
CITY OF PORT LAVACA

MEETING: MAY 13, 2024 **AGENDA ITEM** _____

DATE: 05.06.202

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider an Ordinance of the City of Port Lavaca amending the Code of Ordinances, Appendix A – Fees, Rates and Changes; Chapter 26 RV Park Registration fees.

The purpose of this request is to establish uniform fees for all RV Parks within the City of Port Lavaca. The current Ordinance states that if a RV Park owner owns more than 50 spaces, then the fees double in cost. After discussions with RV Park owners, the discussion was that the cost is unreasonable for those that have 51 or 52 lots. Furthermore, RV Park owners felt they were being singled out for having to pay an annual license fee. After discussions with Council and surrounding RV Park owners, the following amendment to Appendix A is recommended by staff:

CHAPTER 26—MANUFACTURED HOUSING

Section Number	Subject	Fee Amount
<u>26-26</u>	<i>Fees associated with recreational parks:</i>	
	For parks from one (1) space to fifty (50) spaces:	
	License Certificate of Occupancy fee	\$250.00 \$100.00
	Annual renewal	\$100.00
	License transfer	\$50.00
	For parks in excess of fifty (50) spaces:	
	License fee	\$500.00
	Annual renewal	\$200.00
	License transfer	\$100.00

Attachment:

- Proposed Chapter 26 Fee Appendix

CITY OF PORT LAVACA

COUNCIL MEETING: MAY 13, 2024

DATE: 05.06.2024
TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: LIGHTHOUSE BEACH CAMPGROUND RATES

BACKGROUND:

Following the Council Workshop on March 25, staff met with representatives of the local RV Park Owners group that had attended the workshop. At that meeting, the local RV Park Owners urged the City to not significantly increase their rates to the Lighthouse Beach Campground waterfront sites, which are rented on a weekly basis, with a target customer being tourists and short-term visitors to the area. Staff agreed with them that a rate significantly higher than the prevailing rate among other RV Parks along the mid Texas coast could drive tourists elsewhere.

Attached is a spreadsheet comparing the current rental rates of other RV Parks along the mid-Texas coast comparable to those at LHB Park.

The local RV Park Owners are concerned with competition with Lighthouse Beach only with regard to monthly rentals that attract longer-term-rental plant workers, etc. Although the discussion at the recent Council workshop suggested only increasing the rental rates at this time and later considering a shorter allowable rental period, the local RV Park Owners really want to see an allowable rental stay at Lighthouse Beach of no more than **2 months**. Under this condition, they will support an increased rental rate of as low as \$650/month, being the current rental rate of \$500 plus \$150 to account for the estimated monthly cost of electricity. Staff is concerned that an increase to \$800 would significantly reduce any rentals of these hill sites.

Attached also is a listing of those rates in the rate ordinance that are being proposed for change. Column A is based upon the recommendation of the Parks Board (which were made prior to the workshop) and Column B is based upon the recent meeting with the local RV Park Owners.

If you recall, the Parks Board had recommended \$700 for the hill sites as a minimum break-even point. The Parks Board did not offer a recommendation on reducing the maximum length of stay. The local RV Park Owners stated that they will not support a maximum allowable stay for the hill sites greater than 2 months even with a slightly higher monthly rate of \$700.

RECOMMENDATIONS:

- Delete the Day use cabana rate (if someone wants to rent the cabana for the day, they will just rent the RV space for 1 day).
- Staff is comfortable recommending \$650/month for the hill site rentals knowing that more revenue will be generated with the reinstatement of gate fees. Wayne is meeting with vendors now and we hope to have a proposal for Council approval soon. At that time, we will consider amending the gate fees such that the costs associated with the automated entry system can be covered.

- The fee recommendations are as shown on the attachment.
 - (A) Recommendations of the Parks Board which were made prior to the workshop (Note the Parks Board did not have a quorum on April to revisit this issue).
 - (B) Recommendations of the local RV Park Owners (which staff concurs)
- Of course, Council may choose to adopt any combination of what is presented.

Attachments:

- spreadsheet comparing the current rental rates of other RV Parks along the mid-Texas coast comparable to those at LHB Park.
- Proposed changes to the rate ordinance

The rates shown below are of other RV Parks in our region of the coast as published in April 2024.

