

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
MINUTES
June 8, 2018**

CALL TO ORDER: 10:00 a.m. CCSF, Hetch Hetchy Administrative Building, Moccasin

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)
Stu Gilman – Modesto Irrigation District (MID)
Brent Hörger – City & County of San Francisco (CCSF)

OTHERS PRESENT: Chris Collett – DPRA, Department Manager
John Davids – Modesto Irrigation District
Phil Govea – TID, Civil Engineering, Dept. Manager
Bill Penney – TID, Associate Civil Engineer
Michael Clipper – TID, Risk & Investment Analyst
Sue VanderSchans – DPRA, Administrative Assistant
Tom Delotto – Suntex Marinas, Regional Manager
Chris Petty – Suntex Marinas, (via phone)
Keith Lynar – Private Houseboat Owner
Ross Swett & Linda – Private Houseboat Owners
Joe & Phyllis Farenkamm – Private Houseboat Owners
Jim & Nora – Private Houseboat Owners
Steve Canova – Private Houseboat Owner
John & Diane Hitchcock – Private Houseboat Owners
Terry Kirby – Private Houseboat Owner

MINUTES

The Don Pedro Recreation Agency (DPRA) Board of Control approved the minutes of the April 12, 2018 Board of Control Special meeting with a correction to add Chad Tienken to the Others Present section.

MONTHLY FISCAL REPORT

Compared to April 2017, revenue was up for the month of April 2018. Projected revenue for the month of April was \$231,295 and actual revenue was \$204,780. April revenue combined with sponsor contributions totaled \$321,346, which is approximately \$90,051 over the projection. Projected expenses for the month of April were \$261,033 and actual expenses were \$231,490. Actual revenue, year-to-date, was \$724,367. Total revenue, including sponsor contributions, was \$1,100,707. Actual expenses, year-to-date, was \$835,508, leaving a balance of \$265,199 of revenue over expenses. Capital expenses for the month of April totaled \$38,163, and were associated with the Trading Post deck replacement, and concrete table replacement. Year-to-date, Capital expenditures for 2018 total \$67,415. Board Director Gilman asked DPRA Director Collett to explain how the sponsor contributions are budgeted. Mr. Collett explained that when preparing the budget, staff will look at the projected revenues and projected expenses and any shortfall becomes the sponsor contributions. Mr. Collett added that the Board practice for excess sponsor contributions has been to let it accumulate into the operating account to be saved for future use per Board action.

VISITOR CENTER REBUILD UPDATE

DPRA Director Collett presented an update for the Visitor Center Rebuild project. Mr. Collett gave a brief review of the Visitor Center fire and rebuild planning process that has already taken place. Bill Penney, TID, Associate Civil Engineer, added that staff is currently moving forward with a “like, kind, & quality” project that would have no out of pocket expenses. Mr. Penney stated that if something comes up that would require out of pocket expenses; it would be presented to the Board for approval first. At this time, TID staff is drafting the contract for the architect who has already been notified that they are the preferred candidate. Board Director Gilman asked if the new Visitor Center will be more visible from the road. Mr. Penney responded that there is a landscape contractor on board for the project, but that will be addressed later on. Board Director Hörger asked if anyone has talked to the insurance company regarding the scope of work. Michael Clipper, TID, Risk & Investment Analyst, responded that everything has been submitted to the insurance company and they are happy that the project is moving forward.

DPRA Director Collett stated that the next step is to determine the use of the Temporary DPRA Headquarters modular building. Mr. Collett explained that the building will be required for operation anywhere from two to four years during the

Visitor Center construction. Mr. Collett stated that he would like to discuss the potential of buying the temporary building to be used as much needed office space for Ranger and Maintenance staff. Mr. Collett reviewed operational/maintenance costs and the costs associated with renting the building vs purchasing the building. Board Director Gilman asked about the possibility of receiving a cash settlement from the insurance and then moving the temporary building to Fleming. Mr. Gilman also asked if it would be too disruptive to operations to move it. Board Director Hörger stated that there is not enough information to be able to present it to San Francisco and that he would need to see a master plan with a vision for the future. Board Chairman Macedo agreed with Director Hörger in that he would also need to see a master plan. Director Gilman asked if DPRA has the resources to put together a master plan or will there be a need for outside resources. DPRA Director Collett answered that DPRA has a Recreation Management Plan that was submitted to FERC. Chairman Macedo stated that the Districts would have to give DPRA the direction for the master plan. Director Hörger added that he doesn't feel that the building purchase fits into the current master plan direction and he hasn't heard enough to change directions. He added that the vision is incomplete and he will need to see a more comprehensive plan. John Davids, Modesto Irrigation District, added that Mr. Collett has reported at a previous Board of Control meeting that DPRA has begun the Strategic Planning process.

SUNTEX BOATLIFT ADDITION & RENTAL RATE PROPOSAL

Agency Director, Chris Collett, stated that for the sake of continuity, he will present the information for the Suntex proposals, and Tom Delotto is here to answer any questions as is Chris Petty on the telephone. Mr. Collett began by saying that Suntex has made a lot of improvements such as new slips, repurposed fuel dock, and 24/7 access to pumpouts. Mr. Collett presented the information submitted by Suntex Marinas regarding the addition of boatlifts for rent, review of their rate proposal and rate justification.

