

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
DRAFT MINUTES
February 20, 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
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 *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 February 4, 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.

SUNTEX UPDATE

Suntex General Manager, Brooke Rohrer provided an operational update. She reported completed maintenance for Moccasin Point include additional bracing on the main head walk making it stronger, buoy maintenance has been completed of all buoy lines which have been inspected, and hardware replaced where needed. Ms. Rohrer noted the completed maintenance for Fleming Meadows including eleven buoy balls have been refurbished and placed on line three in Buzzard Cove, buoy maintenance has been completed of all buoy lines, inspected, and hardware replaced where needed, the old head walk that was located in Gillman has been completely removed from the property, and broken or missing dock cleats have been replaced.

Ms. Rohrer noted projects and maintenance in progress for Moccasin Point including Cable removal as water levels fluctuate and eleven buoy balls are currently in the sand pit at Blue Oaks that will be refurbished and placed when complete. She noted projects and maintenance in progress for Fleming Meadows noting cable removal as water levels fluctuate, work barge repairs and a new excavator has been received replacing the current crane truck, painting and numbering buoy balls and private marina redecking construction is to start no later than May 1, 2026. Ms. Rohrer noted the construction team will be on site Monday night and walk through will take place on Tuesday. There was discussion regarding the process of pulling the buoy balls for refurbishment.

Ms. Rohrer noted all maintenance and capex projects for Moccasin Point are in progress. She reported potential maintenance and capex projects for Fleming Meadows include upgrading the café and ship store, adding additional cameras to extend down A and B Dock, power pedestals and water to extend down A and B Dock, finish the tar pit barn at the Blue Oaks service yard, and upgrade the pump out equipment at both.

Public member, Linda Swett, noted at the last meeting Ms. Simo, Suntex Regional Director of Operations, said she would send an email to all customers with insurance company options for the required liability coverage. Ms. Rohrer noted she has a list and will get it emailed out after the meeting to the Swetts.

DON PEDRO RECREATION AGENCY RULES AMENDMENT *ACTION ITEM*

Director Reis gave an overview of the proposed Agency rules amendment. The plan is a two-phase approach. Phase 1 is to identify which rules the Agency will no longer enforce. He noted that Suntex would be responsible for enforcement.

Phase 2 will address future enforcement and what happens if a rules violation needs to be enforced. The language still needs to be identified, and he recommended returning in the next six months with updates. General Counsel, Rebecca Smith, stated that most of the

houseboat rules are in an appendix, and many have become irrelevant or redundant with the CLA amendment. The appeals process was also placed in the appendix. The recommendation is to move the appeals process to the main part of the rules and regulations.

Director Boer inquired about changing the heading to Suntex rules. Director Reis noted Suntex needs to create their own rules for enforcement and the action is to remove what can be addressed today and then return in the next six months with additional amendments, if necessary.

There was discussion regarding the location and language of the appeals process for permit revocation and other issues. General Counsel Smith noted the appeals process will look similar to how it currently does and is detailed.

Director Reis noted the staff recommends the Board of Control approve the Phase 1 removal and modified language to the DPRA Rules and Regulation with the direction to continue reviewing the existing rules in light of the CLA Amendments and request any necessary changes at a future Board of Control Meeting.

Director Sperry motioned to approve the staff recommendation regarding the Don Pedro Recreation Agency Rules Amendment , Director Boer seconded motion. Motion carries.

DON PEDRO RECREATION AGENCY REMOVAL OF THE BLUE OAKS REPAIR YARD REGULATION ACTION ITEM

Director Reis noted the proposal is to remove the Blue Oaks Repair Yard regulation, Suntex now has oversight with the CLA amendment, so the recommendation is to remove the regulation.

Director Sperry motioned to remove the regulation; Director Boer seconded the motion. Motion carries.

