

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
APPROVED MINUTES
October 17, 2025**

CALL TO ORDER: 10:00 a.m.

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)
John Boer IV – 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
Rebecca Smith – 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 August 15, 2025. Copies are on file at Don Pedro Headquarters

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

DISCUSSION OF ANY ACTION ITEM REMOVED FROM THE CONSENT CALENDAR

There were no items removed from the consent calendar.

SERVICE AWARDS

Director Reis recognized Chief Ranger, James Bergerson, for ten years of service and Kevin Kimbro, Park Maintenance Supervisor, for five years of service.

SUNTEX UPDATE

Suntex General Manager, Brooke Rohrer, provided an update regarding Suntex operations starting with a 2025 Season Recap. She noted slips were at 100% capacity and noted that even though surrounding lakes were closed due to the golden mussel, the marina did not see an increase in visitation citing unseasonably cooler weather. Ms. Rohrer highlighted events the marina attended including the Sacramento Boat Show in March and the Sausalito Boat Show in September. Some other events included the annual pancake breakfast in May, the annual Fold of Honor Fundraiser to raise college tuition for fallen soldiers and first responders' children in June, in which \$4,000 was raised. She highlighted the ice cream social in August noting they ran out of ice cream in two and half hours, and the upcoming Chili Cook Off on Saturday, October 18, 2025, at the marina café.

Ms. Rohrer discussed completed maintenance projects for Moccasin which include respacing of the buoy balls on A and B line, and adding water prime to the pump out, which is now available 24 hours per day.

Completed maintenance for Fleming Meadows include all lighting on Fleming and private marinas, the private marina gate and headwalk have been repainted, the private marina driveway and parking areas have been resealed and striped, the marina has been re-anchored, the new Motor Repair Shop has been completed, the service yard restrooms and office have been remodeled, the trash barge project is complete, new gas dispensers and fresh water has been installed on the new docks by motor repair, second pump out has been installed on new docks, new gravel throughout Blue Oaks Service Yard, an additional floating restroom/shower has been placed and electrical and sewer is pending install, and "No Wake/5mph" signs have been placed in front of the private marina cove and will continue to place more signs in preparation for summer 2026.

Ms. Rohrer noted projects and maintenance currently in process for Moccasin include cable removal as water levels fluctuate, further adjustment of the B-line, buoy line maintenance, painting and numbering of buoy balls and main headwalk repairs.

Project and maintenance currently in process for Fleming include cable removal as water levels fluctuate, old headwalk removal in Gillman, work barge repairs, buoy line maintenance, and painting and number of buoy balls.

Ms. Rohrer reviewed potential maintenance and capex project for Fleming include upgrading the Café and Ship Store and painting the Ship Store interior.

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

Director Reis provided an overview of the CLA negotiations. He noted the negotiations began in June 2024

Director Reis noted at the July 2025 meeting, the Board direction based off public input and further discussion, include 8% increase being too high on the fees and there was not enough language about permit control process. He noted additional negotiations updated the language and increases allowed which are tied to CPI + 2% for houseboats and CPI + 3% for all others. He included if Suntex, wants additional increases, they have to request approval from the Board.

Public member, Stephie Lashkoff, requested clarification regarding the increase allowances and it was confirmed the increase of 2% is for mooring and the 3% increase is for all other houseboat related fees.

Public member, Stephie Lashkoff, noted she does not agree with transferring control of houseboat permits to the concessionaire. She stated that never in past has the Board considered transferring control to any concessionaire. She requested if this is going happen, the Concessionaire will have the houseboat waiting list and for the sake of transparency of the list, those on the list should have a list of those names so that Suntex cannot move people around on the list. Ms. Lashkoff noted she would like the language to be more specific concerning maintenance, repair and construction regarding houseboaters notifying the marina “well in advance”, need more specific of maybe two weeks’ notice. There was discussion regarding the replacement houseboat language and the off-site vendor language. There was also discussion regarding the minimum and maximum language of the sanitary facilities. There was also discussion regarding the appeals process for permit revocation and an escalation process before revocation.

Public Member, Jody Jovani, noted as an environmental agency DPRA’s responsibility is fair and safe usage of the lake. There was discussion regarding limits on houseboats on the lake and Director Reis confirmed houseboat permits are capped at 257 houseboats total split between the CLAs and have added language that Suntex must come with an entire study to the Board for approval to increase that number.