E= Electricity (assume this equates to \$100-\$150/mo)

	LHB Current Daily	Daily	LHB Current Weekly	Weekly	LHB Current Monthly	Monthly
BayView RV/Calhoun		\$40		\$225		\$450 + E
Calhoun Riverside Retreat		\$40		\$200		N/A
Sandollar - Rockport		\$44		\$220 + \$0.15/kwh		\$420 + \$0.15/kwh
Woody Acres / Fulton		\$45		\$255		\$430 + E
Coastal Cowboy / Rockport		\$45		\$225		\$400 + E
Keller/Coastal Bay RV/Calhoun		\$50		\$250		\$395 + E
Serendipity Palacios		\$50		\$275+\$75E=\$350		\$500+\$150E = \$650
Beacon / Rockport		\$55		\$275 + E		\$495 start + E
Beach Rd RV - Matagorda		\$55		\$220		350 + E
By the Bay - Rockport (Premium)		\$55		\$250 + \$0.14/kwh		\$535 + \$0.14/kwh
Port O'Connor RV Park		\$55		\$195 + E		\$400 + E
Qilly's / Rockport Pond View		\$65		\$325		\$525 + E
LHB Hill Sites (incl. E+w/s)	\$50	\$70	\$250	proposed \$375	\$500	proposed \$650**
Texas Lakeside - Lavaca (Waterfront) Port		\$73		\$375 + E		\$635 + E
Rockport RV Resort		\$75		\$280		\$490 + \$0.15/kwh
LHB Waterfront Sites (incl. E+w/s)*	\$55	\$75	\$325	Proposed \$380*	N/A	N/A
Reel Chill Rockport		\$75 + E		\$329 + E		\$595 + E
SeaBreeze / Portland		\$85		\$290		\$540 + E
KOA Port Lavaca Deluxe		\$126		\$785		Have to call

Note: * maximum stay on weekly rate of Waterfront sites is 2 weeks

** maximum stay on monthly rate at LHB Hill sites is currently 6 months - proposed to amend to 2 - 3 months.

			(A)	(B)
Section Number	Subject	Current Fee Amount	Recommended New Rate Parks Bd	Recommended New Rate RV Park Owners
32-71(d)	Minor and special event permit	No charge		
32-71(e)	Lighthouse Beach and RV Park			
	Hill sites:			
	Daily rates:	\$50.00	\$70.00	\$70.00
	Weekly rates:	\$250.00	\$375.00	\$375.00
	Monthly Rate:	\$500.00	\$700.00	\$650.00
	Maximum Monthly Stay **	6 months	No recommendation given	2 months
	Waterfront Sites:			
	Daily rates:	\$55.00	\$75.00	\$75.00
	Weekly rates:	\$325.00	\$450.00	\$380.00
	Maximum Weekly Stay	2 weeks	2 weeks	2 weeks
	Day use cabanas:	\$50.00		
	Lighthouse Beach and Campground other fees:			
	Tent sites	\$20.00	\$25.00	\$25.00

** The RV Park owners recommended that the City not increase their Waterfront sites significantly in order to not push tourists and visitors to the area toward Rockport or other RV Parks along the Texas coast. Their concern is with their target customer which is the long-term RV space renter. They really want to see an allowable rental stay at LHB of no more than 2 months and under that condition have no issue with a monthly rate of as low as \$650.00. Staff is concerned that an increase to as much as \$800 would significantly reduce any rentals of these spaces.

Note: Day Use cabanas is being deleted as an option. People can instead rent the space/cabana for 1 day. (This was a holdover rate from prior to using CampSpot)

ORDINANCE #G-5-24

AN ORDINANCE AMENDING THE ORDINANCE CODIFIED AND DESCRIBED IN THE CITY OF PORT LAVACA CODE OF ORDINANCES AS PART II, APPENDIX A – FEES, RATES AND CHARGES; AND PROVIDING AN EFFECTIVE DATE

ARTICLE I. GENERAL

WHEREAS, the City Council on March 12, 2012 approved and adopted Ordinance Number G-1-12 which is codified and described in the City of Port Lavaca Code of Ordinances as Part II, Appendix A – Fees, Rates and Charges; and

WHEREAS, the City of Port Lavaca staff has evaluated current fees, rates and charges and find the need to make some amendments and changes.

