

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
DRAFT MINUTES
September 15, 2023**

CALL TO ORDER: 10:02a.m.

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)
Margaret Hannaford – City & County of San Francisco (CCSF)
Janice Keating – Modesto Irrigation District (MID)

OTHERS PRESENT: Ryan Reis – DPRA, Department Manager
Jesse Franco – MID, BOC Alternate
Jim McCoy – DPRA, Division Manager
Kevin Kimbro – DPRA, Park Maintenance Supervisor
Rebecca Dack – DPRA, Administrative Assistant

CALL TO ORDER

Director Macedo called the meeting to order at 10:02am

MOTION APPROVING CONSENT CALENDAR

All matters listed hereunder will be acted upon by a single vote of the Board. There will be no individual discussion of these items unless a member of the Board or the public so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate agenda item

1. Approval of minutes of the regular meeting of August 18, 2023. Copies are on file at Don Pedro Headquarters
2. Board consideration to cancel the October DPRA Regular Meeting scheduled for October 20, 2023

Director Hannaford motioned to approve the consent calendar. Director Keating seconded the motion. Motion carries.

DISCUSSION OF ANY ACTION ITEM REMOVED FROM THE CONSENT CALENDAR

There were no items removed from the consent calendar. No discussion took place.

2024 RECREATION AGENCY FEES ACTION ITEM

Director Reis presented an updated 2024 fee proposal based on the TID Board feedback to bring fees up to market. He discussed the rate increases and the new fees proposed. Director Hannaford inquired as to whether DPRA used a different data set to determine the rates. Director Reis noted the process in which DPRA took another look at the high rate and regional average of the comparable facilities. Director Hannaford mentioned the previous approval from the Board of Control for the DPRA Director to set promotional rates as needed to drive business. Public attendee, Stephie Lashkoff spoke regarding the increase to monthly camping from \$520 to \$1,020 inquiring about the facility comparisons. Director Reis noted that not very many places allow for long term stays so comparisons are limited. He also noted the monthly campers stated at previous meetings that they wouldn't mind paying a higher rate in order to continue monthly camping.

Public attendee Bob Lynar noted a concern regarding amenity signage at Moccasin for amenities that are unavailable. Director Macedo noted previous discussions regarding communication. Public attendee Stephie Lashkoff mentioned the laundry amenity, noting there has not been laundry facility available for years. There was additional discussion regarding laundry usage, noting past machine vandalism and theft.

Public attendee Ross Swett noted a concern regarding Suntex's responsibility for the Trading Post and Concession Lease Agreement (CLA) obligations. Director Macedo noted that DPRA is in negotiations with Suntex. Public attendees brought concerns about the proposed fee increases and Director Hannaford noted that DPRA needs to be able to cover operating costs with their revenue.

Public attendees noted the lines at Moccasin Point are still broken so house boaters are still unable to move back and some are still on temp lines. Director Hannaford noted that the Board is looking at approving the proposed rates today and if we are not getting the activity we expect, the DPRA Director has the authority to run specials to bring down prices, when necessary.

Public attendee Ross Swett mentioned the sponsorship contributions being unfavorable to CCSF and Director Hannaford noted they are operating with the Fourth Agreement.

Public attendee Stephie Lashkoff made note that trailer full hook up sales have slumped tremendously in the last 6 months. Director Macedo confirmed we are looking at numbers and taking that into consideration. The public attendees raised concerns regarding lost revenue at Moccasin Point Marina.

Director Keating motioned to approve the rates as presented. Director Hannaford seconded the motion with one modification noting to have signage and website reflect the amenities that are available, especially at Moccasin. Director Keating agreed with the modification. Motion carries.

Director Reis requested direction from the Board regarding monthly campers with current “intent-to-stays”. Director Keating noted that in 2024, the rate is \$1,020 and that is what customers should pay. Director Reis noted DPRA Staff will have to contact customers regarding this rate change and Director Macedo requested notification be made to the Board once notifications have been made.

2024 RECREATION AGENCY BUDGET & SPONSORSHIP CONTRIBUTIONS ACTION ITEM

Director Reis provided an overview of the updated proposed budget showing expected revenue in addition to the fee increase and credit card transaction fees. There was discussion regarding the increase to O&M due to union negotiated raises which increased O&M approximately \$30,000. There was also discussion to fund Capital Improvement Plan (CIP) and O&M from the reserves. Director Macedo noted the TID Board does not want to fund reserves and will fund capital as needed. Director Hannaford noted that CCSF agrees and have an obligation to draw out of reserves. She also noted once it is better know what the CIP is actually going to cost, we can determine how to fund.

Director Keating noted a concern that in the future DPRA should not have to come back and ask for more money, funding from reserves is fine this year because of the surplus.

Director Macedo inquired if CCSF would consider future investments for revenue generation such as 50amp camping. Director Hannaford noted CCSF is supportive and would like to consider bonds and or debt. There was additional discussion regarding revenue generation and return on investments to becoming revenue neutral. Director Reis requested Board direction on questions DPRA can look at that would receive support from the Board. The Board noted they would like to see what the project is and how long it would take to recover costs. There was discussion regarding cost savings by combining projects such as the lift stations from the CIP with a 50amp camp area. Public attendees inquired as to what happens when the power goes out in the campgrounds and if refunds are provided. There was discussion regarding the low frequency in which power is lost.

