

IOWA DEPARTMENT OF NATURAL RESOURCES

LEADING IOWANS IN CARING FOR OUR NATURAL RESOURCES

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STATE PARK AND RECREATION AREA FEES 2020 ANNUAL REPORT

As required in Iowa Code section 455A.14, the Department offers the following report which summarizes the work completed in 2020 and the proposed work plan for 2021.

2020 SUMMARY

Day-use Lodges

The Department implemented the following new day-use lodge rental rates on April 15, 2020. Rates do not include sales tax. Due to the 12-month rolling reservation window, the full impact of the new rates will not occur until 2021.

Park Day-use Lodge	Rental Season	Per Weekday (M – Th)	Per Weekend Day (F – Su)
Ambrose A. Call	May 1 – September 30	\$40	\$80
Backbone Auditorium	May 1 – October 15	\$25	\$50
Backbone Beach Lodge	May 1 – October 15	\$62.50	\$125
Beeds Lake	May 15 – October 1	\$40	\$80
Bellevue	May 1 – October 31	\$50	\$100
Clear Lake	May 1 – September 30	\$50	\$100
Dolliver Center Lodge	May 1 – October 15	\$30	\$60
Dolliver South Lodge	May 1 – October 15	\$37.50	\$75
Fort Defiance	May 1 – October 15	\$35	\$70
George Wyth	April 15 – October 15	\$35	\$70
Gull Point	May 1 – October 15	\$100	\$200
Lacey-Keosauqua Beach Lodge	April 15 – October 31	\$35	\$70
Lacey-Keosauqua Main Lodge	Year-round	\$35	\$70
Lake Ahquabi	May 1 – October 15	\$45	\$90
Lake Darling	Year-round	\$100	\$200
Lake Keomah	May 1 – October 15	\$45	\$90
Lake Macbride	May 1 – October 15	\$35	\$70
Lake of Three Fires	May 15 – September 30	\$35	\$70
Lake Wapello	May 1 – October 15	\$30	\$60
Lewis & Clark	May 1 – October 15	\$35	\$70
Lewis & Clark Visitor Banquet Room	Year-round	\$75	\$150
Mini-Wakan	May 1 – October 15	\$75	\$150
Palisades-Kepler	May 1 – October 15	\$87.50	\$175
Pine Lake	April 15 – October 15	\$40	\$80
Pleasant Creek	May 1 – September 30	\$37.50	\$75
Stone	May 1 – October 15	\$62.50	\$125
Walnut Woods	Year-round	\$100	\$200
Wapsipinicon Rotary Lodge	Year-round	\$35	\$70
Waubonsie	Year-round	\$75	\$150

*The weekend rate applies to New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas Day even though the holiday may fall on a weekend.

The following table (Table 1) shows a comparison of the number of rentals, revenue collected and operating season occupancy in 2019 and 2020 for each day-use lodge.