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

ARTICLE II. FEES TO BE AMENDED

The fees, rates and charges to be amended are in the Chapters listed below and described in full in the attached Exhibit “A”. Text that remains unchanged will be in black-colored letters, text that is new will be identified by bold red-colored letters and all text to be deleted, if any, will be identified as blue-colored letters with strikethroughs, and both highlighted in yellow:

Chapter 26: Manufactured Housing and Recreational Vehicles

Sec. 26-26 Fees associated with Recreational Vehicle Parks
License Registration Fees
Certificate of Occupancy Fee

Chapter 32: Parks and Recreation

Sec. 32-71 (e) Lighthouse Beach and RV Park
Hill Sites
Waterfront Sites
Lighthouse Beach and Campground other fees (Tent Sites)

ARTICLE III.- EFFECTIVE DATE

This ordinance shall become effective upon adoption by City Council.

FIRST READING this 13th day of May, 2024.

Jack Whitlow, Mayor

SECOND AND FINAL READING this 10th day of June, 2024.

Jack Whitlow, Mayor

APPROVED AND ADOPTED this 10th day of June, 2024.

Jack Whitlow, Mayor

ATTEST:

Mandy Grant, City Secretary

APPROVED AS TO FORM:

Anne Marie Odefey, City Attorney

RECORD OF VOTE

	First Reading	Second and Final	Passed and Approved
Councilman Aguirre			
Councilman Dent			
Councilman Tippit			
Councilwoman Padron			
Councilman Ward			
Councilman Burke			

Record of approval by City Council: City Council Minute Records, Volume 3-I, Page ____.

CIY OF PORT LAVACA - PART II - CODE OF ORDINANCES
APPENDIX A - FEES, RATES AND CHARGES

EXHIBIT A

CHAPTER 26 – MANUFACTURED HOUSING AND RECREATIONAL VEHICLES

Section No.	Subject	Fee Amount
<u>26-9</u>	<i>Fees associated with manufactured housing:</i>	
	Housing park license	\$100.00
	Placement permit	\$50.00
	Plumbing, electrical, etc.	Set by ordinance
	Habitability inspection	\$100.00 plus travel expenses and mileage
<u>26-26</u>	<i>Fees associated with recreational parks:</i>	
	For parks from one (1) space to fifty (50) spaces:	
	License	\$250.00
	Certificate of Occupancy fee	\$100.00
	Annual renewal	\$100.00
	License transfer	\$50.00
	For parks in excess of fifty (50) spaces:	
	License fee	\$500.00
	Annual renewal	\$200.00
	License transfer	\$100.00

(Ord. No. G-1-02, § 9.0, 6-10-2002; Ord. No. G-1-12, art. II, 3-12-2012; Ord. No. G-11-22, art. II, (exh. A), 1-9-2023)

CITY OF PORT LAVACA - PART II - CODE OF ORDINANCES
APPENDIX A - FEES, RATES AND CHARGES

CHAPTER 32 – PARKS AND RECREATIONAL

Section No.	Subject	Fee Amount
32-71(d)	Minor and special event permit	No charge
32-71(e)	Lighthouse Beach and RV Park	
	Hill sites:	
	<i>Daily rates:</i>	\$50.00
	<i>Weekly rates:</i>	\$250.00
	<i>Monthly Rate:</i>	\$500.00
	Maximum Monthly Stay	6 months
	Waterfront Sites:	
	<i>Daily rates:</i>	\$55.00
	<i>Weekly rates:</i>	\$325.00
	Maximum Weekly Stay	2 weeks
	<i>Day use cabanas:</i>	\$50.00
	Lighthouse Beach and RV Park other fees:	
	<i>Tent sites</i>	\$20.00

(Ord. No. G-4-05, § III, 6-13-2005; Ord. No. G-1-12, art. II, 3-12-2012; Ord. No. G-3-13, art. II, 9-9-2013; [Ord. No. G-8-15](#), 9-14-2015; [Ord. No. G-1-18](#), art. II, 1-8-2018; Ord. No. [G-2-20](#), § II, 4-13-2020; Ord. No. [G-3-21](#), art. II, 5-10-2021)

Note— The dump station is only for RV Black Water waste disposal. No drums or other types of containers permitted.

End of Exhibit A