

**DON PEDRO RECREATION AGENCY  
BOARD OF CONTROL - DON PEDRO PROJECT  
APPROVED MINUTES  
January 23, 2026**

CALL TO ORDER: 10:00a.m.

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)  
Cheryl Sperry – City & County of San Francisco (CCSF)  
Robert Frobose – 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

**CALL TO ORDER**

Director Macedo called the meeting to order at 10:00am and noted Robert Frobose will be filling in today for John Boer.

**MOTION APPROVING CONSENT CALENDAR *Action Item***

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 January 6, 2026. Copies are on file at Don Pedro Headquarters

Director Sperry 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.

**CAPITAL IMPROVEMENT PLAN (CIP) UPDATE**

Director Reis provided an overview of some completed projects for 2025 which include the Blue Oaks launch ramp parking lot, the Blue Oaks group area and the Moccasin Point restrooms. He noted the Moccasin Point comfort stations were expected to take 3-4 years but came in under budget at \$210,000. The project began in 2025 and due to the cost savings, is expected to be completed in 2026. Director Reis provided an overview of expected projects for 2026 which include electrical system improvements and sewer system improvements. He noted the expectation is to finalize the design and engineering for the electrical systems update by the end of summer in 2026 and begin equipment procurement of switchgear and transformers. TID will then procure a contractor and Director Reis noted that the lead times of equipment will determine if install can begin in 2026. Director Reis noted for the expectation for sewer system improvements is to finalize the design and engineering by the end of 2026 and may consider early procurement of some of the equipment such as lift stations to expedite the construction process. He noted they will then begin the contractor procurement process, and the bulk of the construction will take place in 2027. There was discussion regarding upgrading to 50-amp for future updates.

Director Sperry inquired about 2026 ballpark budget numbers for the electrical and sewer projects. Director Reis noted the projects are going to come in under budget since there is grouping for each project, instead of completing each electrical project separately and each sewer project separately. He noted design and engineering will be done by the end of summer, followed by going out to bid for a contractor. Director Macedo requested an updated projection for estimates.

**FISCAL REPORT**

Brannon Gomes presented the fiscal report with projections for January 2026. The projected January 2026 revenue is \$275,000 compared to \$351,848 in January 2025. The projected January 2026 concessions and utilities is \$2,500 compared to January 2025 at \$2,158. The projected interest for January 2026 is \$50,000 compared to January 2025 at \$50,956. The projected operations expenses for January 2026 are \$225,000 compared to \$320,970 spent in January 2025. He noted that capital projects have begun, but the expenses have not yet appeared in the financial reports and are expected to show up in the upcoming months so there are not projection for January 2026 capital, compared to \$110,051 spent in January 2025.

Director Reis stated that revenue is currently down due to ongoing CLA amendments negotiations, with houseboat revenue temporarily on hold until the CLA issues are resolved. He noted that camping, day use, and annual permit revenues are up approximately 20 percent so far this year.

Director Reis also reviewed reservation activity, cancellations, and occupancy, comparing the entire year of 2024 to 2025 and December 2024 to December 2025. He noted that poor weather in December impacted visitation.

### **DIRECTOR'S REPORT**

Director Reis provided an overview of the CAMP Reserve accounts, noting current balances, interest earned, and recent expenditures. Director Macedo reported the CIP is slightly over \$5 million earmarked over five years. While some savings have been achieved, additional work remains. The CIP was designed and budgeted project by project, with significant savings realized by grouping engineering efforts and anticipated savings through combined construction.

An update was provided on the Internet with Access Parks project. FERC became involved following discussions and confirmed the project is considered part of campsite modernization and does not require a license amendment. The project was restarted in coordination with the founder as the previous sales rep is no longer with the company, but costs remain unchanged. The project is expected to go live in the coming months, and the approved fee structure will be implemented at that time.

Staff provided an overview of credit card surcharge transactions. The reservation company is working on required certifications with the new credit card merchant, with implementation anticipated by April 1, 2026.

An overview of the salmon hatching project was provided. Hatching is expected any day, and fish will be released into the river once ready.

Director Reis reported on participation in the International Sportsmen's Expo, including annual pass sales and retail operations. Over \$12,000 in sales were generated. There was discussion regarding expanding opportunities for exposure and sales and noted staff will attend the Sacramento Boat and RV Show at Cal Expo in March.

