

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
DRAFT MINUTES
December 13, 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
Jim McCoy – DPRA, Recreation Division Manager
Rebecca Dack – DPRA, Administrative Assistant
Jesse Franco – MID, BOC Alternate
Sara Lima – DPRA, General Counsel
Vincenza Simo – Suntex, Regional Director
Katie Linton – Suntex, Regional Manager

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 October 18, 2024. Copies are on file at Don Pedro Headquarters

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.

SUNTEX RATE PROPOSAL *Action Item*

Vincenza Simo, Suntex Regional Director, noted rates were presented a few months ago, which have not changed. She noted today they are providing more comparable data as requested by the Board of Control. Ms. Simo noted the comparisons provided are to like marinas in CA and Suntex, as a whole. She also noted while looking at the amenity comparisons, they found Don Pedro offers the best in class in the market and the most year-round amenities. Ms. Simo stated on the comparisons sheets, where “N/A” is noted, those amenities are not offered at the listed marinas. She also included that Don Pedro offers the most amenities out of all Suntex marinas. Ms. Simo explained the “Daily Yard Use Fee” is proposed to be a tiered system based on feedback from the Board and tenants. She noted Suntex worked with customer Jeff Ashton and created a tiered rate structure which would decrease in cost starting at \$38 per day for days 1-5 and going down from there. This will incentivize work to be done more quickly. Director Reis noted that fee is not paid if the boat is in the non-service area, unless it has been there for longer than 90 days at which time Suntex would charge crib fees. There was discussion regarding boats being in the yard longer than the allotted time and Director Reis noted DPRA works with Suntex and the customers to get boats back in the water. Ms. Simo noted there are a lot of processes happening behind the scenes to take care of those instances. Ms. Simo discussed the expected approval for 2025 capital projects, noting they are going to release that information so customers can see what to expect for 2025.

Public member, Ross Swett, asked what Suntex is going to do with the store at Don Pedro when it is replaced and asked if the old store could be moved to Moccasin. Ms. Simo stated they can look into it. Public member, Linda Swett, asked about rate increases for house boaters, noting the house boaters do not benefit but end up paying more. Ms. Simo noted the money is allotted to things such as infrastructure, safety and payroll. There was discussion regarding cables breaking and the upcoming storms. Ms. Simo noted A&B Docks is currently on site for 6-8 weeks and she will have them look at the cables with the manager Dusty, to make sure they are prepared.

Director Keating noted part of the reason of the docks breaking were due to anchors not being moved Ms. Linton noted the anchors were not scoped for wind, as they are usually adjusted due to water level but with the upcoming storm, they will be checking the tightness and re-scope if necessary. She noted to re-scope the DP marina, will take approximately 5-7 days to get it completely wrapped up. She also noted when they hit the low water, they had to launch new anchors.

There was discussion regarding the labor rate. Ms. Simo noted the proposed rate is a flat labor rate and Suntex is working on hiring for very specific skill sets and is putting more money in payroll to be more competitive, working with other boat yards for referrals and seeing if those boat yards are slower, Suntex may be able to contract their workers.

Director Keating inquired if Suntex has thought about contracting with a professional company for specific work. Ms. Simo noted Suntex contracted BoatWRX employees and tried to go through a trade school company which is like an employment agency for trades, but noted there were issues with workers comp and insurance which they could not work out with Suntex Legal.

Director Reis noted Suntex is here to ask board for consideration, stating Suntex and DPRA met several times, and Suntex came back with all the information that was requested. Director Reis stated the staff recommendation is to approve the 2025 Suntex rates as presented.

There was discussion regarding the cost of haul and launch. Public member, Jeff Mueller, stated it was \$2,500 total to haul and launch. Ms. Linton stated when Suntex researched cost, they found that it is difficult to find transportation companies to come to Don Pedro for less than \$5,000, which is just the cost of the pull, not the transportation to get here.

Director Hannaford motioned to approve the 2025 Suntex rate proposal as written. Director Keating seconded the motion. Motion carries.

2025 BOARD MEETING SCHEDULE *Action Item*

Director Reis provided the 2025 meeting schedule for Board consideration, noting meetings may be subject to change and additional special meetings may be scheduled.

Director Keating motioned to approve the 2025 Board Meeting Schedule. Director Hannaford seconded the motion. Motion carries.

FISCAL REPORT

Director Reis, provided actuals for September 2024 with a comparison of September 2023. 2024 actual revenue for September is \$251,678, compared to September 2023 at \$359,462. Actual operations expenses for September 2024 is \$403,695, and September 2023 was \$414,821. Capital expenses January 2024 to September 2024 are \$572,783. Capital expenses for January 2023 to September 2023 were \$272,931. Director Reis also provided projected revenue for November 2024 at \$145,000, projected expenses at \$295,160 and YTD capital expenses through November 2024 at \$830,912. Year-end revenue projection for 2024 is \$4,490,000, O&M expenses at \$4,893,639 and capital expenses are expected to be around \$950,000. He noted a few projects will carry over to 2025 to be finished.

DIRECTOR'S REPORT

Director Reis provided an update regarding reservations, occupancy and cancellation comparison from November 2023 to November 2024. He also provided an overview of the conference for NALMS (North American Lake Management Society) ~~they~~ that he and Brannon attended in November 2024, noting there were approximately 30-50 attendees during the DPRA presentation. He noted the 2025 DPRA budget has been approved by the Districts and provided an update regarding recruitment for open DPRA positions.

Director Reis addressed the current issue of the golden mussel found in Port of Stockton and San Luis Reservoir in the state water system. He noted Lake Camanche and New Melones have closed but ~~that this~~ has been seen ~~as~~ a pre-mature move by CDFW (CA Department of Fish and Wildlife) per the discussion had on Monday, 12/9/24 in which DPRA met with Stanislaus County, Merced Irrigation District and CDFW. There was discussion regarding potential options including boat banding, self-inspections, staff inspections, and closures. Ms. Simo noted that Pleasure Cove and Lake Barryessa installed hot wash stations. Director Reis noted that with staff inspections, there has to physically be staff, which limits hours and launching. CDFW noted there is no information that shows lakes need to close as of now. Director Reis noted DPRA has another call scheduled call for January 6, 2025, and if there is an update, he will provide that to the Board. He also noted DPRA is following what the state is doing which is additional education and documentation. Staff has posted signage around the self-inspection areas.

MATTERS TO THE GOOD OF THE AGENCY

Director Macedo opened Matters to the Good to the public attendees. Public member, Ross Swett, initiated additional discussion regarding the golden mussel. Director Reis noted DPRA is doing the best not to create our own content and stay consistent with the state and CDFW.

CONFERENCE WITH REAL PROPERTY NEGOTIATOR *Closed Session*

Director Keating motioned, Director Hannaford seconded motion, motion carried and the Board adjourned to closed session at 10:57am.

REPORT OF ACTION TAKEN IN CLOSED SESSION

The Board reconvened after closed session at 11:57am. Director Macedo noted no action was taken in closed session.

ADJOURNMENT

Director Hannaford motioned to adjourn, Director Keating seconded and due to no further business, the Board adjourned at 11:58 a.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

DRAFT