

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
APPROVED MINUTES
September 12, 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, Chief Operating Office (*via Zoom in Closed Session*)
Jim McCoy – DPRA, Recreation Division Manager
Rebecca Dack – DPRA, Administrative Assistant
Bill Penney – TID, Senior Civil Engineer
Jesse Franco – MID, BOC Alternate
Sara Lima – DPRA, General Counsel

CALL TO ORDER

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

CLOSED SESSION

Director Hannaford motioned to adjourn to closed session at 10:01am, Director Keating seconded motion. Motion carries. The Board of Control adjourned to closed session for conference with real property negotiator regarding:

Property: Amendment of LDPM Concession Lease Agreement
Agency Negotiator: Ryan Reis
Negotiating Parties: DPRA and Suntex
Under Negotiation: Price and Terms of Payment

REPORT OF ACTION TAKEN IN CLOSED SESSION

Closed session adjourned and public session reconvened at 10:45am. Director Macedo noted that no action was taken during closed session.

PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS

Director Macedo opened up public comment regarding agenda items. He noted he will allow public comments throughout the meeting.

TID/MID – MAINTENANCE OF THE RESERVOIR DRAFT BUDGET WORKSHOP

Director Reis provided an overview of the proposed budget for the TID/MID maintenance of the reservoir. He noted the proposed capital budget is \$60,000 for debris boom replacement. Additionally, the proposed budget for O&M is \$825,464 which includes funding for annual debris removal and maintenance at \$600,000. He noted savings from 2024 to 2025 is due to purchasing less debris boom and minimal debris management. He also noted there is debris removal happening currently at Moccasin.

WI-FI IN THE CAMPGROUNDS

Director Reis provided an overview of the proposed plan to bring Wi-Fi to Fleming Meadows. He noted there were several companies researched including Starlink. He highlighted Access Parks which provides service to military bases, national parks including Grand Canyon and Yellowstone, KOAs nationwide, with over 50 million acres covered. Director Reis noted they could provide 5G broadband Wi-Fi to any location within 30-90 days. He also noted they partner with cellular carriers for neutral-host roaming. Director Reis also provided information regarding advertising sales opportunities which may be another revenue source for DPRA. He also provided an overview of the Wi-Fi Survey that was completed by 1,243 customers. The survey was sent out to all campers who have stayed at DPRA from January 2023 to August 2024. Director Reis noted that most of the survey takers would be willing to pay at least \$5 more per night and would not stay at another DPRA campground if the price at Fleming increases. 56% of survey takers noted they would stay 1-5 additional nights if Wi-Fi was available and noted that safety and communication were the top reasons Wi-Fi at Fleming would be beneficial. Director Reis noted Access Parks provides 24x7 technical support to the customers. Director Hannaford inquired about Starlink, Director Reis noted that the Starlink platform is not customer facing and the cost was not practical. He noted the contract would be for five years and that part of the \$100,000 for 2025 is for install so the future costs would be less than \$100,000 per year. Director Hannaford noted that CCSF has to think about the Wi-Fi proposal because of the investment, but noted if it makes a difference in the number of visitors at Fleming, it would be beneficial. Director Macedo noted the Board direction of generating revenue which bringing in Wi-Fi would help increase revenue.

FERC REQUIREMENTS OVERVIEW

Director Reis provided a brief overview of the FERC requirements for DPRA and provided a list of the FERC facilities versus Davis-Grunsky obligations.

Director Hannaford asked and Director Reis clarified that DPRA is obligated under FERC, but no longer obligated to Davis-Grunsky requirements.

2025 DRAFT DPRA BUDGET WORKSHOP

Director Reis provided a summary of the proposed O&M expenses for 2025. He noted the overall increase is 3.53% from the 2024 budget. He highlighted some of the larger increases which include \$100,000 to implement the Wi-Fi, \$55,000 combined for lock replacements to follow TID standards and dumpster repair and replace, as well as labor and benefits, the annual fireworks show and other miscellaneous O&M changes.