There was discussion regarding the reserve balance if funding the budget in the proposed manner. There was discussion regarding the Visitor Center design build budget at \$7.5MM, noting the current fire insurance is \$6.9MM and the increase will come from the additional interest and expected contribution from Suntex through negotiations. Director Reis noted a future resolution to pull the \$6.9MM out of reserves to its own account to let it earn its own interest.

Director Hannaford motioned to approve the proposed 2024 Budget and Sponsorship Contributions and Director Keating seconded motion. Motion carries. Director Reis noted the budget recommendation will now go to districts for approval (MID and TID). There was also discussion regarding the fund 2 account that is shared by TID and MID.

FISCAL REPORT

Director Reis provided the monthly fiscal report including revenue versus operations cost and year-to-date financial information up through June 2023. Actual revenue for June 2023 was \$632,494. Actual revenue with contributions for June 2023 was \$924,860. Year-to-date revenue to June 30, 2023 is \$2,273,181. Year-to-date revenue with sponsor contributions to June 30, 2023 is \$3,366,221. Year-to-date operations expenses to June 30, 2023 are \$2,243,043. Projected revenue with contributions for June 2023 was \$914,081. Actual expenses for June 2023 were \$477,671. Projected expenses for June 2023 were \$523,516. Capital expenses for June 2023 is \$137,209. Year-to-date capital to June 30, 2023 is \$231,310.

Additionally, Director Reis provided draft revenue and expense projections for July 2023. He noted a lot of capital is spent in the off season.

DIRECTOR'S REPORT

Director Reis provided an update regarding reservations, occupancy and cancellation for August 2023. Director Hannaford inquired if the Ranger I opening received a lot of applications. Manager McCoy noted there were about 70 applications and 16 have been invited back for the practical exam. Director Reis provided an overview of the market landscape heat map of where DPRA customers are coming from and also provided visitation metrics. There was discussion regarding annual permits and tracking.

Director Reis provided an overview of the 5-year comparison of Labor Day statistics, noting that additional vehicles for campsites started tracking separately in 2022.

Director Reis provided statistics regarding the number of RVs in tent sites from data from Labor Day weekend, noting this is from staff visually and manually tracking.

Director Reis provided an update effective September 5, 2023 for Don Pedro Water Storage.

MATTERS TO THE GOOD OF THE AGENCY

Director Macedo opened for Matters to the Good of the Agency. Public attendee Stephie Lashkoff inquired regarding the meeting minutes noting when members of the public speak and the issues that are brought to the attention of the Board noting complaints about and issues with Suntex. She inquired to how the public will know that comments are considered. She also noted that in April, she brought up there is only 1 pump out available and issues with the head walk to the private HB marina which is still not fixed. She noted she has good open conversations with Brooke and she is doing the best job she can, fighting a lot of battles. She noted there is no tire line up, from Blue Oaks to Fleming Meadows, people are flying back and forth there. Director Macedo noted again, DPRA is meeting with Suntex to hold them accountable, even if it is not going as fast as customers would like. Public attendee Stephie Lashkoff also noted Suntex uses the phrase an “Act of God” for damage. Public attendees noted that Suntex says they are not using 5 of the 100 cables on the marina, we have 16 winches, and 5 cables are missing. The public attendees requested to have on record it has been brought to attention of the Board.

There was a request regarding the Board meetings be available on Zoom. Public attendee Stephie Lashkoff referenced an email sent to the Board the morning of the meeting regarding land owners doing target practice on Agency land.

Public attendee Bob Lynar noted the Board has been told for months by Suntex that Moccasin Point Marina has no gas, also noting everything the Board has been told in meetings is not the truth. He noted Suntex and DPRA discussed mooring lines plans which took over 5 months from approval to complete. He also noted that on August 19th the Moccasin mooring lines broke and the repair crew showed up today. He brought forward concerns regarding the oversight of concessionaire.

Public attendee Ross Swett brought up concerns about the required signage on the lake.

Public attendee Susie Lynar referenced April 2016 minutes, noting MPM customers were sent to Fleming Marina after lines broke in 2021. She also noted the Low Water Waiver for Moccasin in 2014. She noted it was studied that 724ft elevation was the point at which the marina could no longer stay in that location. She also noted that Forever Resorts had a 5-week time period to return the boats and at that point MPM would presume providing all services required by the CLA. Director Macedo requested the documents which Ms. Lynar presented to the Board.

Public attendees noted that customer Carla Haakma sent an email which she asked to be read in the meeting. Director Reis noted the email has been provided to the Board via the Board packet and general counsel advised it is not required to be read at the meeting. He noted that Carla Haakma was advised she could attend the meeting in person and read the email.

Director Reis noted DPRA will coordinate a special meeting with the Board of Control in the near future.

ADJOURNMENT

Director Keating motioned to adjourn, Director Hannaford seconded and due to no further business, the Board adjourned at 11:39 a.m.

Respectfully Submitted,
Ryan Reis
Secretary to Board of Control

Copies to: Messrs. Hannaford, Mazurkiewicz, Williams, Edwards
Messrs. Fernandes, Reimers, Macedo, Koehn
Messrs. Keating, Franco, Wenger