

Report

City of Merritt
REGULAR Council Meeting
April 21, 2020

File Number: 3900.2280

To: Scott Hildebrand, Chief Administrative Officer
From: Sky McKeown, Recreation & Facilities Manager
Date: April 16, 2020
Subject: Claybanks RV Park Rates Schedule Amending Bylaw

RECOMMENDATION:

THAT Council give first reading to Fees and Charges Amendment Bylaw No 2280, 2020;

And

THAT Council give second reading to Fees and Charges Amendment Bylaw No 2280, 2020;

And

THAT Council give third reading to Fees and Charges Amendment Bylaw No 2280, 2020.

Background:

At the March 24, 2020 Regular Council Meeting, Council passed the following resolution:

THAT Council direct staff to research the fee structure of the Claybanks RV Park, including high and low season dates, and prepare a report and accompanying amendment to the fee bylaw.

The report is provided in response to Council's resolution. Staff research indicates that in order to ensure a competitive and fair market return on the investment made by City of Merritt taxpayers, it is necessary to amend the City of Merritt Fees and Charges Bylaw.

The rates currently charged for use of the Claybanks RV Park have not changed in several years and are well below the average of other comparable facilities in the region (shown on the attached Schedule "A"). In addition, visitor data indicates that the busy season at Claybanks begins in May and extends to the end of September, but we currently only charge higher rates in July and August.

Claybanks RV Summer vs Winter seasons

This bylaw would change the date of the high (summer) and low (winter) seasons to match the observed use of the RV park:

	Current	Proposed
High season	July 1 st to August 31 st	May 1 st to September 30 th
Low season	September 1 st to June 30 th	October 1 st to April 30 th

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Current:	Low	Low	Low	Low	Low	Low	High	High	Low	Low	Low	Low
Proposed:	Low	Low	Low	Low	High	High	High	High	High	Low	Low	Low

These proposed high/low season changes are also comparable to what other parks have set for their high/low seasons (For example, high season rates at Moon Shadows run from April 16 – October 15). In spite of the change to the season dates, group discounts and weekly rates discussed below would be only be unavailable for July and August.

Claybanks RV Fees

The recommended amendments to the Claybanks RV Park Rate Schedule are thorough and are based on a review of average fees charged by local and surrounding community RV Parks. Staff is recommending an increase to the fees charged in all categories, to bring our fee schedule closer to the average market fees in other comparable RV park locations. Under the existing fee structure, taxpayers are receiving significantly below average fees from users of the park, whereas with the proposed fee structure, taxpayers will benefit from greater income while still providing affordable RV fees.

Staff recognizes that some of the fee increases may look like a sharp increase, particularly the 40% increase in non-serviced site fees (tents), but there have not been any fee increases in the Claybanks RV Fee Schedule in several years and it is still comparable or lesser than what other RV parks are charging. This fee, like all the others also includes full access to hot showers and other park amenities. The proposed fee increases are set just below the average reviewed market fees.

The table below summarizes the **current** fees being charged:

Dates	Pull through site	Full hook-ups	Power/water hook ups	Non-serviced sites	Weekly rates non-serviced	Weekly rates serviced	Monthly rates
July 01-Aug 31	\$35.00	\$32.00	\$30.00	\$20.00	\$140.00	\$224.00	\$700.00
Sept 01-Jun 30	\$35.00	\$32.00	\$30.00	\$20.00	\$120.00	\$192.00	\$500.00
Overflow when required				\$15.00			

The table below summarizes the **proposed increase to** fees be charged:

Dates	Pull through site	Full hook-up	Power/ water hook up	Non-serviced sites	Weekly rates non-serviced	Weekly rates: Full Hookup	Weekly rates: Power/ Water	Monthly rates
May 01-Sept 30	\$39.00	\$35.00	\$33.00	\$28.00	\$180.00	\$220.00	\$210.00	\$750.00 + hydro
Oct 01- Apr 30	\$37.00	\$33.00	\$31.00	\$25.00	\$160.00	\$210.00	\$200.00	\$500.00 + hydro
Overflow when required				\$25.00				

- All above charges include applicable taxes
- Each booking includes 2 adults and any children under the age of 12 - Extra person charge: \$5.00 per person per night
- Additional Vehicles - \$5.00 per night
- Group rate (10 or more bookings): 10% discount excluding July and August.
- No weekly rates are available in July or August

The new contractors have been working at the site in preparation for what the 2020 anticipated season will look like. Currently they only have a handful of self-isolated guests staying there and the site facilities including the rec. hall and restrooms/showers are closed.

Options:

1. THAT Council give three readings to Fees and Charges Amendment Bylaw No 2280, 2020.
2. THAT Council defer readings of Fees and Charges Amendment Bylaw No 2280, 2020 until a later date.
3. THAT Council give first two readings to Fees and Charges Amendment Bylaw No 2280, 2020, and make any amendments it sees fit prior to third reading.

Financial / Risk Implications:

For Council's information, late last year the City entered into a three (3) year contract with the new successful RFP park contractor. Under this agreement, the City receives a percentage of all fees received, so these rate increases will directly impact municipal revenue.

Strategic Plan Reference:

Strategic Goal #2: Good Governance – We will be accountable, transparent, equitable, follow the rules of the law, strive for consensus, be participatory and responsive to the public.

Attachments:

Schedule "A": Claybanks RV Park proposed new high season rates compared with other similar RV park rates

Schedule "B": Fees & Charges Amending Bylaw 2280, 2020.

Respectfully submitted,

Sky McKeown
Manager of Recreation and Facilities