Director Hannaford noted she supported the Wi-Fi proposal and would discuss it with CCSF and Director Keating noted that increasing the camping fees for Wi-Fi enabled spots for Fleming Meadows will also bring in more revenue.

Director Reis provided an overview of the proposed recurring capital budget totaling \$825,000 which includes items such as roadwork, wood chipper replacement, vehicle replacements and the water plant generator, which is now a state requirement. Director Hannaford noted that CCSF understands the necessity for DPRA Housing and although CCSF is not obligated, they are going to continue supporting the capital funding for the housing.

Director Reis also provided an overview of the proposed budget of \$5,119,700 for the Capital Improvement Plan (CIP) items. He noted there is \$4.5M in reserves allotted for the CIP and staff recommends limiting the project work for 2025 to the available reserve balance.

Director Hannaford inquired regarding the CIP, confirming 2024 is the year for developing these projects referring to the Blue Oaks Boat Ramp Road as an example. Mr. Penney confirmed the design and development is almost done for that project and will be able to go out for construction bid early 2025.

The Board requested that DPRA provide total project amounts for the next meeting and Director Reis confirmed the Board would like to see one column for 2025 costs and one column for total project costs for the 2025 CIP projects. Director Hannaford inquired to whether or not DPRA will meet the schedule on the CIP and Director Reis noted that everything is still on schedule.

There was discussion regarding BoC input for CIP projects and Director Reis noted that for projects that require Board input for financials or direction, staff will bring them back to the Board for discussion. The BoC noted they are comfortable using the \$4.5M reserves for CIP for 2025.

A member of the public inquired about the Moccasin Point Comfort stations roof replacements, which was confirmed is for the campgrounds, not floating restrooms.

AGENCY REVENUE, RESERVES AND FEE SCHEDULE

Director Reis provided an overview of the DPRA reserves account balances as of June 30, 2024. He also proposed an increase to camping rates at Fleming Meadows by \$5 per night to account for the Wi-Fi coverage, which is contingent on the Board approval of the \$100,000 in the O&M budget for the Wi-Fi project. He also proposed adding a new fee of \$8 for day use for Wi-Fi use for visitors who would like to take advantage of the available Wi-Fi, which would power up to 3 devices for \$8. He also proposed a new fee for Special Use Permit, noting this would be charged for special requests that are approved through special use permits. He also noted the fee would be the starting cost per hour, per employee used for the request with a 2-hour minimum requirement. Director Reis also proposed an increase to the group camping fee at Blue Oaks from \$350 to \$425 with a phased increase by 2026 to \$500 per night.

Director Reis provided an overview of the projected revenue of \$4.6M for 2025 which includes all of the fees collected through reservations, permits and day use, as well as revenue from Wi-Fi use and Wi-Fi advertising.

There was discussion regarding the proposed \$225k revenue from Wi-Fi, Director Reis noted is based on 2023 camping numbers, which includes 25% staying an extra night. Director Reis also noted that when calculating the projected Wi-Fi revenue, in addition to the increased campground revenue, he looked at 25% of vehicles that did not have a boat in 2023 for the proposed day use Wi-Fi fee. There was also discussion regarding the shortfall in revenue for 2024, noting several fires and extreme heat. Director Reis noted annual permit hangtags have been successful this year.

2025 SPONSOR CONTRIBUTIONS

Director Reis provided an overview of the proposed 2025 sponsor contributions noting the contributions would cover the recurring capital and O&M less the projected revenue at \$2,283,028, as the recommendation for the CIP is to use the remaining \$4.5M in allotted reserves. Reis noted there is no action today, but wanted to get feedback from the Board. Will bring back for action at the next meeting on September 20, 2024

Director Hannaford stated she was excited about Wi-Fi project, and excited to hear things are moving forward on the CIP and Visitor Center.

ADJOURNMENT

Director Hannaford motioned to adjourn, Director Keating seconded and due to no further business, the Board adjourned at 11:17a.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