

**Ordinance to revise procedures and rental fees for use of Sunrise  
Beach RV Park camp sites effective April 1, 2020**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, that:**

**SECTION 1.** Section 12-108 of the Corpus Christi Code of Ordinances, is amended to read as follows:

Sec. 12-108. - Sunrise Beach recreation site.

- (a) The Director of Water Utilities or designee is authorized to prepare and sign standard user or rental agreements for the rental of camp sites, recreational vehicle parking spaces, and other facilities and equipment at the City's Sunrise Beach recreation site on Lake Corpus Christi. All rental agreements must be signed by the Director of Water Utilities or designee under the following conditions:
- (1) The form of every rental agreement must be approved by the city attorney, or designee, but the city attorney, or designee, is not required to sign the approval on each document executed under this section.
  - (2) All blanks must be filled in and the information required by the standard form document must be provided.
  - (3) Verbal arrangements to rent are not recognized under any circumstances.
  - (4) This section, the standard form documents for the rental agreements, and rules for the operation of the Sunrise Beach recreation site constitute the whole agreement between the parties and may not be altered unless done so in writing, signed by authorized representative of both parties, and approved by the city attorney, or designee.
  - (5) All rental agreements must provide that parties contracting for the use of city's facilities or other property hold the city harmless from any and all liability for any claim or claims as a result of use of the premises, equipment, or other property and must indemnify the city in case of any claims resulting from their operations, use, or occurring as a result of their occupancy of the premises or use of property and all agreements shall specifically include such provisions.
  - (6) Rental agreements may not be assigned without the prior written authorization of the Director of Water Utilities or designee.
  - (7) The rental agreement is limited to the specific trailer site area identified in the agreement.
  - (8) Outdoor storage of equipment and materials is prohibited. Decks/patios and any other construction is prohibited.
  - (9) Rentals at Sunrise Beach are limited to currently registered vehicles that were originally manufactured to provide temporary living quarters for recreational camping or travel use, constructed with integral wheels to make it mobile and/or towable by motor vehicle, including but not limited to camper trailers, travel trailers, and motor homes.

(10) Participating in or conducting illegal or dangerous activities in Sunrise Beach will result in immediate eviction from Sunrise Beach without required notice of violation.

(11) In addition to a recreational vehicle, each trailer site is limited to one motor vehicle and one water craft per trailer site subject to payment of additional fees. However, a fishing boat, jet ski, or pontoon boat must be parked in designated parking area and subject to additional fees.

(12) Use of canopies or tents at the trailer site are only allowed for daily use and prohibited for permanent use by monthly renters.

(13) The Sunrise Beach staff is authorized to ban anyone in the Sunrise Beach park who habitually violates rules or who causes disorderly conduct or who creates nuisance to other tenants or staff.

(14) All rental agreements must contain a procedure regarding notices of violations as follows: Whenever it is determined by the City staff managing Sunrise Beach that there are grounds to believe there has been a violation of any provision of this Section or any rules adopted under this Section, the City shall give notice of the violation to the tenant as hereinafter provided. Such notice shall: (i) Be in writing; (ii) Include a statement for the reasons for its issuance; (iii) Allow ten (10) days for compliance; (iv) Be served upon the tenant; provided that such notice shall be deemed to have been properly served when a copy has been served in person, or attached to the door of the recreational vehicle, or deposited for certified mail to last known address on file with the rental agreement; (v) Contain an outline of remedial action that if taken, will effect compliance with this Section; and (vi) Provide that after all procedures outline above are exhausted, notice to vacate the premises may be issued. ~~Any person may appeal such notice to the Director of Utilities by filing written notice of appeal with the Director within 5 calendar days of issuance of the notice. The Director shall schedule a hearing to review the appeal, and whose decision shall be final.~~

- (b) The Director of Water Utilities or designee shall apply any deposit against any amounts owed to the City of Corpus Christi for use of the property or facilities, and the Director of Water Utilities or designee may refuse to enter into any rental agreement until any and all amounts due the city by any applicant or organization, or by any organization, which the applicant has represented, have been paid in full.
- (c) The Director of Water Utilities or designee may enter rented facilities for the purpose of ensuring that parties comply with the provisions of this section, the rules, or the applicable rental agreement.
- (d) The Director of Water Utilities or designee shall publish rules governing the operation of the city's Sunrise Beach recreation site, which may include, but are not limited to, the length of stay; deposits required; late fees, service charges, and application fees; maintenance and repair of camp sites, recreational vehicle parking spaces, and other facilities and equipment; disposal of solid waste; use of city provided utility services; use of city provided common facilities; hours of operation of facilities; and standards of conduct. The rules must be approved by the city attorney, or designee.
- (e) The Director of Water Utilities or designee shall charge the following applicable fees for use of the facilities at the Sunrise Beach recreation site:

Facility	Fee
Daily Use	
Automobile (1 or two passengers)	\$10.00
Additional passengers	4.00
Children (6 and under)	Free
Watercraft Trailer	10.00
Overnight Primitive Tent Camping (no electricity or water)	\$25.00
Automobile or RV <b>Dry Camping</b> (1 or two occupants)	<del>\$25.00</del> \$30.00
Additional occupants	4.00
Children (6 and under)	Free
<del>Overnight Camping (electricity and water provided)</del>	
<del>—RV (1 or two occupants)</del>	<del>\$30.00</del>
<del>—Additional occupants</del>	<del>—4.00</del>
<del>—Children (6 and under)</del>	<del>Free</del>
Overnight Camping (electricity and water provided, sewer at some camp sites)	
RV (1 or two occupants)	\$35.00
Additional occupants	4.00
Children (6 and under)	Free

<del>Extended Stay RV sites (full hook up—electricity, water, and sewer)</del>	
Weekly site	\$225.00
Monthly site	\$500.00

**SECTION 2.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effect for its purpose.

**SECTION 3.** Publication will be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi. This Ordinance takes effect after publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the following vote:

Joe McComb _____	Michael Hunter _____
Roland Barrera _____	Ben Molina _____
Rudy Garza _____	Everett Roy _____
Paulette M. Guajardo _____	Greg Smith _____
Gil Hernandez _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2020, by the following vote:

Joe McComb _____	Michael Hunter _____
Roland Barrera _____	Ben Molina _____
Rudy Garza _____	Everett Roy _____
Paulette M. Guajardo _____	Greg Smith _____

Gil Hernandez \_\_\_\_\_

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor