

**DON PEDRO RECREATION AGENCY  
BOARD OF CONTROL - DON PEDRO PROJECT  
SPECIAL MEETING MINUTES  
July 27, 2017**

CALL TO ORDER: 2:00 p.m. CCSF, Hetch Hetchy Administrative Building, Moccasin

VOTING MEMBERS PRESENT: Charlie Fernandes – Turlock Irrigation District (TID)  
Jake Wenger – Modesto Irrigation District (MID)  
Brent Hörger – City & County of San Francisco (CCSF)

OTHERS PRESENT: Bill Penney – TID, Associate Civil Engineer  
Chad Tienken – MID, Civil Engineering Manager  
Tou Her – Turlock Irrigation District (TID)  
Jim McCoy – DPRA, Division Manager, Campground Operations  
Phil Hetz – Lake Don Pedro Marina, Manager  
Brannon Gomes – DPRA, Chief Ranger  
Mike McCulloch – Moccasin Point Marina, Manager  
Quinn Heidenreich – Suntex, Director, Mergers & Acquisitions  
Chris Petty – Suntex, Principal, Investment Services  
Tom Delotto – Suntex, Regional Manager, Operations  
Nick Henry – Suntex, Senior Analyst  
Susie Lynar – Private Houseboat Owner  
Ross Swett – Private Houseboat Owner  
Joe & Phyllis Farenkamm – Private Houseboat Owners  
Hiram & Kris Harlan – Private Houseboat Owners  
Agatha & Larry Swanson – Private Houseboat Owners  
Mark Simpson – Private Houseboat Owner  
Jeff Muller – Private Houseboat Owner  
Larry Byrd – Private Houseboat Owner

**MINUTES**

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

**VISITOR CENTER REBUILD PROJECT REQUEST FOR PROPOSAL (RFP)**

Bill Penney, TID, Associate Civil Engineer, presented a brief recap of the current stage of the Visitor Center Rebuild project. Mr. Penney stated that the first four steps in Phase I, Form Design and Steering Committee, Location Recommendation, Staff and Customer Needs Assessment, and Confirm Building Design Criteria, have been completed. Mr. Penney added that he has been working with the TID Purchasing Department in drafting a Request for Proposal (RFP) to be released to three prospective architects. The RFP includes all of the design criteria requested by the Design and Steering Committees, and requests a conceptual floorplan, building elevations, and a 3D rendering. Due to the amount of work requested, the RFP will also include a \$7,500 stipend for the two architects not selected. The architects will be invited to present their proposals to the Steering Committee in person. The committee will then make a recommendation to the Board.

MID Director, Jake Wenger, asked if the stipend is covered by the insurance. Mr. Penney confirmed that it is. Tou Her, TID, asked what the timeline is for the RFP. Mr. Penney stated that the RFP will be sent out tomorrow and the proposals are due September 15th. Interviews with the steering committee will take place the week of September 22<sup>nd</sup>, and the Board presentation the week after. The Board voted unanimously to approve DPRA's request for release of a Request for Proposal (RFP) to secure a project architect.

**INTRODUCTION OF NEW CONCESSIONAIRE – SUNTEX MARINAS**

Board Secretary, Chris Collett, introduced Quinn Heidenreich, Director, Mergers & Acquisitions, Suntex Marinas. Mr. Heidenreich introduced his team in attendance, Nick Henry, Senior Analyst, Chris Petty, Investment Services, Tom Delotto, Regional Manager, and Johnny Powers, CEO, who is enroute. Mr. Heidenreich explained that Suntex operates 45 marinas in 14 states coast-to-coast. Approximately 50% of those are saltwater and 50% are freshwater. He added that they are very

excited to add Moccasin Point Marina and Lake Don Pedro Marina to the Suntex family. Mr. Heidenreich thanked the Board and stated that his team will be available after the meeting to answer any questions.

### **PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS**

Private houseboat owner, Phyllis Farenkamm asked if Suntex has made plans for improvements at the marinas and the timeline for such work. Mr. Heidenreich responded that Suntex believes in a highly amenitized marina, high standard of service and high quality. They are still assessing the needs, but are working on it and feels that everyone will be happy with the direction of the marinas. Mrs. Farenkamm also asked if Suntex plans on bringing the marina store back to Moccasin Point Marina. Mr. Heidenreich answered that they are still evaluating that. Mrs. Farenkamm stated that the houseboat owners do not want to foot the bill for everything.

Private houseboat owner, Ross Swett, asked Chris Collett if there is an attainable Concession Lease Agreement (CLA) available for the houseboat owners to review. Mr. Collett answered that Forever Resorts and Suntex agreed on assigning the existing CLA to Suntex, therefore the exact same lease agreement is the one that Suntex will operate under.

### **MOTIONS PASSED**

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

2017-07-03      The Board voted unanimously to approve the Don Pedro Recreation Agency request to release a Request for Proposal (RFP) to secure a project architect.

### **ADJOURNMENT**

Due to no further business, the Board adjourned at 2:15 p.m.

Respectfully Submitted,

Christopher C. Collett  
Secretary to Board of Control

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