Park Lodge	Year	Number of Rentals (Active)	Revenue	Weekday Occupancy (M - Th)	Weekend Occupancy (F - Su)	Total Occupancy
Ambrose A. Call	2019	8	\$ 640.00	5%	21%	12%
	2020	15	\$ 1,370.00	3%	32%	16%
Backbone Auditorium	2019	25	\$ 1,750.00	2%	47%	22%
	2020	19	\$ 1,550.00	0	40%	17%
Backbone Beach Lodge	2019	43	\$ 6,473.50	12%	64%	34%
	2020	21	\$ 4,500.00	3%	45%	21%
Beeds Lake	2019	20	\$ 1,640.00	1%	40%	18%
	2020	8	\$ 640.00	3%	16%	9%
Bellevue	2019	43	\$ 4,250.00	5%	53%	25%
	2020	24	\$ 3,800.00	2%	38%	17%
Clear Lake	2019	56	\$ 5,850.00	12%	80%	42%
	2020	30	\$ 4,450.00	7%	55%	27%
Dolliver Memorial Center Lodge	2019	38	\$ 2,340.00	2%	54%	24%
	2020	22	\$ 1,470.00	1%	42%	18%
Dolliver Memorial South Lodge	2019	23	\$ 1,710.00	0%	43%	18%
	2020	14	\$ 1,200.00	0%	28%	12%
Fort Defiance	2019	closed				
	2020	15	\$ 1,600.00	5%	27%	14%
George Wyth	2019	45	\$ 3,045.00	6%	61%	30%
	2020	30	\$ 2,030.00	2%	39%	16%
Gull Point	2019	53	\$ 13,900.00	2%	100%	57%
	2020	24	\$ 9,200.00	13%	61%	33%
Lacey-Keosauqua Beach Lodge	2019	17	\$ 1,225.00	1%	22%	10%
	2020	8	\$ 630.00	0%	15%	6%
Lacey-Keosauqua	2019	54	\$ 4,130.00	10%	34%	20%
	2020	18	\$ 1,650.00	1%	26%	11%
Lake Ahquabi	2019	53	\$ 4,995.00	11%	81%	41%
	2020	35	\$ 3,015.00	6%	54%	26%
Lake Darling	2019	82	\$ 20,400.00	11%	64%	35%
	2020	37	\$ 11,350.00	2%	43%	20%
Lake Keomah	2019	43	\$ 4,365.00	3%	65%	30%
	2020	28	\$ 4,007.50	1%	67%	28%
Lake Macbride	2019	59	\$ 4,165.00	15%	78%	45%
	2020	13	\$ 1,560.00	0%	46%	21%
Lake of Three Fires	2019	20	\$ 1,435.00	1%	33%	15%
	2020	21	\$ 1,435.00	1%	39%	17%
Lake Wapello	2019	27	\$ 2,280.00	5%	45%	22%
	2020	9	\$ 830.00	1%	16%	7%
Lewis & Clark Banquet Room	2019	20	\$ 3,300.00	2%	15%	7%
	2020	7	\$ 1,050.00	0%	7%	3%
Lewis & Clark	2019	38	\$ 2,800.00	6%	55%	27%
	2020	15	\$ 1,410.00	4%	27%	13%

Mini-Wakan	2019	37	\$ 6,075.00	5%	54%	26%
	2020	12	\$ 3,250.00	0%	37%	15%
Palisades-Kepler	2019	30	\$ 4,637.50	9%	31%	19%
	2020	10	\$ 2,250.00	0%	33%	15%
Pine Lake	2019	27	\$ 2,160.00	2%	33%	16%
	2020	11	\$ 840.00	1%	18%	8%
Pleasant Creek	2019	10	\$ 825.00	0%	16%	7%
	2020	10	\$ 787.50	2%	21%	10%
Stone	2019	52	\$ 6,625.00	11%	66%	35%
	2020	28	\$ 5,262.50	9%	46%	25%
Walnut Woods	2019	117	\$ 22,700.00	22%	81%	51%
	2020	90	\$ 20,200.00	15%%	74%	41%
Wapsipinicon	2019	55	\$ 3,675.00	1%	34%	16%
	2020	29	\$ 2,120.00	2%	27%	13%
Waubonsie	2019	73	\$ 11,475.00	5%	46%	23%
	2020	41	\$ 7,125.00	5%	36%	18%
2019 Total # of Rentals & Revenue:		1,191	\$150,650.00			
2020 Total # of Rentals & Revenue:		644	\$100,582.50			

Table 1

COVID-19

The COVID-19 pandemic had a significant impact on day-use lodge rentals in 2020. Following the Governor's proclamations, day-use lodges were temporarily closed. As the requirements and restrictions changed in the Governor's proclamations, day-use lodges were able to be reopened; however, facilities were subject to new restrictions and requirements such as reduced occupancy/seating capacity and social distancing. These additional operating constraints and renters' concerns over COVID-19 added to the number of cancellations and likely deterred customers from making new reservations for 2020 rentals. In total, 291 day-use lodge reservations were cancelled in 2020 due to COVID-19. Lastly, the derecho that occurred in August 2020 affected day-use lodges at Lake Macbride and Palisades-Kepler State Parks and Pleasant Creek State Recreation Area. Due to damage to the day-use lodge at Pleasant Creek State Recreation Area, the facility will be converted to an open-air picnic shelter. The day-use lodge at Palisades-Kepler State Park experienced the longest closure due to significant tree damage preventing access in to the park. It will reopen in spring 2021.

