

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
MINUTES
March 9, 2018**

CALL TO ORDER: 10:04 a.m. CCSF, Hetch Hetchy Administrative Building, Moccasin

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

OTHERS PRESENT: Chris Collett – DPRA, Department Manager
Tou Her – Turlock Irrigation District (TID)
Bill Penney – TID, Associate Civil Engineer
Michael Clipper – TID, Risk & Investment Analyst
Jim McCoy – DPRA, Division Manager, Campground Operations
Brannon Gomes – DPRA, Chief Ranger
Sue VanderSchans – DPRA, Administrative Assistant
Tom DeLotto – Suntex Marinas, Regional Manager
Mike McCulloch – Moccasin Point Marina, SMI, Manager
Keith Lynar – Private Houseboat Owner
Ross Swett – Private Houseboat Owner
Joe & Phyllis Farenkamm – Private Houseboat Owners
John Cox – Private Houseboat Owner
Hiram & Kris Harlan – Private Houseboat Owners
Larry & Agatha Swanson – Private Houseboat Owners
Jeff Ashton – Private Houseboat Owner
John & Diane Hitchcock – Private Houseboat Owners
Dennis Lewis – Private Houseboat Owner

MINUTES

The Don Pedro Recreation Agency (DPRA) Board of Control approved the minutes of the December 9, 2017, Board of Control meeting as written.

MONTHLY FISCAL REPORT

Agency Director Collett informed the Board that the December Financial Statement was not yet available for review. TID accounting staff are currently waiting for all of the expenses to be received in order to close the 2017 books.

DISTRICT PROPERTY UPDATE

Chris Collett stated that this information item has been cancelled due to the presenter having a schedule conflict.

SUNTEX IMPROVEMENTS UPDATE

Tom DeLotto, Suntex Marinas stated that Suntex team members are attending this meeting via telephone. Before beginning the Suntex Improvements Update, Mr. DeLotto spoke to those present regarding security. He said that Suntex is very concerned about security overall and is in the process of reevaluating their current system. He added that he would like to ask for the houseboat owners' help by participating with sharing information or assisting with the security equipment. Mr. DeLotto stated that some cameras have already been installed at the Moccasin Point Marina (MPM), but they are still looking for equipment for Lake Don Pedro Marina (LDPM). Mr. DeLotto also asked for assistance from the houseboaters regarding contractors they hire to work on their boats. He stated that contractors must check in with the marina first for verification of insurance, workers compensation, and for their own safety. Discussion took place regarding security issues. Board Director Hörger asked Mr. DeLotto to continue this discussion after the meeting adjourns and to share his contact information with those in attendance.

Mr. DeLotto reviewed slides showing Suntex improvements that have been completed, are in progress, and those that are planned for the future. Mr. DeLotto stated that the old LDPM "B" and "C" docks have been removed and a portion of the new "B" dock has been put into place. The new docks will allow staff to better serve the customer with wider slips. The old LDPM store and office building has been removed and demolished. The new upgraded building has been put into place and staff is

currently working with a retail specialist. Mr. DeLotto continued his improvement review with the new covered slips, power pedestals, repurposed fuel dock, improved walkway and gangway, new small boat rental fleet, and rental houseboat refurbishments. Moccasin Point Marina (MPM) staff have been busy cleaning up the dry storage area, and they have installed a new ADA compliant floating restroom. Upcoming MPM improvements will include a new floating outdoor seating and dining area, new small boat rental fleet, and improvement of the fuel pump station.

SUNTEX BOATLIFT ADDITION

Tom DeLotto, Suntex, Marinas presented information on the addition of boatlifts for rent as a new amenity. Mr. DeLotto reviewed the pricing and the benefits of storing your boat on a boatlift out of the water.

SUNTEX NEW SMALL BOAT RENTAL FLEET AND RATE PROPOSAL

Tom DeLotto, Suntex Marinas, reviewed the new small boat rental fleet that will replace the current rental fleet at LDPM and MPM. He also reviewed the proposed fee structure. Private houseboat owner, Jeff Ashton asked if the renters undergo training. Mr. DeLotto responded that the boat rental customers must complete a training session before operating any vessel.

