

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
APPROVED MINUTES
July 18, 2025**

CALL TO ORDER: 10:00 a.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
Brannon Gomes – DPRA, Recreation Division Manager
Jim McCoy – DPRA, Recreation Division Manager
Rebecca Dack – DPRA, Administrative Assistant
Sara Lima – DPRA, General Counsel
Katie Linton – Suntex, Regional Manager
Brooke Rohrer – Suntex, General Manager
Jesse Franco – MID, Alternate

CALL TO ORDER

Director Macedo called the meeting to order at 10:00am.

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 regular meeting of June 20, 2025, and special meeting of June 27, 2025. 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 UPDATE

Suntex General Manager, Brooke Rohrer, provided an update regarding Suntex operations. Ms. Rohrer stated that June and July are the busiest months and noted a private boat sank on the Fourth of July weekend, which was recovered three days later.

CONCESSION LEASE AGREEMENT (CLA) AMENDMENT-FLEMING MEADOWS *ACTION ITEM*

Director Reis provided an overview of the CLA negotiations. He noted the process began in June 2024 with the purpose and intent of strengthening the long-term partnership with the concessionaire and to encourage future investment and growth. He noted the areas of focus including planning for low water and temporary houseboat mooring, to define “low water”, to clarify language and define maintenance standards, create more efficient operations and eliminate redundancy, and to grow revenue for both DPRA and the concessionaire. Director Reis provided an overview of the approval process, noting that per the Operating Agreement, DPRA Board of Control must approve with a majority vote, which is being considered today at this meeting. If the Board of Control approves, the amendments will be recommended to the TID and MID Boards for approval, which is required to execute the CLA Amendments.

Director Reis provided an overview of the Fleming Meadows CLA Amendments which include low water planning and houseboat temporary relocation which develops a modern plan for low water and temporary mooring. He also noted the amendments would give control of the Trading Post and Swimming Lagoon Snack Shack back to DPRA and allow staff to seek new vendor proposals. The amendment would create a new contract term, providing stability for long-term investment planning by the concessionaire. Additionally, the amendment would increase the fees currently paid by the concessionaire to DPRA from 5% to 7% and introduces a minimum payment of 7% or \$300,000 annually, whichever is greater. The amendment also defines language and standards which will set clear, measurable maintenance expectations for the concessionaire and removes the term “first class manner”. Director Reis noted as part of the amendment negotiations, the concessionaire will contribute \$400,000 in two installments which are tied to the Visitor Center and Trading Post construction schedule. The Amendment would also eliminate redundancy and streamline the permit process by allowing the concessionaire to issue all houseboat permits and gives the concessionaire more direct operational control, improving service to houseboat owners. Director Reis also noted that the amendment clarifies the responsibilities and policies for the Blue Oaks Repair Yard and new language confirms the concessionaire’s discretion to determine pricing.

There was discussion regarding the proposed 8% maximum annual increase and inquiries as to how can Suntex guarantee costs will not increase 8% every year with no third-party oversight from the DPRA Board of Control. There was discussion regarding the negotiations that resulted in the 8% proposal.

Katie Linton, Suntex Regional Manager, noted that Suntex's rate increase is based on several factors which include CPI, comparable marinas, customer survey results, and capital projects, which are often planned as multi-year projects. Ms. Linton also noted that since 2019, Suntex has increased 18% and CPI has increased 22%.

Public Member, Bob Lynar, noted that Suntex's rates have gone up and services have gone down.

There was concern from the public members that in 9 years, Suntex will double fees with the proposed 8% maximum annual increase.

There was discussion regarding capping the increase at CPI plus an additional percentage. Director Macedo inquired if the public consensus was to negotiate a CPI plus an additional percentage. He also noted the districts are still subsidizing \$2,000,000 for the Agency.

Public member, Andrew Lucia, stated he just received the property tax bill for Tuolumne County for his houseboat and noted concerns, inquiring as to why Suntex cannot come to the Board when they need increases.

Director Macedo noted DPRA provides a lot of affordable recreation. Director Keating commented the Board's responsibility is to MID, TID and CCSF rate payers, noting the subsidies are coming from district rate payers for recreation.

