A.V.
1. C H Herma and Dystack LP Commercial - Marina/Shipyard	19,990,780	0.551
2. AIP Texas Central Co Hotels - Floating Hotels/Boat Dock	8,381,370	0.461
3. Oaks at Bentwater Dunes LLC Residential - Apartments	8,130,000	0.461
4. Wal-Mart Real Estate Business Trust Commercial - Retail Store	7,368,790	0.411
5. Rockport Harborfront LP Commercial - Commercial Building	7,216,860	0.401
6. H E Bott Grocery Commercial - Grocery Store	7,026,920	0.391
7. JES Lagoons R/L LLC Residential - Mobile Homes/Parks	5,645,420	0.311
8. Heritage Hotels Rockport LP Commercial - Hotel/Motel	4,853,040	0.271
9. TFP Properties 121 LLC Commercial - Strip Mall/Plaza	4,809,000	0.271
10. Wal-Mart Stores East Inc. #140 Commercial - Retail Store	4,671,820	0.261
Total	168,034,990	3.771

Chief Appraiser
 Mike Soto
 Aransas County Appraisal District
 11 Hwy 35 W
 Rockport, TX 78382
 Phone: 361-729-9733
 Fax: 361-729-9750
 msoto@aransco.net

RZ

FINANCE CONNECTED OFFICIALS

Mayor
 Patrick Rice
 2751 SH 35 Bypass
 Rockport, TX 78382
 Phone: 361-729-2213 Ext. 222
 Fax: 361-790-5966
 price@cityofrockport.com

City Manager
 Kevin Cornuth
 2751 SH 35 Bypass
 Rockport, TX 78382
 Phone: 361-729-2213
 Fax: 361-790-5966
 kcitymgr@cityofrockport.com

City Secretary
 Teresa Valdez
 2751 SH 35 Bypass
 Rockport, TX 78382
 Phone: 361-729-2213 Ext. 225
 Fax: 361-790-5966

Discussion was held among Council and Mr. Henderson regarding City debt (below).

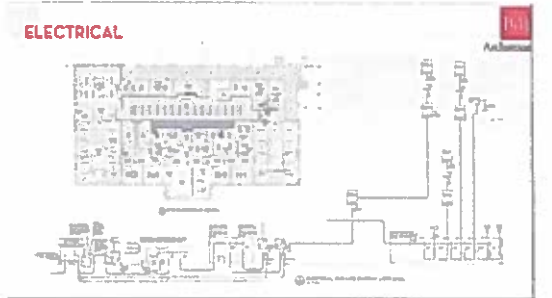
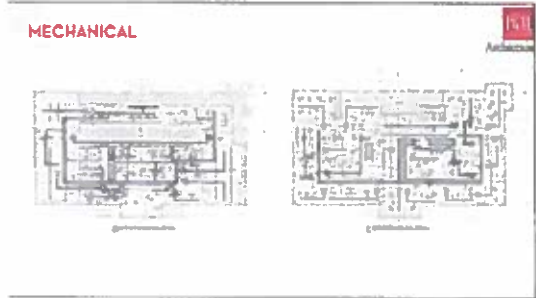
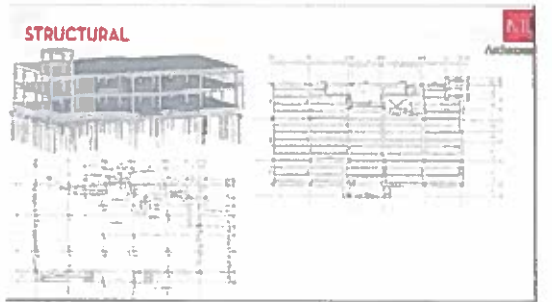
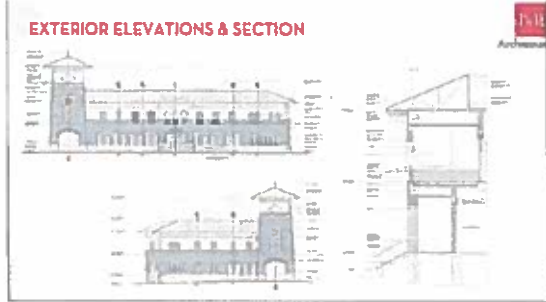
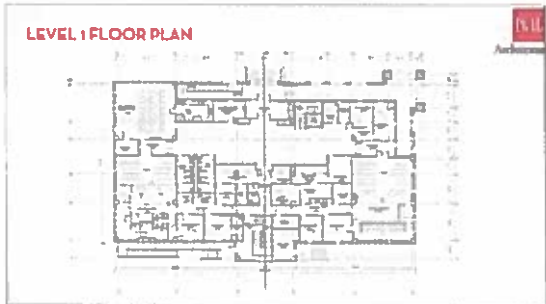
Mayor Rios commented when the City was petitioned and pulled six million off of the amount that was planned to be Certificates of Obligation, he started receiving complaints about drainage on Austin Street. Mayor Rios stated the serious thing he sees is vehicles for Police and Public Works; we need them to service the public.