FISCAL REPORT

Brannon Gomes presented the fiscal report noting due to TID's year-end financial closeout process, the official monthly financial statement is not yet available. The 2026 figures presented are projections only. The projection for January 2026. The projected January 2026 revenue is \$280,336 compared to \$349,208 in January 2025. The projected January 2026 concessions and utilities is \$3,312 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 \$296,720 compared to \$320,971 spent in January 2025. The projected capital expenses for January 2026 are \$529,786 compared to \$110,051 spent in January 2025.

There was discussion regarding the new garbage truck, noting the dumpsters have to be modified for the new front loader truck.

There was discussion regarding recurring capital higher than last year and Mr. Gomes noted procurement was slower and now TID was able to find readily available options on Source Well much more quickly than in the past.

DIRECTOR'S REPORT

Director Reis reviewed reservation activity, cancellations, and occupancy, comparing the January 2026 to January 2025, noting occupancy was slightly down due to the eviction of a monthly camper.

Director Reis provided an update on the internet with the Access Parks project. He noted staff is working on filing a Notice of Exemption (NOE). He stated he anticipates by live by August 1, 2026.

Director Reis provided an update regarding the status of the Visitor Center Project noting the team will be breaking ground in March. He reported staff will be working on planning a ribbon cutting ceremony for the completion of the project.

Director Reis reported the status of the Concession Lease Agreement (CLA) Amendment. The DPRA Board approved a recommendation for approval to TID & MID Boards on February 4, 2026. The proposed CLA Amendments were presented to the MID Board of Directors on February 10, 2026, and the TID Board of Directors on February 17, 2026. Final sign-off was received from both Boards to execute the CLA Amendments. The amendment will take effect once all parties have signed it and it has been fully executed.

Director Reis reported the Special Olympics will be hosting their Polar Plunge event at Moccasin on Saturday, February 21, 2026. He noted this event is usually held at Lake Tulloch.

Public member, Linda Swett, confirmed location will be at the boat launch ramp at Moccasin.

Director Reis reported Bass Angler Magazine (BAM) will be hosting several tournaments at Don Pedro in 2026 including the Kayak Series April 25, the Pro-Am, Scholastic Series and Kids Event September 18-20, and the Super 60 Pro Tour October 16-18, 2026.

Director Reis provided a Don Pedro storage update from the hydrology update provided to the TID Board on February 17, 2026.

MATTERS TO THE GOOD OF THE AGENCY

Director Macedo open for the Matters of the Good of the Agency. Public member Ross Swett inquired about the FERC license, as well as California Boating and Waterways and Coast Guard rules and regulations regarding inspections for mooring buoys. He asked who will oversee these projects and regulations, Suntex or DPRA.

Director Macedo stated TID has been working on getting the license for the past sixteen years. General Counsel Smith explained that FERC regulates power operations, and that the districts are working through the FERC licensing process and will have oversight of everything pertaining to the license.

Public member, Ross Swett, also asked about Coast Guard and California Boating and Waterways regulations related to mooring buoys, including certain time limits for when they are supposed to be inspected, noting a five-year timeline was mentioned at the Suntex town hall.

Ms. Rohrer stated she is working with Phil Hetz, and that timeline is not acceptable. She reported it will likely take most of the year and will be a lengthy project, but it will not take five years. She noted work will be completed eleven buoys at a time until the project is finished.

Public member, Ross Swett, also stated that at the last meeting, Ms. Simo mentioned that Suntex is not interested in renting out boats because maintenance is not practical. He asked what will happen to the rental fleet. Ms. Rohrer stated that since she was not present at that meeting, she does not have the full information. However, as far as she knows, there is currently no intention of getting rid of the rental houseboats. She noted she will gather more information and share any updates.

Director Macedo noted the next regular meeting is scheduled for March 20, 2026. He confirmed he will not be available for that meeting and Director Reis stated staff can look into an alternate date for a special meeting if necessary.

ADJOURNMENT

Director Sperry motioned to adjourn, Director Boer 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