Cabin and shelter rates did not change in 2020. As with day-use lodges, these facilities also experienced temporary closures and temporary reduced operating capacity which impacted overall use. A total of 134 shelter reservations were cancelled due to COVID-19 and 409 cabin reservations were cancelled due to COVID-19. Cabin occupancy did somewhat improve following the cancellations. Campgrounds were temporarily closed beginning the middle of March and were slowly reopened in May. All campgrounds were fully functional by Memorial Day weekend. A total of 1,484 camping reservations were cancelled; however, camping quickly rebounded and remained very strong through the recreation season.

Extended Peak Season – Camping Rates

In 2020, the Department extended peak season pricing through October 15 for seven park campgrounds: Backbone State Park (South Lake Campground), Ledges State Park, Maquoketa Caves State Park, Palisades-Kepler State Park, Pikes Peak State Park, Volga River State Recreation Area (Lakeview Campground), and Walnut Woods State Park. The campground at Palisades-Kepler State Park was closed in August after the derecho struck and will likely remain closed until spring 2021. The caves at Maquoketa Caves State Park were closed all year as a result of COVID-19 which likely affected campsite use.

Table 2 compares the number of nights rented, associated revenue and weekday, weekend and combined occupancy for each campground from October 1 to October 15 for 2019 and 2020.

October 1 – 15 Extended Peak Season Comparison

Campground	Year	# Nights Rented	Revenue	Weekday Occupancy (M-Th)	Weekend Occupancy (F-Su)	Total Occupancy
Backbone South Lake	2019	490	\$ 7,480.00	25%	45%	33%
	2020	790	\$11,540.00	43%	68%	53%
Ledges	2019	607	\$ 9,660.00	26%	68%	43%
	2020	909	\$14,218.00	55%	79%	64%
Maquoketa Caves	2019	226	\$ 3,476.00	35%	73%	50%
	2020	234	\$ 3,579.00	37%	74%	52%
Palisades-Kepler	2019	220	\$ 3,681.00	25%	55%	32%
	2020	CLOSED DUE TO DERECHO IN AUGUST 2020				
Pikes Peak	2019	695	\$10,468.00	64%	78%	69%
	2020	831	\$12,386.00	79%	88%	83%
Volga River Lakeview	2019	280	\$ 5,225.00	34%	65%	47%
	2020	395	\$ 7,591.00	59%	77%	66%
Walnut Woods	2019	244	\$ 3,758.00	67%	84%	74%
	2020	306	\$ 4,635.00	94%	91%	93%

Table 2

2021 WORK PLAN

1. Roll out new rates for camping , cabin rentals and wet/dry storage rentals effective February 1, 2021. The DNR is not raising shelter, lodge, or Lake Keomah group camp rates in 2021. See “2021 Rate Changes” below.
2. The DNR is committed to using parks pricing to better manage facilities and serve the public. The DNR dedicated a portion of a new position take parks pricing to the next level to market, promote and respond to trends and use of facilities. The new employee will start in January 2021.
3. The use of short-term camping and cabin/yurt promotions in select parks to test the effectiveness of discounted fees to increase use in one of three ways:
 - a. Attracting more users to camp or rent cabins/yurts
 - b. Increasing the length of stay by current campers cabin/yurt renters
 - c. Increase use of underused facilities and/or parks.
4. Updating comparable information (federal, city and county).

2021 RATE CHANGES

Camping Rate Review

Camping rates have not been reviewed or changed since 2000. Following the criteria established in administrative rule, staff spent 2018 and 2019 collecting data to conduct a review of camping fees. Based on the review, staff have proposed camping rates for state parks, recreation areas, and state forests be based on a four-tier system. Each tier can include modern and nonmodern campgrounds and both campground types will have the same rate.