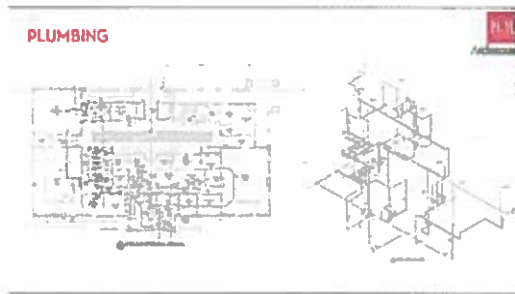
Mr. Henderson said he was perplexed that property values outside of the City went up so much and in the City they did not. Mr. Henderson stated in his 37 years this is only the second time he has seen a petition like this; most of the time citizens trust their elected political figures.

Mr. Henderson added there is a substantial difference in tax and fiscal policies since the national election; debt markets have gone up significantly - we are no longer at historically lower rates. Mr. Henderson said it was important to note interest rates have gone up substantially.

Council took a brief recess from 10:57 a.m. until 11:00 a.m.

Paul Bonnet with PGAL Architects, Larry Herzog with Architexas, and Mike Bishop with Broddus gave a presentation (below) on the new City Hall project.





SCHEDULE

Activity	Start	End	Duration
Site Preparation	08/2021	09/2021	1 month
Foundation	09/2021	10/2021	1 month
Structural Steel	10/2021	12/2021	2 months
Masonry	11/2021	01/2022	2 months
Roofing	12/2021	02/2022	2 months
Interior Finish	01/2022	03/2022	2 months
Exterior Finish	02/2022	04/2022	2 months
Landscaping	03/2022	05/2022	2 months
Final Inspection	04/2022	05/2022	1 month

CITY HALL BUDGET

GRANTS & INSURANCE	\$ 2,661,101.08
CITY OF ROCKPORT (TAX NOTES)	\$11,770,000
SUBTOTAL	\$14,431,101.08
CONCHO ST. DRAINAGE	\$ 2,300,000
TOTAL	\$16,731,101.08

CONCEPTUAL BUDGET ESTIMATE

CONSTRUCTION COST	\$12,247,725 *
SOFT COSTS / FURNITURE FIXTURES & EQUIPMENT / CONTINGENCY	\$ 2,075,715
TOTAL PROJECT COST	\$14,323,440

* Broadus conceptual budget estimate based on 50% DD documents. Does not include Concho St. drainage

Discussion was held among Council, Mr. Bonnet, Mr. Herzog, and Mr. Bishop.

Mr. Bishop said they hope to bid the project in late August early September, allow two weeks for advertising and then 30 days to put the bids together, then meet and establish low bidder and then offer award of contract. Mr. Bishop stated the construction period is 18 months, 19 months if you consider activation (furnishing) and closeout. Mr. Bishop added the cost of the project will be defined by the bidding market and they are trying to estimate the cost so that it can fall under budget.

Mr. Bonnet said the last time the Council was given a presentation on the City Hall project, a question was asked about handicapped parking. Mr. Bonnet said there will be handicapped parking in the large parking lot, three spaces were added along Magnolia Street and there are also some on the west side of the Courthouse along Live Oak Street.

Council Member Cunningham said the question he receives most often is “have we thought through the real physical needs over a period of time given the working from home, current

environment, and has that been factored in the design?" Council Member Cunningham asked if we need a building that large.

Mr. Bonnet stated staffing levels/growth were looked at for the next 10-20 years and that was built into the design as well as the building is designed that it can be easily extended. Mr. Bonnet said people are not going to be working remotely forever and they have not talked in detail about that; there will still be in-person meetings and people will still come to the building to pay utility bills and court fees.

Council Member Cunningham asked if there will be more public interaction to say where we are in the schedule.

Mayor Pro-Tem Villa stated it will be discussed in Council meetings.

Public Works and Building Services Director stated the City's website has a Project Transparency page which will include information on this project.

Council took a lunch break from 11:46 a.m. until 12:34 p.m.

Mr. Carruth continued his presentation (below).

