

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
APPROVED MINUTES
January 6, 2026**

CALL TO ORDER: 10:00a.m.

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)
Cheryl Sperry – City & County of San Francisco (CCSF)
John Boer IV – Modesto Irrigation District (MID)

OTHERS PRESENT: Ryan Reis – DPRA, Department Manager
Brannon Gomes – DPRA, Recreation Division Manager
Jim McCoy – DPRA, Recreation Division Manager
Kevin Kimbro – DPRA, Park Maintenance Supervisor
Rebecca Dack – DPRA, Administrative Assistant
Brooke Rohrer – Suntex, General 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 special meeting of December 5, 2025. Copies are on file at Don Pedro Headquarters

Director Boer motioned to approve the consent calendar. Director Macedo seconded the motion. Motion carries.

DISCUSSION OF ANY ACTION ITEM REMOVED FROM THE CONSENT CALENDAR

There were no items removed from the consent calendar.

PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS

Director Macedo noted there will be discussion on the agenda items as they reviewed.

SUNTEX RATE PROPOSAL *Action Item*

Brooke Rohrer, Suntex General Director, provided an overview of the proposed Suntex rate increases. Director Reis noted several typos in the slideshow presentation. Ms. Rohrer clarified that the Moccasin buoy rates for 2026 contained an error: the correct monthly online rate is \$307.20. She also noted that the service rates for over and under 50 tons were reversed on the slide and should be switched. All corrected rates were posted online more than 30 days prior to the meeting.

Public member, Ross Swett, asked what amenities or improvements at the private marina for Moccasin Point warranted the proposed rate increase. Ms. Rohrer stated she would need to follow up with specific numbers but noted recent and ongoing work including headwalk repairs, painting buoy balls, and other maintenance. She explained that buoy balls are taken down to bare metal and repainted; with approximately 164 boats and six buoy balls worked on at a time, each cycle takes about a week, and the full process will likely take most of the year.

A public member inquired whether buoy balls were being replaced. Ms. Rohrer explained that most are being refurbished rather than replaced, unless deterioration requires replacement.

A member of the public noted that although this work has been ongoing for approximately three years, the lines were not consistently checked, noting that staff are not out on the water daily inspecting them.

Regarding the private marina, Suntex stated that a contractor is in place, bids have been received, and work is scheduled to begin at the start of May. Customer service surveys were sent to 64 customers to gauge preferences on timing of the work and 10 responses have been received to date.

Director Macedo asked how the final decision would be made, particularly if waiting until after the season was being considered. Staff responded that work would begin immediately and continue until completion. Director Reis noted that he spoke with Katie Linton, Suntex Regional Manager, and explained that if customers preferred to delay the work, the rate increase could also be delayed.

However, once the decision is made to proceed, the project will move forward without interruption and is expected to take several months.

Public member, Ross Swett, asked how long the project is anticipated to take. Suntex stated that the docks themselves will remain in place and that the decking material is expected to be a grate-style system that allows water to drain through. Suntex committed to following up with additional details on the specific material.

Public member, Ross Swett, also asked whether the same contractor would be used for the houseboat marina. Suntex confirmed that A&B Docks will be performing the decking work at the private marina and is also responsible for work at the houseboat marina. Public comment expressed concern that Suntex is operating more like a government agency than a private company by raising rates in advance to fund projects, rather than building projects first and recovering costs later.

Director Macedo responded that a significant amount of work has already been completed prior to raising rates and emphasized the need to maintain the docks while balancing costs. Director Boer commented that if he purchased new equipment, he would apply the increased costs to the following year's pricing rather than the current year. He stated that CPI-based increases are understandable due to rising operational and employee costs but asked whether the proposal was CPI plus an additional 2% or 3%. Staff clarified that the increase is as written in the CLA amendment proposal.

Brooke Rohrer stated that the private marina decking project has been in development for some time and that the proposed rates are not solely intended to initiate that project. Multiple improvements were planned for the marina, and the decking project was already underway. She noted that the Board had requested specific details at the prior meeting, and staff is working to complete the project as soon as possible.

Public member, Don Johnson, asked for confirmation that the rate increase proposal is CPI plus 3% for all services. Ms. Rohrer confirmed this. She further explained that the decking project was funded two years ago but delayed due to challenges in securing a construction team at the corporate level. She was not present during the original installation and noted that the prior material did not perform as expected, causing issues in high heat and sun exposure. Suntex paused the project to test alternative materials, particularly after similar decking in Arizona failed to hold up as anticipated. After additional testing, the material has now been finalized to ensure long-term durability.

Public member, Ross Swett, asked for an update on the potential sale of Moccasin. Ms. Rohrer stated there has been no movement and that the matter is outside her scope.

Ms. Rohrer also noted ongoing maintenance efforts, including structural reinforcements and painting buoy balls, and confirmed that the building referenced is a new structure. Director Swett commented that the building had been moved during low water conditions and not returned to its original location, suggesting these issues be addressed at town hall meetings.

A public member requested that Suntex notify the Board regarding buoy ball maintenance, including how many are completed each week. Director Macedo stated that DPRA does receive regular reports from Suntex.

