

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
APPROVED MINUTES
October 18, 2024**

CALL TO ORDER: 10:00a.m.

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

OTHERS PRESENT: Ryan Reis – DPRA, Department Manager
Brad Koehn – TID, General Manager
Jim McCoy – DPRA, Recreation Division Manager
Rebecca Dack – DPRA, Administrative Assistant
Jesse Franco – MID, BOC Alternate
Sara Lima – DPRA, General Counsel

CALL TO ORDER

Director Macedo called the meeting to order at 10:00am.

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 September 20, 2024. Copies are on file at Don Pedro Headquarters
2. Board consideration to cancel the November DPRA Regular Meeting scheduled for November 15, 2024

Director Macedo noted a correction in the minutes for September 20, 2024. Under Suntex Update in the third paragraph, the original minutes noted the Susie Lynar made a comment, but the comment was made by Susan Pavlakis. He recommended to update the minutes with the correction.

Director Hannaford motioned to approve the consent calendar with the correction to the minutes as noted by Director Macedo. 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.

SUNTEX UPDATE

Director Reis noted that Suntex will not be able to attend the meeting as Ms. Rohrer is attending to emergency repairs at the marina.

VISITOR CENTER UPDATE

TID Senior Civil Engineer, Bill Penney, provided an update regarding the Visitor Center Project. Mr. Penney provided an update on progress, noting the building and site review meeting with the design team which included assessing the condition of the Trading Post, site condition and review of the temporary headquarters building.

Mr. Penney provided an overview of the scopes of work which include demolition, structural repair, carpentry, glazing windows and doors, paint, flooring, casework and equipment, plumbing, HVAC, electrical, fire suppression and site work. He noted the electrical system does not appear to require significant improvement.

Mr. Penney provided an overview of the design workshop which included review of the preliminary schematic design plans at 30% of plans completed, confirmation of the floorplan and spaces, development of options for the multi-purpose room, discussion of current staff interactions and more efficient office layout. There was discussion at the design workshop regarding the kitchen use in the Trading Post and discussion of the geotechnical investigation. Mr. Penney noted during the geotechnical investigation they take soil samples and in this area, they are going to dig with an excavator to see how deep the bedrock is.

Mr. Penney also noted a couple of options regarding the multi-purpose area to seek Board direction. Option 1 is what was originally presented to the Board and would like include a door to access the multi-purpose room if the partition is closed. Option 2 would provide a more secure area for staff meetings, closed sessions, etc. The idea is to separate a small area from the multi-purpose room and would have a partition or a permanent wall for more privacy.

Director Keating inquired if the multi-purpose would, in some instances, incorporate the meeting room if the group was large enough. Mr. Penney noted it could be if the partition were open, but it is more of a support area. The benefits of this provides a more secure area. He noted that with Option 1, they can provide a sound proof partition, but option 2 provides a little more privacy.

It was noted that the Option 1 multipurpose room is 1,485 sq. ft. with seating capacity of 88-100 and option 2 is 1,244 sq. ft. with a seating capacity of 72-80.

Director Hannaford noted the original goal was for a capacity of 100 people. Director Macedo noted he likes the larger room and does not want to give up the capacity for 100 people.

Director Keating questioned how many groups of 100 are going to be renting this room. Mr. Koehn noted the original design would allow for 2 events of 50 capacity simultaneously with the partition in place.

Mr. Penney noted the original intent that folding partition wall is that it will be closed more often than not and that both options meet the need of the DPRA staff.

Director Keating referred to the allotted budget and Mr. Penney noted both options should be similar in cost. Director Keating noted she likes the original idea and Director Hannaford agreed to stick with option 1. Director Macedo noted the preference is unanimous for option 1.

Mr. Penney provided a project schedule with an expected occupancy date of June 2026.

Public member, Ross Swett, inquired about accessibility for the public to the new Visitor Center at the Trading Post. Director Reis noted there will be designated parking. Mr. Swett inquired if there will there be a bypass road and Director Reis noted there will not be a separate road, but the backup issues at the entrance station have been remedied with the serpentine road and there are visitor passes that will allow people to come in without paying just to go to the Visitor Center. He also noted there is a bypass lane for annual permit holders.

FISCAL REPORT

Brannon Gomes, Recreation Division Manager, provided actuals for July 2024 with a comparison of July 2023. 2024 actual revenue for July is \$656,006, compared to July 2023 at \$642,280. Actual operations expenses for July 2024 is \$599,938, and July 2023 was \$604,283. Capital expenses January 2024 to July 2024 are \$476,513. Capital expenses for January 2023 to July 2023 were \$265,568. Mr. Gomes also provided projected revenue for September 2024 at \$260,000, projected expenses at \$371,134 and YTD capital expenses through September 2024 at \$529,090.

