

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
DRAFT MINUTES
February 4, 2026**

CALL TO ORDER: 9:00a.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
Bill Penney – TID, Civil Engineer Department Manager
Vincenza Simo – Suntex, Regional Director of Operations

CALL TO ORDER

Director Macedo called the meeting to order at 9:03am.

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 January 23, 2026. Copies are on file at Don Pedro Headquarters

Director Sperry 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.

PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS

Director Macedo opened up for public participation, noting public comment will be accepted during each agenda item.

CONCESSION LEASE AGREEMENT AMENDMENT - LAKE DON PEDRO MARINA *Action Item*

Director Reis provided an overview of the negotiation process. He noted that negotiations began in June 2024, and the first proposal was presented to the Board of Control in July 2025. Negotiations resumed in October 2025 based on feedback from the MID Board. Director Reis stated that, per the operating agreement, the DPRA Board of Control must approve the agreement by majority vote. If approved, the recommendation will go to the TID and MID Boards for consideration. Final approval from both Boards is required to execute the CLA Amendments.

Director Reis also reviewed the CLA Amendment highlights that have changed since the last proposal presented to the Board of Control in July 2025. The insurance requirements language removed the \$1 million minimum insurance amount in Attachment 8 and replaced it with a reference to the Concessionaire Mooring Agreement, consistent with Attachment 6. He also noted that the Service Yard Availability language was amended to designate an area in the Blue Oaks repair yard that would allow customers to work on their own houseboats or hire their own vendors. He stated that DPRA does not have the authority to set insurance requirement limits.

Public member Don Johnson asked whether the \$1 million coverage requirement was up to DPRA and whether it reverted back to \$500,000. Suntex responded that the \$1 million insurance requirement began on January 1, and that customers are being given time to obtain the policy. Suntex stated that some insurance companies have guaranteed coverage.

Suntex explained that the increased insurance requirement was due to a fire at another property that damaged two additional houseboats, resulting in over \$3 million in damage. The insurance is for liability only and applies to boats moored on the water, including slips and buoys. Suntex had to pay upfront for the costs. Suntex stated they will provide a list of insurance companies that offer umbrella policies. Brooke Rohrer will send the list, and Suntex is also working to secure a national vendor. Suntex noted that most properties already require \$1 million coverage. A public member shared that he was able to obtain an umbrella policy through Nationwide which offers \$1 million coverage for \$197 per year, covering his cars, boats, and patio boats. Suntex clarified that customers may carry personal liability insurance, but Suntex must be named as additionally insured.

A public member asked about yard availability and whether customers could still work on their boats if designated areas were full. Suntex stated that the non-service area where dry storage currently exists will be made available as dedicated spaces. This change is intended to help reduce the long waitlist for boats needing to be pulled out of the water and to get boats repaired and returned more quickly. A public member asked if small boats would be relocated from that area. Suntex stated they would follow up. Ryan clarified that the fence-line area where the houseboats would be located will be in the middle, with the general area used for dry storage.

A public member asked whether DPRA would be voting on the permitting process. It was explained that, as part of a yes vote, Suntex would take over the permit, which would provide DPRA with a larger percentage and guaranteed minimums. DPRA would also take over the Trading Post and Snack Shack. An appeals process would be run through the Board of Control if a permit revocation were attempted. Annual permit fees at DPRA are currently around \$600–\$700, and Suntex stated they are keeping the permit fees the same.

Public member Ross Swett asked when the last accountability and feasibility audit was completed and questioned why certain services previously handled by the Agency had changed since Suntex took over. Director Macedo responded that accountability and feasibility reviews are conducted regularly. He stated that TID has directed the Agency to reduce subsidies and that it is not fair to the districts' constituents to continue subsidizing operations for recreation. He noted that costs have increased overall, and the goal is to balance expenses fairly.

A public member asked why fees are not increased for general public visitors and not just houseboats. Director Macedo stated that rates for the public have been increased, and those rates are also studied. He noted that staff regularly reviews usage and financial data and tries to remain balanced.

Public member Ross Swett commented that many discussions occur in closed session and the public does not have access to that information and raised concerns about a State of California grant provided for overflow parking at Moccasin that was not utilized. Director Reis responded that DPRA met its obligation under the grant.

Public member Don Johnson asked about the Trading Post and Snack Shack being taken back. Director Reis confirmed these areas will no longer be operated by the current concessionaire, and DPRA will seek a new concessionaire if the CLA amendments are approved.

An email from Bob Lynam was referenced regarding the CLA Amendment Page 3, Item 9B. It states only the maximum number of slips that cannot be exceeded. Director Reis noted the original CLA includes the required number of houseboats and the amendment states that if Suntex wants to increase or decrease the number of houseboats, a capacity study and approval would be required. Director Reis clarified that the amendment reflects the changes only and will be added to the original CLA. There was discussion regarding Forever Resorts previously requesting to reduce the number of houseboats to allow for more rentals.

A public member asked if Moccasin Marina is for sale. Suntex confirmed it is. The public member asked whether Suntex could close Moccasin and move operations to LDPM. Suntex stated this is not possible because they are two separate agreements with separate concession area maps. Under the low-water plan, if water levels drop too low, houseboats could be moved from Moccasin.

Public member Ross Swett asked why Moccasin Marina was never moved back to its original location. Ms. Simo explained that because the property is owned by a Real Estate Investment Trust (REIT), there are restrictions that prevent moving it back and forth. Any future owner who is not a REIT would be able to relocate it as needed. She acknowledged the situation is not ideal and there was additional discussion about rentals and revenue at Moccasin. Suntex stated that houseboat rentals have been scaled back due to high overhead costs.