The base site fee is the variable throughout the tier system ranging anywhere from a decrease of \$1 up to an increase of \$5. This is based on whether the campground is classified as modern or nonmodern. For example,

modern campgrounds in Tier 1 will experience a \$3 increase for the base site rate and nonmodern campgrounds in Tier 1 will experience a \$5 increase because the current rate is \$2 less than the current modern campground rate. The electric hook-up fee will increase by \$1 for all tiers and the equestrian fee will increase \$1 for all tiers. To address campsites with water hook-ups only (no sewer hook-up), staff restructured the full hook-up fee configuration. The existing full hook-up fee of \$3 was converted to a sewer hook-up fee and a new water hook-up fee of \$3 was created. With this new structure the “full hook-up” fee total will be \$6 and will be the same amount for all tiers. Lastly, the peak season has been extended to October 15 for all campgrounds. This date is when most campgrounds shut down modern facilities for the season. Table 3 summarizes the new pricing structure for peak season camping and Table 4 summarizes the pricing structure for off-season camping. Please note that all camping rates include state and local sales tax.

PEAK SEASON DAILY RATES (MAY 1 – OCTOBER 15)

Tier	Base Site Rate	Electric Hook-up Fee	Water Hook-up Fee	Sewer Hook-up Fee	Equestrian Fee
Tier 1	\$14	\$6	\$3	\$3	\$4
Tier 2	\$12	\$6	\$3	\$3	\$4
Tier 3	\$10	\$6	\$3	\$3	\$4
Tier 4	\$9	\$6	\$3	\$3	\$4

Table 3

OFF SEASON DAILY RATES (OCTOBER 16 – APRIL 30)

Tier	Base Site Rate	Electric Hook-up Fee	Water Hook-up Fee	Sewer Hook-up Fee	Equestrian Fee
Tier 1	\$6	\$6	\$3	\$3	\$4
Tier 2	\$6	\$6	\$3	\$3	\$4
Tier 3	\$6	\$6	\$3	\$3	\$4
Tier 4	\$6	\$6	\$3	\$3	\$4

Table 4

Lastly, youth group campsites were also placed in a 3-tier system. Tier 1 youth group campsites will be \$10 higher, Tier 2 campsites will increase \$5 and Tier 3 sites will not experience any rate increase.

Marble Beach Campground 2020 Rate Implementation

Marble Beach State Recreation Area campground in Dickinson County was closed starting in April 2018 for a major renovation. The campground finally reopened July 1, 2020 using the new tiered pricing structure. Marble Beach Campground is a Tier 1 Campground with the following new camping rates:

Season	Sewer, Water, Electric Sites	Water, Electric Sites	Electric Sites	Nonelectric Sites
Peak Season	\$26/night	\$23/night	\$20/night	\$14/night
Off Season	\$18/night	\$15/night	\$12/night	\$6/night

Table 5 shows the number of nights the campground sites were rented, the associated revenue, and the breakdown of occupancy for the period of time in 2020 the campground was open during peak season.

**MARBLE BEACH CAMPGROUND
JULY 1 – OCTOBER 15, 2020 (PEAK SEASON)**

Number of Nights Rented	Revenue	Weekday Occupancy (M-Th)	Weekend Occupancy (F-Su)	Total Occupancy
13,054	\$125,734.00	29%	56%	40%

Table 5

2021 PEAK SEASON CAMPING RATES BY PARK CAMPGROUND (May 1 - Oct 15)

Rates are per night and include sales tax

Park/Forest/Recreation Area Name	Sewer Water Electric Site	Water Electric Site	Electric Site	Nonelectric Site	Youth Group Site
Ambrose A. Call	--	--	\$16	\$10	--
Backbone	--	--	\$20	\$14	\$25
Beeds Lake	--	--	\$16	\$10	\$15
Bellevue	--	--	\$18	\$12	\$20
Black Hawk	\$24	\$21	\$18	\$12	\$15
Brushy Creek Equestrian Campgrounds	\$26	--	\$20	\$14	\$20
Brushy Creek Nonequestrian Campground	\$26	--	\$20	\$14	--
Clear Lake	\$26	--	\$20	\$14	--
Dolliver Memorial	--	--	\$16	\$10	\$15
Elk Rock Equestrian Campground	--	--	\$20	\$14	\$20
Elk Rock Nonequestrian Campground	--	--	\$18	\$12	--
Elinor Bedell	\$26	--	--	--	\$15
Emerson Bay	\$26	--	\$20	--	--
Fairport	--	--	\$18	--	--
Geode	\$24	--	\$18	\$12	\$20
George Wyth	--	--	\$18	\$12	\$20
Green Valley	\$26	--	\$20	\$14	\$20
Gull Point	--	--	\$16	\$10	--
Honey Creek	\$22	--	\$16	\$10	\$15
Lacey-Keosauqua	\$24	--	\$18	\$12	\$15
Lake Ahquabi	--	--	\$20	\$14	\$25
Lake Anita	\$26	\$23	\$20	\$14	\$15
Lake Darling	\$26	--	\$20	\$14	\$15
Lake Keomah	--	--	\$16	\$10	--
Lake Macbride Modern Campground	\$26	--	\$20	--	--
Lake Macbride Nonmodern Campground	--	--	--	\$12	\$25
Lake Manawa – Tentative Opening Fall 2021	\$26	--	--	--	\$20
Lake of Three Fires Equestrian Campground	--	--	\$22	\$16	\$15
Lake of Three Fires Nonequestrian Campground	--	--	\$18	\$12	--
Lake Wapello	\$24	--	\$18	\$12	\$15
Ledges	\$26	--	\$20	\$14	\$25
Lewis & Clark	\$26	--	\$20	--	\$15
McIntosh Woods			\$18	\$12	