Public member, Justin Kenyon, noted concern around the governance, as Suntex as a private company will increase their margin at every opportunity. Mr. Kenyon recommended to limit the maximum annual increase to CPI and all other increases would have a governance process.

Public member, Wolfgang Tertel, noted that with Moccasin Point up for sale, another concessionaire that buys Moccasin will increase the maximum 8% every year to recoup the money spent to purchase Moccasin.

There was discussion regarding Suntex's ability to add and remove houseboat permits. Director Reis noted the amendment would require a capacity study and board of control approval to change the number of permits. Ms. Linton confirmed Suntex has no plans to request a change to the number of houseboat permits allowed.

Public member, Justin Kenyon, inquired if houseboat rentals require a permit which it was confirmed they do not.

Public member, Bob Lynar, inquired about the concessionaire's sole discretion regarding up to 62 combined houseboat slips and it was confirmed the amendment refers to mooring lines and slips, not permits.

Public member, Don Johnson, inquired about the FERC relicensing and how this is going to affect recreation. Director Reis noted the marinas are not part of the FERC requirements and there was discussion regarding affordable recreation. Director Reis noted fees are set to be comparable to others such as Lake McClure and Melones, which are lower for day use due to grants. He also noted that Lake Melones offers different services than DPRA.

Public member, Betty Gonzalez, noted Dave Gonzalez has passed away and commented not to let a concessionaire ruin houseboating. Stating it would be a shame to let anything like this change the lake.

Public member, Phyllis Farenkamm, noted concerns about Suntex being able to move customers from a ball to a slip, the difference of slip compared to a ball is significantly higher. Ms. Linton noted Suntex has no plans to make that change, including that Ms. Rohrer conducts monthly town halls, to get feedback from customers and Suntex has no intention of going against what the majority wants.

Public member, Tami Bartolo, inquired if the Suntex customer survey results are published. Ms. Linton noted they are not published, but Ms. Rohrer sends out three to four of the most popular options and Suntex decides to do upgrades or changes based on the surveys. Ms Linton noted they can look into publishing the data.

Public member, Julie Harryman, noted concerns regarding section 13 regarding the concessionaire's sole discretion to revoke a houseboat permit. She noted this is a property right and requires due process. She also noted that section needs to be reworked to put some of the safeguards in the amendment to protect customers. There was discussion regarding Suntex's ability to revoke mooring agreement and it's a requirement for permit holders to have a valid mooring agreement with the concessionaire to keep that permit.

There was discussion regarding the taxes paid on the houseboat permits.

Public member, Justin Kenyon, inquired about the proposal to the term extension and requested to keep the existing term. Director Macedo noted that if Suntex is going to make a huge investment, DPRA must give them some assurances which is why it is proposed to extend the term of the CLA.

Public member, Stephie Lashkoff, noted if Suntex was doing a great job, the Board would never see any house boaters at meetings. She noted everyone has brought up points that need to be considered and recommended the vote to be tabled and continue negotiations. She noted the Board's responsibility is to the districts and discussed the maximum annual increase of 8%. She also noted Suntex has been understaffed for the last several years as well as at the private houseboat marina, when the water fluctuates, the headwalk is never adjusted.

Public member, Ross Swett, inquired as to why the Board would give \$150,000 to Suntex for the permits. Director Macedo noted the contribution from the concessionaire has been proposed to increase and includes a guaranteed minimum, which is based off their revenue.

Director Macedo noted the Board has heard the concerns. Director Keating inquired as to how Suntex can better communicate with customers. Ms. Linton noted Suntex is creating a customer portal and encouraging everyone to sign up. There was discussion regarding the lack of reliable internet at Moccasin, so it is hard to join townhalls. There was discussion regarding staffing and Ms. Linton noted Suntex provides sign on bonuses for full-time and seasonal employees, which include refer a friend bonus and end of season bonuses. She also noted they transfer from other properties, when necessary.

Director Hannaford inquired how long it would take to look into these issues. Director Reis noted they can regroup next week to look into it.