Director Macedo asked how often staff conduct site visits. Director Reis responded that he was on site shortly after the last meeting a couple of weeks ago to review conditions ahead of upcoming storms and stated that he responds promptly if notified that something is not right.

Director Macedo stated that for projects not completed by Suntex, DPRA has the ability to step in and complete the work. Under the current and proposed CLA amendments, the project is expected to start by May 1. If it does not, DPRA will exercise the CLA provision to bid out the work, complete the project, and bill Suntex.

Director Boer asked why May 1st was selected and Director Reis explained that the project is included in Suntex's 2026 approved budget and that a contractor has been identified, but the scope of work is still being finalized. The budget was not approved until January 1, 2026, which was discussed previously when Ms. Rohrer noted that customer surveys had been conducted. Contractor availability is also a factor, as the contractor is currently finishing work at Berryessa. If that work is completed early, the project could start sooner. He noted the staff recommendation is to approve the rates with the understanding the project will start May 1, 2026.

Director Sperry stated the public wants regular project updates and asked whether those could be included as part of the approval. Ms. Rohrer responded that detailed town hall meetings are held monthly and Suntex provides project-related updates at DPRA Board of Control monthly meetings when there are updates to give, while additional compliance reporting occurs at the Board level. Staff also maintains a running total for 2026, providing a monthly list of completed items at Board meetings. Director Boer asked whether notifications or summaries from the town halls could be provided so the Board is aware of topics and concerns raised. Ms. Rohrer

responded that those items are included in the regular monthly meeting updates, and since buoy balls are a major topic of concern, they will continue to be specifically addressed.

Director Boer noted that CPI plus 3% for some services and an additional 2% for houseboats results in increases of 5% to 6% and expressed concern that projects may not be completed. Macedo responded that Suntex has a strong incentive to complete the projects, as DPRA will step in, complete the work, and bill Suntex if they do not. Macedo added that Suntex has completed many projects to date and acknowledged that while some items have not been completed as expected, he is satisfied overall with the work being done.

Public member, Ross Swett, asked about checks and permits for houseboats. Director Reis stated that CLA negotiations are not yet complete and that no final CLA amendments have been approved. There are outstanding questions with MID, and if the agreement changes, the matter will need to return to the Board of Control and then back to TID and MID. This remains an ongoing process, and nothing has been sent out for renewal at this time.

Public member, Susan Pavlakis, stated that Suntex says they have done a lot of things and asked what those projects are. Ms. Rohrer stated the most recently completed projects include the pump-out project and pump upgrades at Moccasin to allow self-priming and 24-hour operation, dock respacing at MPM, flotation improvements, re-anchoring of Fleming Marina with no breakages over the holidays, construction of a new building, and dock replacements eliminating unencapsulated foam. He noted this work is in addition to unplanned maintenance such as painting buoy balls at both marinas, upgrading hardware on lines, and repairs to the Gilman headwalk.

Director Sperry made a motion to approve the 2026 Suntex Rate Proposal with the stipulation that the private houseboat marina project begin by May 1, or the Board will take over the project. The motion also included discussion of progress meetings or written updates.

There was discussion regarding DPRA staff attending the Suntex townhalls. Director Reis noted DPRA has attended in the past, but all the questions get directed at DPRA instead of Suntex. Director Reis stated he can look to Ms. Rohrer to bring options to the Board at the next meeting.

Director Macedo seconded the motion. Motion carries. Director Boer noted that if the project doesn't get moving, DPRA is going to take care of it.

Ms. Rohrer asked for confirmation of the effective date of the rate increase, stating that if effective January 1, letters would be sent out on January 6. Director Macedo clarified that to provide certainty, the effective date for the Suntex rates will be February 1, 2026.

A public member inquired about annual permits. DPRA confirmed that the annual permits, excluding houseboats, will remain with DPRA and prices are effective January 1. Director Reis noted CLA discussion are still in process. He stated no renewals have been issued yet and if CLA negotiations pause or change, staff will implement a short-term solution as needed.

PROJECT RELATED CONTRACTOR RATE – RILEY RIDGE *Action Item*

Director Reis provided an overview of a proposal for a project-related contractor rate for employee housing at Riley Ridge. Additional background information was included in the board packet. Employee trailer pads at Riley Ridge are being requested for contractors who will be on site for various projects for extended periods, including an upcoming Powerhouse project expected to last approximately two years. As part of the contract, TID is responsible for contractor travel time and housing costs and has requested a discounted housing rate. Contractors would not have access to marina or recreational facilities and would be limited to employee housing only. They will also assist with pedestal replacement at Riley Ridge. If the housing need extends beyond the two years, additional Board approval will be required. This rate will not be added to the fee schedule and is considered an exception. Director Reis clarified that the revenue would be deposited into Fund 3, while the related expense would be paid from Fund 2.

Director Sperry motioned to approve the project-related contractor rate for Riley Ridge. Director Boer seconded the motion. The motion carried.

ADJOURNMENT

Director Sperry motioned to adjourn, Director Boer seconded and due to no further business, the Board adjourned at 10:47a.m.

Respectfully Submitted,
Ryan Reis
Secretary to Board of Control

Copies to: Messrs. Sperry, Mazurkiewicz, Williams, Edwards
Messrs. Fernandes, Macedo, Koehn
Messrs. Boer, Franco, Wenger