MOCCASIN POINT MARINA 2018 RATE PROPOSAL

Tom DeLotto, Suntex Marinas, stated that they are not requesting an increase for the houseboat mooring but are proposing fee increases for small boat slip rental, covered dry storage and service fees.

LAKE DON PEDRO MARINA 2018 RATE PROPOSAL

Tom DeLotto, Suntex Marinas, stated that they are not requesting an increase for the houseboat mooring but are proposing fee increases for small boat slip rental, dry storage, new covered dock slips with utilities, small boat slips at the houseboat marina, and service fees. Several houseboat owners asked if the marina intends to add more houseboat mooring slips to the private houseboat marina. Mr. DeLotto stated that there has not been any discussion about that. Private houseboat owner, Phyllis Farenkamm asked Mr. DeLotto to explain the rate increase for the small boat slips at the Private Houseboat Marina. Nick Henry, Suntex Marinas, explained these slips were offered at the introductory rate of \$75 per month in 2007 and they have stayed the same since then. Suntex is proposing a 2 year adjustment to get these slips up to the same rate as the other slips offered. Discussion also took place regarding the fee for portable pump out service. Mr. DeLotto stated that he would have to do some more research on this item. Several houseboat owners asked for a copy of the fee proposal. Board Director Hörger asked Mr. DeLotto to give out contact information to those interested at the conclusion of the meeting.

DPRA REGULATION RA 9000.200

Agency Director Collett stated that DPRA is proposing some suggested changes to Agency Regulation RA 9000.200, Review of Concessionaire Fees by the Agency. Director Collett reviewed the current regulation, which was originally adopted in 1992 and amended in 1994 and 2003, he went on to explain that due to the Concessionaires request to add a new service, Boat Lift Rental, this regulation would need to be updated to allow for this service as a Category 1 fee. DPRA is suggesting the following changes: Inclusion of Boat Lift Equipment as a Category 1 item, Sports Equipment Rental Rates moved from Category 1 to Category 2, Eliminate Exhibit 1 Flowchart and define the review process in the regulation narrative. The suggested changes to the review process are – addition of a Public Notice Period, define “Agency Review”, and inclusion of a Minimum Information Standard. Director Collett then asked the Board to enter into discussion as to what they would like to see included in this regulation. John Davids, MID, asked if the current Suntex proposal complies with the changes. Mr. Collett answered that it did partially, but added that he would like to help them collect the additional information and to then present the completed proposal to the Board. Director Macedo stated that he would like to see the changes but does not want to make it too rigid. Director Hörger added that he would like it to be brought to one logical method and presented at the next meeting. He suggested that they work it out and added that he would be interested to know what would be the financial impact and inconvenience put on Suntex to meet these requests.

REQUEST TO PROCEED WITH THE VISITOR CENTER REBUILD

Bill Penney, TID, Associate Civil Engineer, presented an update and proposal for the Visitor Center Rebuild project. Mr. Penney gave a brief review of the Visitor Center fire and rebuild planning process that has taken place. Mr. Penney reminded the Board that at his last presentation he had come to the Board to recommend the new building be constructed at the entrance to Fleming Meadows, however, due to recent findings related to CEQA and insurance reimbursement, staff is now

recommending to move forward with the original building site at the Vista Point. Mr. Penney added that the insurance will pay for a “like kind and quality” rebuild and the Vista Point site is categorically exempt from CEQA. Mr. Penney continued with a review of the steps that would take place once approval is given.

The Board voted unanimously to approve the Request to Proceed with the Visitor Center Rebuild at the Vista Point location.

DIRECTOR’S REPORT

There were 594 new reservations made in February, 2018. This is 228 less than were made in February, 2017. Year to date, 1,066 reservations have been made in 2018 compared to 1,490 reservations that were made during the same period in 2017.

All but 11 houseboat permits have been renewed. The 11 remaining houseboats have been red-tagged and assessed non-compliance fines for failure to meet houseboat permit renewal requirements. The deadline to meet the requirements is March 31, 2018, or the permits will be revoked.