Director Hannaford motioned to table the CLA amendment for LDPM to a future date to resolve outstanding issues. Director Keating seconded motion, motion passes

CONCESSION LEASE AGREEMENT AMENDMENT-MOCCASIN POINT *ACTION ITEM*

Director Reis provided an overview of the Fleming Meadows CLA Amendments which include low water planning and houseboat temporary relocation which develops a modern plan for low water and temporary mooring. The amendment would create a new contract term, providing stability for long-term investment planning by the concessionaire. Additionally, the amendment would increase the fees currently paid by the concessionaire to DPRA from 5% to 7% and introduces a minimum payment of 7% or \$37,000 annually, whichever is greater.

Director Hannaford motioned to table the CLA amendment for MPM to a future date to resolve outstanding issues. Director Keating seconded motion, motion passes

DON PEDRO RECREATION AGENCY RULES AMENDMENT *ACTION ITEM*

Director Hannaford motioned to table the DPRA Rules Amendment to a future date to resolve outstanding issues. Director Keating seconded motion, motion passes

FISCAL REPORT

Director Reis notified the Board that a fiscal report is unavailable due to reporting issues within the reservation system and the ongoing implementation of the new TID accounting system. He noted staff is actively addressing both issues and will provide updates as soon as possible.

DIRECTOR'S REPORT

Director Reis provided an update regarding the courtesy dock at Moccasin Point. He stated staff looked into a self-adjusting dock and noted the estimated cost for materials and shipping is \$55,000 and \$20,000 for labor. He confirmed that total estimated cost of \$75,000 does not include design, engineering, or permits. FERC requires a license amendment to add this.

Director Reis provided an overview of the commercial staff created for marketing with the partnership with the Bass Angler Magazine (BAM) YouTube channel and other marketing opportunities.

Director Reis provided a recap of the 2025 fireworks event, noting DPRA saw the most attendance for the past 5 years, with an approximate revenue of \$246,248 for the period of July 1-7. He provided an overview of some improvements that were made that contributed to the success, including focused advertising, prioritized food truck preparation and scheduling, a volunteer DJ at the Blue Oaks Group Area, and an extension of the serpentine road.

Public member, Stephie Lashkoff, noted the DPRA Fireworks show is the best and Director Hannaford stated the show went great and

commended DPRA staff for making it run so smoothly.

Director Keating noted concerns regarding boats with no lights at night that were on the lake to watch the show. Director Reis noted it can be addressed with the sheriff regarding lights and loud, vulgar music.

Director Reis provided an update regarding reservations, occupancy and cancellations for June 2025 compared to June 2024.

Director Reis provided an update regarding lake elevation projections with the most recent projects from the TID Hydrology update on June 17, 2025.

MATTERS TO THE GOOD OF THE AGENCY

Director Macedo opened Matters to the Good to the public attendees.

Public member, Stephie Lashkoff, inquired about a left turn lane on Bonds Flat going into Fleming. Director Reis noted staff looked into it and it was easier to work and less cost to put in the serpentine road on DPRA property than to put in a left turn lane on Bonds Flat.

Public member, Stephie Lashkoff, noted campsites that face the private houseboat marina park boats on the shoreline. She stated there are significant issues with boats going too fast, above 5mph coming in or going out. Suntex noted they are going to put signs up on the buoy line and will look into what the sheriff can enforce. Director Reis also noted customers can take video and get CF numbers to provide to Sheriff, who can provide tickets after the fact.

Public member, Betty Gonzalez, noted the signs previously on Moccasin shore regarding the 5mph were removed and never replaced, she also noted there should be signage on the dock. Director Reis noted staff will look into signage for Moccasin.

Director Macedo thanked Suntex and Director Reis for all the work put into the negotiations.

ADJOURNMENT

Director Hannaford motioned to adjourn, Director Keating seconded and due to no further business, the Board adjourned at 11:35 a.m.

Respectfully Submitted,

Ryan Reis

Secretary to Board of Control

Copies to: Messrs. Hannaford, Mazurkiewicz, Sperry
 Messrs. Fernandes, Macedo, Koehn
 Messrs. Keating, Franco, Wenger