The 2026 fireworks event is scheduled for Saturday, July 4, 2026. Discussion included event rates of \$40 per vehicle and \$20 per boat. Annual permits will cover entry without additional cost on this day.

### **MATTERS TO THE GOOD OF THE AGENCY**

Public member, Don Angelo, inquired about the Concession Lease Agreement (CLA) and noted it was not included on the agenda and therefore would not be discussed at this meeting. Director Macedo indicated the CLA negotiations remains in process.

Mr. Angelo, noted he was unable to attend the previous several meetings, referenced the proposal that would transfer annual houseboat permit administration to Suntex, with a percentage of revenue paid to DPRA. He expressed concern that Suntex would have authority over houseboat mooring use and decision-making regarding removal of permit holders. Mr. Angelo questioned why the Agency would consider transferring this revenue source to Suntex, given ongoing efforts by the districts to reduce subsidies and asked how such an arrangement would benefit the Agency.

Director Reis stated that annual houseboat revenue is approximately \$150,000. Under the proposed CLA amendments, DPRA would receive 7 percent, and Suntex would be subject to an annual minimum guaranteed concession payment to DPRA. Director Reis noted plans for DPRA to open and run the snack shack and trading post, introducing new concession items and storefront operations, as part of efforts to increase revenue.

Director Reis further explained that while the 7 percent share would appear to reduce houseboat revenue, projected revenues from the snack shack and additional concessions would offset the reduction. Director Reis noted when he ran the numbers at the current 5 percent structure compared to the 7 percent, he found it would result in higher overall revenue to DPRA when factoring in the annual guaranteed minimum.

Public member, Don Angelo, stated there is a long history of Suntex not meeting its obligations. He referenced discussion from the prior meeting regarding houseboat marina work, noting that if Suntex does not take responsibility, the Agency would step in and complete the work.

Mr. Angelo explained that when Suntex first entered into the agreement, it was required to take over all operations, including both marinas, the snack shack, and houseboat repair services. He stated that Suntex later changed its position, expressing interest only in Fleming Meadows and declining responsibility for Moccasin and the snack shack. Mr. Angelo noted that Suntex later stopped operating the restaurant at the trading post and the snack shack and has attempted to sell Moccasin. He advised the Board to be cautious in future dealings with Suntex based on this history.

Director Macedo stated that Suntex has done many positive things, and that the Agency has held them accountable and will continue to do so. He noted that Director Reis plays a key role in holding them accountable. Director Macedo stated that the Board and staff hears the concerns raised and works to mitigate them, noting that the Board's goal is net revenue.

Director Reis stated that regarding the private marina, if Suntex does not meet required timelines, the Agency will take over the work, which would be more costly to Suntex since the Agency must pay prevailing wages. He noted the Agency will step in if necessary.

Director Reis also stated that Suntex initially intended to operate all concessions, but performance was not successful. The CLA negotiations are focused on identifying what Suntex does well and what the Agency can perform more effectively, with proposed CLA amendments intended to clarify responsibilities and improve service for the public while balancing revenue generation.

A public member agreed that service is not Suntex's strong point and raised a question regarding a map shown at Moccasin that outlined the area Suntex would control, noting it appeared to include a large portion of the bay. Director Reis clarified that the outlined area refers to the houseboat mooring area and that Suntex's control applies only to concessions within that area. He stated that Suntex does not control water operations, as irrigation is the top priority.

Public member Don Angelo asked about Suntex's request to increase insurance requirements. It was noted that the Board is not directly involved in setting insurance limits, as the Concession Lease Agreement (CLA) establishes those requirements.

Mr. Angelo explained that this his current carrier, he was told a \$1 million policy was not available and \$500,000 was the maximum coverage offered. He stated he has contacted other insurers and received similar responses. He noted that the houseboat cannot be insured for \$1 million unless it is reclassified as a yacht, which would significantly increase insurance costs.

Director Reis stated he would review which insurers other houseboat owners are using, noting that 42 houseboats currently carry the \$1 million in coverage. He noted some owners may be using umbrella policies to meet the requirement.

Mr. Angelo commended Director Reis for his efforts in holding Suntex accountable and for addressing unreasonable requests when they arise.

## ADJOURNMENT

Director Sperry motioned to adjourn, Director Frobose seconded and due to no further business, the Board adjourned at 10:30a.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, Frobose