



# FEE SCHEDULE RECOMMENDATIONS

## IMMEDIATE

### DAY USE

- Daily Entry \$10

### OVERNIGHT CAMPING

- RV Preferred sites \$30/\$25 off-season
- RV Non-preferred sites \$25/\$20 off-season
- Tent Primitive \$15

### LEASES

- RV \$2,800 min
- House Boat \$2,800 min
- Agricultural Based on Annual Market Adjustments

## FUTURE

### DAY USE

- Daily Entry \$10

### CABINS

- \$160/\$130 off-season

### OVERNIGHT CAMPING

- RV Preferred sites \$35/\$30 off-season
- RV Non-preferred sites \$25/\$20 off-season
- Tent \$15
- Tent Primitive \$10

### LEASES

- RV \$4,200 min
- House Boat \$3,500 min
- Agricultural Based on Annual Market Adjustments



# COMPARABLE FACILITIES

Facility	Body of Water	RVs		Tent Pads		Cabins		Notable Amenities
		Spaces	Price	Spaces	Price	Units	Price	
Belle Starr Park	Lake Eufaula	111	\$19-- \$22	-	-	-	-	Large group sites
Gone Fishing RV Resort	Lake Texoma	33	\$32-- \$42	-	-	-	-	None
Red River Retreat & RV	Lake Texoma	9	\$35-- \$50	-	-	9	\$99- \$185	Bell tents & Tipis are rented as cabins
Fort Cobb State Park	Fort Cobb Lake	309	\$26-- \$43	59	17	-	-	Golf & boat rentals
Marval Family Camping Resort	Illinois River	155	\$44-- \$64	13	29	48	\$129-- \$239	Pool, minigolf, & sports fields
Great Plains State Park	Tom Steed Reservoir	71	\$26-- \$43	34	17	-	-	Playground & rock climbing

## OBSERVATIONS

Cabins or glamping tents - often small enough to fit into an RV site footprint - can rent for up to 3-4x the price of an RV site.

FEE SCHEDULES CURRENT
<b>OVERNIGHT CAMPING</b> <ul style="list-style-type: none"><li>RV - Preferred sites \$30/\$20 off season</li><li>RV - Non-preferred sites \$25/\$15 off season</li><li>RV - Ellsworth sites \$25</li><li>Tent - primitive \$15</li></ul>
<b>ANNUAL LEASES</b> <ul style="list-style-type: none"><li>RV varies</li><li>House Boat varies</li><li>Agricultural varies</li></ul>
<b>FISHING AND HUNTING</b> <ul style="list-style-type: none"><li>Annual individual fishing permit \$15.00</li><li>Annual trotline permit in addition to fishing permit \$20.00</li><li>Annual jug line and bank pole permit in addition to fishing permit \$25.00</li><li>5 Year individual fishing permit \$60.00</li><li>Lifetime individual fishing permit \$180.00</li><li>Annual hunting permit \$ 25.00 (Includes deer, small game &amp; feral hogs)</li><li>5 Year individual hunting permit \$100.00</li><li>Lifetime individual hunting permit \$300.00</li></ul>
<b>COMBINATION FISHING AND HUNTING PERMITS</b> <ul style="list-style-type: none"><li>Combination fishing and hunting 5 year \$160.00</li><li>Combination fishing and hunting lifetime \$400.00</li></ul>
<b>BOATING &amp; RECREATIONAL VEHICLES</b> <ul style="list-style-type: none"><li>Annual boating \$35.00</li><li>3 Day vessel permit \$15.00</li><li>Canoes, kayaks, paddle boats or paddle boards do not require a boating permit</li><li>Special tournament event permit, nonprofit organizations up to 75 vessels, 3 days \$100.00</li><li>Golf carts \$75.00</li><li>Annual ATV \$75.00</li></ul>