Public member Ross Swett raised concerns about the road at Moccasin Marina, lack of ADA access, and buoy lines not being constructed according to blueprints, with cable lines slipping. Suntex stated the work was completed by a third party and signed off by engineers. Any issues should be reported to Brooke Rohrer or Katie Linton. Director Macedo stated that Suntex owns the CLA and may sell it, but any sale would require Board of Control approval. Public member Ross Swett asked if there is a timeline. Suntex stated the CLA amendments must be approved first and that there are several inquiries expressing interest in purchasing Moccasin.

Director Boer stated that many permit-related changes were concerning. He asked when the Trading Post was last operational. Suntex responded that it was operational pre-COVID, with a third-party restaurant during COVID until 2022. Suntex ran it for a few years after purchasing the CLA and later attempted third-party operation, which did not last. Boer expressed concern about giving up permits for a larger percentage while taking back the Trading Post, stating there is uncertainty about its success.

Director Macedo responded that the Trading Post would not operate as it previously did and would be different. He stated there is interest from other vendors to operate as a third-party. He acknowledged there are no guarantees but believes there is potential for revenue. Director Reis stated there are minimum payments that Suntex must make with the approved CLA amendment. Director Boer referenced DPRA and Board investment. There was discussion regarding FERC obligations. Director Macedo stated there is limited

capital risk and potential upside, noting the funding for the Visitor Center project would include insurance, reserves, interest earned, and Suntex contributions.

Director Sperry moved to approve the CLA Amendment for LDPM for recommendation to the TID and MID Boards. Director Boer seconded the motion. The motion carried.

CONCESSION LEASE AGREEMENT AMENDMENT – MOCCASIN POINT MARINA *Action Item*

Director Sperry moved to approve the CLA Amendment for MPM for recommendation to the TID and MID Boards. Director Boer seconded the motion. The motion carried.

VISITOR CENTER PROJECT UPDATE

TID Civil Engineering Department Manager Bill Penney provided an update on the Visitor Center project. Mr. Penney gave a recap of the project development process, including completion of the Guaranteed Maximum Price (GMP) preparation milestone and the move toward construction.

Mr. Penney stated that the project was developed to meet Board goals, which include using existing infrastructure, constructing a new building with a practical and flexible design, creating a multi-use facility that can serve various needs, and incorporating design features that take advantage of reservoir views. Mr. Penney provided an overview of the project budget and funding. He noted that the approved project budget is \$7,500,000. Funding sources include an insurance settlement, accrued bank account interest, and a CLA contribution from Suntex. Mr. Penney reviewed the Trading Post planning, noting that some upgrades are planned, but the facility will remain mostly the same. He also provided an overview of the Visitor Center planning. He explained that a progressive design-build process was used to select the contractor through a two-step RFQ/RFP process, with reviews conducted by TID, MID, and DPRA staff. Contractor interviews were held and included project team presentations. Based on the evaluation process, staff recommended Boyer Construction. Mr. Penney presented renderings from Boyer Construction's original proposal. The original GMP was \$6,000,000, with the overall project budget set at \$7,500,000.

Mr. Penney provided a recap of the 30 percent schematic design and associated cost, which came in at \$7,690,000, exceeding the approved budget. He then reviewed the 60 percent design development plans and cost, explaining that reductions were made by identifying items that could be refurbished at the Trading Post, including HVAC, kitchen equipment, plumbing, and electrical systems. He also noted that building finishes were reviewed to identify additional cost savings. Mr. Penney provided an overview of the 90 percent construction documents for both the Trading Post and the Visitor Center. The plans were reviewed by a third-party plan checker. He noted that the design was changed from a sprinkler system to non-combustible building materials that meet fire code requirements. This change helped reduce costs and eliminated the need for staff to inspect and maintain a sprinkler system.

Public member Ross Swett asked how much more the project is costing due to the length of time it has taken to develop the plan. Director Macedo provided background, stating that the original plan was to rebuild at the old location with like-kind quality. The insurance company refused to cover the full cost and instead reached a settlement of over \$6 million, which allowed the Agency to build a different project. He noted that the Agency has been working on the new process for approximately two years. Director Reis added that the estimated cost of rebuilding under the original plan was approximately \$15 million. He also stated that the contract with Boyer Construction is a fixed-price contract.

A public member stated that they did not see additional parking included in the plan. Director Macedo responded that staff has identified areas that could accommodate additional parking if it becomes necessary.

Mr. Penney reviewed the bid process and GMP results. He noted that Boyer Construction solicited bids from 59 subcontractor trades for the project. Bids were received in December, and the results were presented to TID and DPRA staff in January 2026. The GMP total came in at \$7,100,000, which includes a 5 percent contingency of \$300,000.

Mr. Penney provided an overview of the total project budget, stating that the GMP and all other associated costs, including contingency, total \$7,745,000. He outlined the next steps, which include approval of the GMP, contract preparation, and environmental monitoring in February 2026. Construction is expected to begin in March 2026, with an estimated completion date of June 2027.

Director Reis stated that although the project appears over budget, a budget amendment is not being requested. He explained that an amendment would only be required if costs exceed the budget by more than 5 percent. He noted that the Agency has more funding than originally anticipated due to higher interest rates and is earning approximately \$25,000 per month in interest, which should be sufficient to cover the remaining costs.

A public member asked whether the new meeting room would be wired with cameras. Mr. Penney noted the infrastructure would be there and it is up to the Board of Control regarding remote participation in future meetings.

ADJOURNMENT

Director Boer motioned to adjourn, Director Sperry seconded and due to no further business, the Board adjourned at 10:08a.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

DRAFT