Project ID	Project Name	Phase	Start Date	End Date	Estimated Cost
10000001	Water Treatment Plant	Phase 1	2021	2023	\$10,000,000
10000002	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$5,000,000
10000003	Stormwater Management	Phase 1	2021	2023	\$3,000,000
10000004	Water Main Replacement	Phase 1	2021	2023	\$2,000,000
10000005	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$1,500,000
10000006	Stormwater Management	Phase 1	2021	2023	\$1,000,000
10000007	Water Main Replacement	Phase 1	2021	2023	\$800,000
10000008	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$600,000
10000009	Stormwater Management	Phase 1	2021	2023	\$400,000
10000010	Water Main Replacement	Phase 1	2021	2023	\$300,000
10000011	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$200,000
10000012	Stormwater Management	Phase 1	2021	2023	\$150,000
10000013	Water Main Replacement	Phase 1	2021	2023	\$100,000
10000014	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$80,000
10000015	Stormwater Management	Phase 1	2021	2023	\$60,000
10000016	Water Main Replacement	Phase 1	2021	2023	\$40,000
10000017	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$30,000
10000018	Stormwater Management	Phase 1	2021	2023	\$20,000
10000019	Water Main Replacement	Phase 1	2021	2023	\$15,000
10000020	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$10,000

Project ID	Project Name	Phase	Start Date	End Date	Estimated Cost
10000021	Water Treatment Plant	Phase 1	2021	2023	\$10,000,000
10000022	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$5,000,000
10000023	Stormwater Management	Phase 1	2021	2023	\$3,000,000
10000024	Water Main Replacement	Phase 1	2021	2023	\$2,000,000
10000025	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$1,500,000
10000026	Stormwater Management	Phase 1	2021	2023	\$1,000,000
10000027	Water Main Replacement	Phase 1	2021	2023	\$800,000
10000028	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$600,000
10000029	Stormwater Management	Phase 1	2021	2023	\$400,000
10000030	Water Main Replacement	Phase 1	2021	2023	\$300,000
10000031	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$200,000
10000032	Stormwater Management	Phase 1	2021	2023	\$150,000
10000033	Water Main Replacement	Phase 1	2021	2023	\$100,000
10000034	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$80,000
10000035	Stormwater Management	Phase 1	2021	2023	\$60,000
10000036	Water Main Replacement	Phase 1	2021	2023	\$40,000
10000037	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$30,000
10000038	Stormwater Management	Phase 1	2021	2023	\$20,000
10000039	Water Main Replacement	Phase 1	2021	2023	\$15,000
10000040	Sanitary Sewer Main Replacement	Phase 1	2021	2023	\$10,000

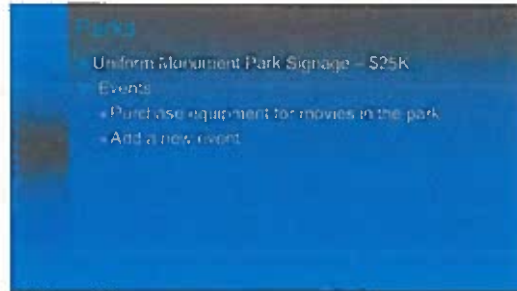
Public Works and Building Services Director Mike Donoho gave a brief description of the Capital Projects.

Discussion was held among Council, Mr. Carruth and Mr. Donoho regarding the Capital Projects.

Parks and Leisure Services Director Rick Martinez reviewed the Capital Projects (below) for the Parks Department.

- Pool**
 - Secondary Disinfection System - \$20K - \$40K
 - Pool Blankets - \$12K - \$14K
 - Dustless HVAC - \$7K
- Downspout**
 - Urinals/Fas - 4 - \$20K
 - Planter Replacements - \$10K
- Memorial Park**
 - Fence Court Workout Stations - \$10K
 - Maintained Area Pad & Cover - \$

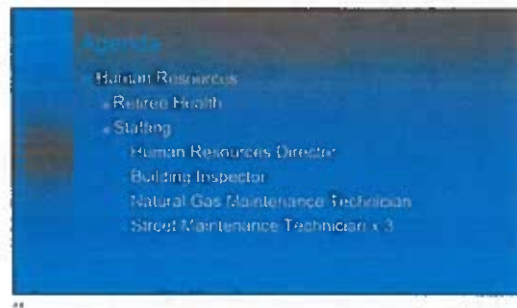




Discussion was held among Council, Mr. Carruth and Mr. Martinez regarding the Parks Capital Projects.

Council took a recess from 2:02 p.m. until 2:20 p.m.

Mr. Carruth called the Council's attention to the next part of his presentation (below).



Mr. Carruth said "Retiree Health" is for discussion at this point. Mr. Carruth explained one of the employees' benefits is retiree health; if you retire before 65 you receive some health benefits and you pay for a portion. Mr. Carruth stated that comes with some issues for the City – it is quite a substantial substance. Mr. Carruth expressed the City needs to honor its word to staff currently employed but he would like you to consider new hires will not be offered that benefit.