FEE SCHEDULE IMMEDIATE RECOMMENDATION
<b>DAILY ENTRY</b> <ul style="list-style-type: none"><li>\$10 Per car</li></ul>
<b>OVERNIGHT CAMPING</b> <ul style="list-style-type: none"><li>RV - Preferred sites \$30/\$25 off-season</li><li>RV - Non-preferred sites \$25/\$25 off-season</li><li>Tent primitive \$10</li></ul>
<b>ANNUAL LEASES</b> <ul style="list-style-type: none"><li>RV \$2,800 min</li><li>House boat \$2,800 min</li><li>Agricultural annual market adjustments based on annual market adjustments</li></ul>
<b>FISHING AND HUNTING</b> No Change
<b>COMBINATION FISHING AND HUNTING PERMITS</b> No Change
<b>BOATING &amp; RECREATIONAL VEHICLES</b> <ul style="list-style-type: none"><li>Canoes, kayaks, paddle boats or paddle boards do not require a boating permit, and included in entry fee</li></ul>

<b>STORAGE</b> <ul style="list-style-type: none"><li>Dry covered boat storage varies</li><li>Boat slip varies</li></ul>
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FEE SCHEDULE FUTURE RECOMMENDATION
<b>DAILY ENTRY</b> <ul style="list-style-type: none"><li>\$10 Per car</li></ul>
<b>OVERNIGHT CABINS</b> \$160/\$130 off-season
<b>OVERNIGHT CAMPING</b> <ul style="list-style-type: none"><li>RV - Preferred sites \$35/\$30 off-season</li><li>RV - Non-preferred sites \$25/\$20 off-season</li><li>Tent \$20</li><li>Tent primitive \$15</li></ul>
<b>ANNUAL LEASES</b> <ul style="list-style-type: none"><li>RV \$4,200 min</li><li>House boat \$3,500 min</li><li>Agricultural based on annual market adjustments</li></ul>
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FEE AND LEASE POLICY RECOMMENDATIONS
<b>COVER COSTS</b> <p>There is a minimum required to cover basic utilites and maintenance which is not being met by the current fees and lease rates. All lease rates should be raised to a minimum of \$2,800 annually immediately, and should increase annually to the recommended minimum when improvements are completed. This increase is based on the average current lease rates and utility cost for semi-permanent RV and boathouses.</p>
<b>ESTABLISH MARKET VALUE</b> <p>To establish true market value of the leases and create a fair and open market. Rates should be adjusted every three years to meet inflation and utility increases. The current lease holder should be given right of refusal, but if waived the lease should return to silent public auction.</p>
<b>LEASE TERMS</b> <p>Recommendations for terms include no lease transfers, no subleases, right of first refusal given to current lease holders, annual rate increase on current lease holders until new minimum is reached, standard three year rate increases.</p>

**CURRENT**

- RV - Preferred sites \$30/\$20 off season
- RV - Non-preferred sites \$25/\$15 off season
- RV - Ellsworth sites \$25
- Tent - primitive \$15

- RV varies
- House Boat varies
- Agricultural varies

- Annual individual fishing permit \$15.00
- Annual trotline permit in addition to fishing permit \$20.00
- Annual jug line and bank pole permit in addition to fishing permit \$25.00
- 5 Year individual fishing permit \$60.00
- Lifetime individual fishing permit \$180.00
- Annual hunting permit \$ 25.00 (Includes deer, small game & feral hogs)
- 5 Year individual hunting permit \$100.00
- Lifetime individual hunting permit \$300.00

- Combination fishing and hunting 5 year \$160.00
- Combination fishing and hunting lifetime \$400.00

- Annual boating \$35.00
- 3 Day vessel permit \$15.00
- Canoes, kayaks, paddle boats or paddle boards do not require a boating permit
- Special tournament event permit, nonprofit organizations up to 75 vessels, 3 days \$100.00
- Golf carts \$75.00
- Annual ATV \$75.00

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## FUTURE RECOMMENDATION

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