There was discussion regarding house boater’s rights, property taxes, and the mooring agreement. General Counsel Smith noted the CLA documents are for the relationships with the Concessionaire and DPRA and the concessionaire must abide by the parameters of the agreement. She confirmed what is presented is only the amendment, if something is not listed here, it has not changed.

Public member, Justin Kenyon, noted the CLA covers the DPRAs interests, but does not cover the houseboaters interests. General Counsel Smith noted “sole discretion” is not the same thing as unfair control, this articulates the agreement between the two entities, not third parties.

There was discussion regarding the not-for-profit for DPRA and Suntex is for-profit.

Director Macedo noted the districts must subsidize recreation and the Board still has strict rules for oversight. He noted the Board is trying to close the gap of the subsidy.

There was discussion regarding the \$1,000,000 minimum insurance requirement and the 30-year agreement with a 10-year option.

Public member, Stephie Lashkoff, noted she spoke to her insurance agent and she can get a \$500,000 and must have an umbrella policy to cover the remaining amount.

There was discussion regarding the removal of “first-class” manner language, noting the amendment modernizes the language that the concessionaire must have things in good-working order, in line with current professional standards.

There was discussion regarding the boat yard and customers completing work on their own boats as well as outside vendors.

There was discussion regarding the FERC license and recreational requirements.

Public member, Justin Kenyon, inquired about the pricing for LDPM, noting it’s not in the MPM CLA amendment. Director Reis noted the pricing goes for both of them and will add the attachment to the MPM CLA amendment for clarification.

There was discussion regarding revenue generation and district subsidies. Director Hannaford noted the Board is working to allow revenue to cover operating costs. Director Reis noted the permit fees are only about 3% of DPRA revenues and with the amendment, the concession fee will go from 5% to 7%, has minimums and two areas DPRA will re-take control to generate more revenue. Suntek plans to get enough revenue to pay DPRA. It's going to keep going up and up.

Director Hannaford motioned to approve the CLA amendment for Fleming Meadows to be forwarded to MID and TID Boards for approval. Director Macedo seconded. Director Hannaford and Director Macedo voted aye. Director Boer voted nay. Motion carries.

CONCESSION LEASE AGREEMENT AMENDMENT-MOCCASIN POINT ACTION ITEM

Director Reis provided an overview of the moccasin CLA Amendments. Director Hannaford motioned to approve to add the new regulation that discusses pricing the FM agreement added to the Moccasin to move forward to MID and TID approval. Director Macedo seconded. Director Hannaford and Director Macedo voted aye. Director Boer voted nay. Motion carries.

FISCAL REPORT

Director Reis provided projected revenue for September 2025 expected to be \$171,693 compared to the actual revenue for September 2024 at \$191,663. He provided projected operations expenses for September 2025 at \$405,000 compared to actual expenses in September 2024 at \$403,695. He provided year-to-date capital expenses so far for 2025 are \$133,014 and YTD 2024's capital expenses were \$572,783.

DIRECTOR'S REPORT

Director Reis provided an update regarding reservations, occupancy and cancellations for September 2025 compared to September 2024, noting occupancy was up in 2024 due to Labor Day weekend starting in August of 2025.

Visitor Center Project update at the 90% plans so hopefully will have project cost at the December meeting.

The lagoon seasonal closure happened on October 15, 2025, and will continue to be treated year-round.

Seasonal layoffs have begun and will continue through early December 2025.

Director Reis provided an update regarding the Blue Oaks Group Area project with an estimated completion of November 21, 2025.

Director Reis provided an update regarding the Blue Oaks Launch Ramp Parking Lot Project Update noting the project will begin on October 20, 2025, with an approximate completion of mid-November 2025.

Director Reis provided an update regarding lake elevation projections with the most recent projects from the TID Hydrology update on October 14, 2025.

MATTERS TO THE GOOD OF THE AGENCY

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

ADJOURNMENT

Director Boer motioned to adjourn, Director Hannaford seconded and due to no further business, the Board adjourned at 11:38 a.m.

Respectfully Submitted,

Ryan Reis

Secretary to Board of Control

Copies to: Messrs. Hannaford, Mazurkiewicz, Sperry

 Messrs. Fernandes, Macedo, Koehn

 Messrs. Boer, Franco, Wenger