Park/Forest/Recreation Area Name	Sewer Water Electric Site	Water Electric Site	Electric Site	Nonelectric Site	Youth Group Site
Maquoketa Caves	--	--	\$20	\$14	\$25
Marble Beach	\$26	\$23	\$20	\$14	--
Nine Eagles Equestrian Campground	--	--	--	\$14	--
Nine Eagles Nonequestrian Campground	--	--	\$16	\$10	\$15
Palisades-Kepler	--	--	\$20	\$14	\$20
Pikes Peak	--	--	\$20	\$14	\$20
Pilot Knob	--	--	\$16	\$10	\$15
Pine Lake	\$24	--	\$18	\$12	\$20
Pleasant Creek	--	--	\$20	\$14	\$20
Prairie Rose	\$26	--	\$20	\$14	\$20
Red Haw	--	--	\$16	\$10	--
Rock Creek	--	--	\$20	\$14	\$20
Shimek Forest Equestrian Campgrounds	--	--	--	\$13	--
Shimek Forest Nonequestrian Campgrounds	--	--	--	\$9	--
Springbrook	--	--	\$18	\$12	\$20
Stephens Forest Equestrian Campgrounds	--	--	--	\$13	--
Stephens Forest Nonequestrian Campgrounds	--	--	--	\$9	\$15
Stone	--	--	\$18	\$12	\$20
Union Grove	\$24	--	\$18	\$12	--
Viking Lake	\$26	--	\$20	\$14	\$20
Volga River Equestrian Campground	--	--	\$22	--	--
Volga River Nonequestrian Campgrounds	\$24	\$21	\$18	\$12	\$15
Walnut Woods	\$26	--	\$20	\$14	\$25
Wapsipinicon	--	--	\$16	\$10	--
Waubonsie Equestrian Campground	--	--	--	\$13	--
Waubonsie Nonequestrian Campground	--	--	\$18	\$12	--
Wildcat Den	--	--	--	\$9	\$25
Wilson Island	--	--	\$20	\$14	\$20
Yellow River Forest Equestrian Campgrounds	--	--	--	\$16	--
Yellow River Forest Nonequestrian Campgrounds	--	--	--	\$12	\$20

NOTE: A \$4/night equestrian fee is included in the equestrian campground rates except for any youth group campsites located in equestrian campgrounds.

OFF SEASON CAMPING RATES (October 16 – April 30)

Rates are per night and include sales tax

Campground Type	Sewer Water Electric Site	Water Electric Site	Electric Site	Nonelectric Site	Youth Group Site*
All Equestrian Campgrounds	\$22	\$19	\$16	\$10	\$15-\$25
All Nonequestrian Campgrounds	\$18	\$15	\$12	\$6	\$15-\$25

NOTE: A \$4/night equestrian fee is included in the equestrian campground rates except for youth group campsites located in equestrian campgrounds. *Youth group campsite rates do not change from the peak season rate.