SUNTEX SMALL BOAT RENTAL RATE PROPOSAL

Agency Director, Chris Collett, stated that the marinas have over 1 million dollars invested in their new small boat rental fleet. Board Director Gilman asked what happened to the old boat rental fleet. Tom Delotto, Suntex Marinas, responded that the old fleet was sold to the private market. Mr. Collett reviewed the proposed fee structure and rate justification and added that according to the Bureau of Reclamation, it is difficult to do comparisons with rental boats of various ages and sizes.

MOCCASIN POINT MARINA 2018 STORAGE & SERVICE RATE PROPOSAL

Agency Director, Chris Collett, presented the MPM 2018 Storage and Service Rate proposal which includes a 4 year CPI based on prior approval dates.

LAKE DON PEDRO MARINA 2018 STORAGE & SERVICE RATE PROPOSAL

Agency Director, Chris Collett, presented the LDPM 2018 Storage and Service Rate proposal which includes a 4 year CPI based on prior approval dates. Board Member Gilman stated that the new baseline should lead to more consistency. Tom Delotto, Suntex Marinas, Regional Manager agreed that they have now created a foundation to work off.

LAKE DON PEDRO MARINA 2018 NEW COVERED SLIP RATE PROPOSAL

Agency Director, Chris Collett, presented photos showing the old covered slips vs the new covered slips. Mr. Collett also highlighted the amenities such as the new slips are larger and they each have water and power pedestals. Mr. Collett added that information packets are available to those interested. Tom Delotto, Suntex Marinas, Regional Manager added that Suntex Marinas takes ESD (Electric Shock Drowning) very seriously and the new pedestals will be very safe. Some discussion took place regarding occupancy and rates of the new slips. Board Director Hörger asked Agency Director Collett how he felt about the comparables and Mr. Collett answered that Suntex has provided the additional information and fulfilled the criteria needed to present the information. Board Chairman Macedo stated that a Special Meeting should be scheduled in the next 30 days.

DIRECTOR'S REPORT

There were 1,231 new reservations made in May, 2018. This is 124 less than were made in May, 2017. Year to date, 3,876 reservations have been made in 2018 compared to 4,680 reservations that were made during the same period in 2017. Reservations are currently down 17% from last year and is likely due to hiccups in the implementation of the online reservation program and cooler weather.

Memorial Day weekend visitor days were down slightly from 2017. Blue Oaks launch ramp was closed due to lake elevation,

which explains the reduction of boats at Blue Oaks and the increase at Fleming Meadows. Overall gate totals were also down at \$67,617 compared to \$82,381 in 2017, which may be attributed to the cost of fuel. Tom Delotto, Suntex Marinas, Regional Manager added that fuel sales were down substantially at the marina.

DPRA staff is working on the tugboat engine replacement.

Lake Regulatory Management buoys, cable, & hardware has been received.

New concrete tables have been received for the 2018 portion of the Table Replacement Project. Staff is replacing tables that have reached the end of life.

A new utility storage building has been received and placed at the Blue Oaks campground.

The Trading Post deck replacement has been completed.

The Trading Post and Snack Shack roof replacement projects have been postponed until the fall after only one contractor submitted a proposal. The original estimate was for \$50,000 but the signal bid proposal received was double the estimate. Purchasing staff will re-post the Request for Bids shortly. DPRA will request approval for a capital budget revision at the next Board of Control meeting.

Seasonal staff hiring has been completed for the summer.

Campground and Lake Operations staff are in full summer operation mode.

The Blue Oaks launch ramp is currently closed due to the lake elevation being too high to access the lower ramp, and too low to open the upper ramp.

Lake Operations staff have repainted and stocked the Ward's Ferry restroom for the 2018 rafting season.

DPRA staff continues to finalize implementation of the online Reservation and Point of Sale System Upgrades.

DPRA is currently awaiting approval of the Lower Blue Oaks Boat Launch Ramp Facility Grant.

Staff is working on a permit with the Department of Fish & Wildlife (DFW) to stock Triploid Grass Carp for vegetation management at the wastewater ponds.

The Fireworks on the Water show is scheduled for Saturday, June 30th @ 9:30 p.m. Suntex will be sponsoring \$10,000 towards the cost of the show.

MATTERS TO THE GOOD OF THE AGENCY

Private houseboat owner, Phyllis Farenkamm, asked if there will be an annual discount rate for houseboat mooring. Tom Delotto, Suntex Marinas, answered that marina staff is looking at that.

Private Houseboat Owner, Terry Kirby, asked if the marina will be installing a new protective barrier at the marina to protect boats from waves. Tom Delotto, Suntex Marinas, answered that it is on the marina's radar. Ms. Kirby added that they also need help keeping the Osprey off the houseboats. Agency Director Collett, stated that it's mainly a matter of being present and removing the materials. Mr. Delotto stated that they perform buoy line patrols weekly, but suggested that houseboat owners look up a product call Gull Preventer. Ms. Kirby also asked about courtesy parking at the marina. Mr. Delotto stated that they are currently working on that.

Private houseboat owner, Joe Farenkamm, suggested that more Osprey nesting locations be installed.

Private Houseboat Owner, John Hitchcock, asked if marina staff has checked for electrical leakage at Moccasin Point Marina. Tom Delotto, Suntex Marinas, answered that it takes special training to perform that kind of testing, but he added that they've ordered small buoys that will detect any leakage.

ADJOURNMENT

Due to no further business, the Board adjourned at 11:52 a.m.

Respectfully Submitted,

Christopher C. Collett
Secretary to Board of Control

Copies to: Messrs. Hörger, Williams
 Messrs. Hashimoto, Macedo, Her
 Messrs. Gilman, Davids, Salyer