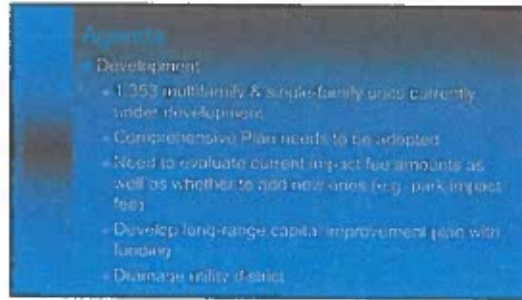
Director of Finance Katie Griffin explained the City must carry and report that as a liability and it does impact our debt ratio.

Mr. Carruth addressed "Staffing." Mr. Carruth expressed we really must figure out the material weakness of our organization – we do not have a full-time Human Resources Director. Mr. Carruth said there is a higher cost for not having a Human Resources Director; errors can be made, and it can be costly.

Mr. Donoho explained the need for a Building Inspector, Natural Gas Maintenance Technician and three Street Maintenance Technicians.

Discussion was held among Council, Mr. Carruth and Mr. Donoho.

Mr. Carruth proceeded with Agenda items "Development" and "Hotel Occupancy Tax Ordinance" (below).



Council Member Cunningham asked what the timeline was for the Comprehensive Plan.

Mr. Donoho answered staff is continuing to work with the Texas A&M group and it needs to get back in front of Council for approval. Mr. Donoho said staff is working with a planning consultant on a recreational vehicle ordinance. Mr. Donoho expressed he hopes adoption by Council will be in the near future and it was important for everyone to understand this is a living document and is subject to change at any time; we have to come to agreement on where we are going to stand with the Future Land Use Plan – it is a guide.

Mayor Pro-Tem Villa stated when you receive community input you will never finish, so when do you pull the trigger?

Council Member Cunningham expressed in the proposed Future Land Use Plan some areas were predesignated and the people in that neighborhood were not talked to about that.



Mr. Carruth said the current Hotel Occupancy Tax Ordinance was adopted in early 2000 and there was a much different environment at that time. Mr. Carruth stated the current Ordinance does not address administrative or permit fees, maximum number of guests, property manager easily accessible, nuisance abatement, life safety inspections and signage restrictions.

Discussion was held among Council and Mr. Carruth regarding a Hotel Occupancy Tax Ordinance.

John Schwarz addressed the Council. Mr. Schwarz said he had sent to the Mayor and Council Member Cunningham hotel occupancy tax ordinances from Santa Fe, New Mexico and Fredericksburg, Texas. Mr. Schwarz stated the primary issue is striking a balance between a homeowner who wants to offset expenses versus homes owned by corporations with clearly commercial interests. Mr. Schwarz commented that defining those uses as R-6 zoning with an exemption solves the problem on an immediate basis while the City is working on a more

comprehensive solution. Mr. Schwarz added by simply re-writing/tweaking the definitions we get out in front of it and it gives appropriate parties enough room to make a good ordinance in the long-term.

Discussion was held among Council.

Mayor Rios stated the City needs to get a handle on this. Mayor Rios said the City has already received parking, noise and trash complaints.

Lynn Powers addressed the Council. Ms. Powers said if the City does not put some restrictions now property is being re-platted, people are moving out, losing good neighbors, losing property values. Ms. Powers stated this needs to be made a priority. Ms. Powers added Fredericksburg is a great example of the way to do it right.

Diane Probst, President and Chief Executive Officer of the Rockport-Fulton Chamber of Commerce stated she can call New Braunfels and Galveston that have tourists coming in flux. Ms. Probst said she would be happy to gather the ordinances from those cities.

Mr. Carruth asked if Council had any other issues to discuss.



Council Member Cunningham said the Aransas County Navigation District is calling for a joint workshop to discuss Little Bay. Council Member Cunningham stated Little Bay continues to not improve and a workshop certainly seems worthwhile.

Mayor Rios stated the City has no problem of meeting with the Aransas County Navigation District, but it looks like a duplication of the Stormwater Committee, which the Aransas County Navigation District does not attend. Mayor Rios said it is frustrating for someone working on this for years, back as far as 2007. Mayor Rios added the Aransas County Navigation District has been given recommendations on what to do, and he agrees there are some issues there; when they built the beach, it shut off circulation.

Brief discussion was held between Mayor Rios and Council Member Cunningham.

3. Adjournment.

At 3:47 p.m., Mayor Pro-Tem Villa moved to adjourn. Council Member Hattman seconded the motion. Motion carried unanimously.



APPROVED:



Patrick R. Rios, Mayor

ATTEST:



Teresa Valdez, City Secretary