Cabin Rate Review

The DNR operates 94 cabins and yurts in 20 parks/recreation areas. Following the criteria established in administrative rule, staff spent 2018 and 2019 collecting data to conduct a review of cabin amenities and fees. Based on the review, staff have proposed changing almost all cabin rates. The weeklong stay rate will continue to be discounted with the 7th night free. Two modern cabins will not experience a rate change in 2021. A little over half of all cabins (49) will experience a rate increase between 14% and 43%. Another 17 cabins will experience a rate increase between 50% and 60% and 10 cabins/yurts will experience a rate increase between 71% and 76%. Lastly, 12 cabins will experience a rate increase of 100% and 4 cabins will experience the largest rate increase of 114%.

2021 CABIN RENTAL RATES

Rates do not include local and state hotel tax.

Park	Cabin/Yurt Type	Daily	Weekly
Backbone	Modern Deluxe	\$200	\$1200
Backbone	Modern 2-bedroom	\$150	\$900
Backbone	Modern 1-bedroom	\$100	\$600
Black Hawk	Modern Deluxe	\$150	\$900
Dolliver Memorial	Basic Family	\$50	\$300
Green Valley	Camping	\$75	\$450
Honey Creek	Camping	\$50	\$300
Lacey-Keosauqua	Modern Studio	\$75	\$450
Lake Darling	Camping	\$50	\$300
Lake Darling	Modern 2-bedroom	\$110	\$660
Lake of Three Fires	Modern Studio	\$75	\$450
Lake Wapello	Modern 1-bedroom	\$75	\$450
Lake Wapello	Modern 2-bedroom (Cabin 13)	\$100	\$600
McIntosh Woods	Yurt	\$60	\$360
Nine Eagles	Modern 1-bedroom	\$75	\$450
Palisades-Kepler	Modern 1-bedroom	\$80	\$480
Pine Lake	Modern 1-bedroom	\$90	\$540
Pine Lake	Modern Studio	\$75	\$450
Pleasant Creek	Camping	\$60	\$360
Prairie Rose	Camping	\$50	\$300
Springbrook	Modern Multi-family	\$200	\$1200
Stone	Camping	\$50	\$300
Union Grove	Modern 2-bedroom	\$90	\$540
Waubonsie	Modern 3-bedroom (Cabin 1)	\$110	\$660
Waubonsie	Modern Studio (Cabin 2)	\$70	\$420
Waubonsie	Modern 2-bedroom (Cabin 3)	\$100	\$600
Waubonsie	Camping (Cabin 4)	\$60	\$360
Waubonsie	Camping (Cabin 5)	\$50	\$300
Waubonsie	Camping 2-bedroom (Cabin 6)	\$70	\$420
Waubonsie	Camping (Cabin 8)	\$30	\$180
Waubonsie	Camping (Cabin 9)	\$40	\$240
Yellow River Forest	Camping	\$75	\$450

Wet/Dry Vessel Storage Rate Review

Nine state parks and recreation areas offered limited wet and dry vessel storage. Big Creek and Lake Macbride state parks provide dry storage for sailboats and trailers in addition to other vessels, and Pleasant Creek offers a tie-up anchor along a sandy area for vessels. The total number of wet slips available is 239, and the total number of dry slips available is 224. Rates for wet and dry storage have not changed since 1998. Staff collected data to conduct a review and have proposed rate changes for most parks. Dry storage rates will be increased \$0, \$25, \$50, \$75, or \$100 depending upon location and rental period. Wet storage rates will also increase \$0, \$25, \$50, \$75, or \$100 depending upon location.

2021 WET/DRY STORAGE RATES

Park	Rate
Big Creek – Dry Storage - Pontoon	\$300
Big Creek – Dry Storage – Other boats	\$225
Lake Anita – Wet Storage	\$125 - \$150
Lake Keomah – Wet Storage	\$175 - \$200
Lake Macbride – Wet Storage	\$300
Lake Macbride – Dry Storage – Pontoon	\$50
Lake Macbride – Dry Storage – Sailboat (8 months)	\$175
Lake Macbride – Dry Storage – Sailboat (4 months)	\$50
Lake Wapello – Wet Storage	\$175
Pleasant Creek – Dry Storage	\$150
Prairie Rose – Wet Storage	\$200
Rock Creek – Wet Storage	\$275
Viking Lake – Wet Storage	\$200