Mr. Gomes also provided a capital budget update. He noted a failure of the main water line at Moccasin that had to be repaired, the Blue Oaks pump for potable water failed, and a transformer at Moccasin failed. He also noted the Backhoe came in over budget, but had savings by buying both docks from the same company and have held back on the roadwork to make sure we will stay within budget. Mr. Gomes noted the expected capital expenses is around \$900k and is budgeted at \$955k. He also noted staff is still trying to source a steam cleaner for vegetation management.

DIRECTOR'S REPORT

Director Reis provided an update regarding reservations, occupancy and cancellation comparison from September 2023 to September 2024. He noted August 2023 the reservoir was reopened at Moccasin due to debris removal as well as Labor Day weekend this year included part of August and part of September. He provided an update regarding the budget presentation at TID, noting that TID did not have any recommendations for changes. He also provided an update regarding operations and administration noting current vacancies.

Director Reis informed the Board that DPRA was invited to present at the NALMS (North American Lake Management Society) Conference 2024 in South Lake Tahoe. The conference is November 5-8, 2024 and Director Reis and Mr. Gomes will be presenting on Friday, November 8, regarding changing climate impacts to lake recreation management including wildfires, droughts and floods. They will also be discussing debris management and community and customer engagement utilizing social media, email, phones, etc.

Director Reis provided an overview of the customer survey, which was launched on October 18, 2023. He noted there are currently 346 respondents to date and staff is working to drive additional responses by sending out automatic emails 48 hours after customer stays, as well as exploring quarterly promotions due to the success of the Wi-Fi survey promotion. He also noted looking into simplifying the survey.

Director Reis provided a photo of the DPRA booth at the TID Celebration of Water and Power on October 16, 2024. He noted staff provided promotional items to the booth attendees for marketing.

Director Reis also provided an overview of the Don Pedro Storage projections as of October 14, 2024. Mr. Koehn provided insight as to why the lake elevation is under the 801.9 due to early runoff. Director Reis also noted that DPRA had requested to hold the water due to debris removal.

Director Keating inquired about the pulse flows that fish and game recommended and the expected water elevation. Mr. Koehn noted various scenarios listed on the diagram.

MATTERS TO THE GOOD OF THE AGENCY

Public member, Ross Swett, asked if the Board has any issues with how long it is going to take to complete the Visitor Center project and asked if the agency is mandated to have an exhibition area. Director Reis noted it is a cultural issue and is more about having the partnership. He noted that Mr. Penney and the Agency have been looking into the exhibition options.

Public member, Ross Swett, inquired about the water main issues at Moccasin costing \$15,200 for repairs. Mr. Gomes noted the project was required to be prevailing wage and noted they had to dig up the road and excavating that had to take place for the repair. Mr. Swett asked if the job went out to bid and Mr. Gomes noted it did not due to being completed as an emergency repair.

Public member, Ross Swett, noted he has not seen any buoy work done and that none of the stuff he is mentioning conforms to the engineering diagrams. He asked that when Moccasin Marina is purchased, what happens to all the engineering that is done incorrectly. Director Macedo noted that Suntex has answered some of those questions at previous meetings and there is another town hall scheduled. Director Reis also noted there will probably be negotiations regarding who is responsible for the repairs before the purchase is complete. Mr. Swett also noted that the Board wants customers to talk to Suntex if they want Suntex to fix something and Mr. Reis noted that customers need to address operational concerns with Suntex.

Public member, Linda Swett, asked about the November meeting. Director Reis, noted it was on the consent calendar to cancel and was approved by the Board. Mrs. Swett also referenced an email from Brooke about a special meeting on a Monday. Director Reis noted there is a special meeting tentatively scheduled for October 28, 2024, but the agenda has not been finalized. Mrs. Swett noted that she strongly advises not to have meetings on a Monday. Director Reis noted it was based on schedule availability for all agencies and the parties that need to attend. Public member, Ross Swett, noted in the past, the important meetings that had to do with rates and stuff used to be done on Saturdays because Carol Russell wanted to be sure people could come.

ADJOURNMENT

Director Hannaford motioned to adjourn, Director Keating seconded and due to no further business, the Board adjourned at 10:50a.m.

Respectfully Submitted,
Ryan Reis
Secretary to Board of Control

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