The Trading Post Deck Replacement Capital Project is progressing. A Request for Quote is currently in process for the materials. The project is expected to be completed in May.

The Trading Post and Snack Shack Roof Replacement Capital Project has a pre-bid walk thru schedule for March 15th. The project is expected to be completed in May.

Two Agency vehicles are being replaced this year with Capital funding.

The tug boat engine replacement is in process with TID Fleet Management.

Buoys, cable and miscellaneous hardware has been ordered.

The concrete table replacements have been ordered.

TID Purchasing Department has issued a Request for Quote for a Blue Oaks utility storage building.

Seasonal staff hiring is in process.

DPRA staff is currently busy with pre-season infrastructure check and preparation.

The Office of Environmental Health Hazard Assessment (OEHHA) has released an advisory for fish consumption pertaining to Don Pedro Lake. The advisory affects approximately 60 other lakes, rivers and creeks in California. Agency staff will post the information at all three kiosks and the fish cleaning stations.

A preliminary lake elevation forecast was received. The October projection of a dry scenario shows a lake elevation of 696.6’, average scenario shows a lake elevation of 718.9’, and a wet scenario shows a lake elevation of 801.5’. These projections do not include any March precipitation.

MATTERS TO THE GOOD OF THE AGENCY

Director, Brent Hörger, stated that the open forum that occurred earlier in the meeting with Tom DeLotto and audience members was amazing and the Board appreciates it.

Houseboat owner, Larry Swanson, asked that the day use fees be charged on a 24 hour basis so visitors are not charged for 2 days to stay one night. Agency Director responded that there is an “in late” policy. Jim McCoy, DPRA, Division Manager, clarified the hours of day use – 5 a.m.-10 p.m., “in late” - dusk, and night fishing 6 p.m. - 9 a.m.

Chris Collett informed those in attendance that he can be reached in person at his office or over the phone any time they want to discuss anything or have clarification on. Tom DeLotto, Suntex Marinas, added that anyone wanting to reach marina personnel may go to their website and go to the information email.

Houseboat owner, Hiram Harlan, asked who is responsible for the road to the private houseboat marina. Chris Collett responded that the roads to the private and public marinas are the responsibility of Suntex. Tom DeLotto will make sure that

Suntex staff are aware of that. Mr. Harlan stated that the roadway to the private houseboat marina becomes very congested. Mr. DeLotto responded that they are looking into the issue. Discussion took place regarding signage and parking issues. Discussion took place regarding security. Members of the audience asked about security cameras, adding more staff to patrol at night, and adding private security. Jim McCoy, DPRA, Division Manager responded that DPRA does contract with a private security company during the summer months. Mr. McCoy added that thefts and other crimes need to be reported to the Tuolumne County Sheriff's Office, DPRA Rangers are in charge of recreation at Don Pedro Lake. Mr. McCoy also suggested that the audience members attend a Tuolumne County Board meeting to express their concerns regarding crimes taking place in this area of Tuolumne County.

Private houseboat owner, Ross Swett, asked if anything is being done and what the time frame is to bring back the Moccasin Point Marina store. Tom DeLotto, Suntex Marinas, answered that they are working on a plan to provide that service at MPM, but it does not include bringing back the old store or any large building. Mr. Swett also asked about the dry storage canopy that someone had erected. Mr. DeLotto stated that the Quonset style cover had been installed by a private party illegally and it will be removed.

A member of the audience asked if MPM will be selling alcohol. Mr. DeLotto answered that they are looking into getting the liquor license, but it will be a challenge.

MOTIONS PASSED

On motion of Hörger, seconded by Davids, the following motion was adopted:

2018-03-01 The Board voted unanimously to approve the Request to Proceed with the Visitor Center Rebuild

Upon roll call the following vote was had:

Ayes: Directors Macedo, Hörger, Davids
Noes: none

ADJOURNMENT

Due to no further business, the Board adjourned at 12:18 p.m.

Respectfully Submitted,

Christopher C. Collett
Secretary to Board of Control

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