

**DON PEDRO RECREATION AGENCY
BOARD OF CONTROL - DON PEDRO PROJECT
DRAFT MINUTES
October 16, 2026**

CALL TO ORDER: 10:00a.m.

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)
Cheryl Sperry– City & County of San Francisco (CCSF)
Janice Keating – Modesto Irrigation District (MID)

OTHERS PRESENT: Ryan Reis – DPRA, Department Manager
Brannon Gomes – DPRA, Recreation Division Manager
Jim McCoy – DPRA, Recreation Division Manager
Desiree Baker – DPRA, Administrative Clerk II
Rebecca Smith – General Counsel

CALL TO ORDER

Director Macedo called the meeting to order at 10:01am.

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 September 18, 2026. Copies are on file at Don Pedro Headquarters

Director Keating motioned to approve the consent calendar. Director Sperry 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 MANAGEMENT INTRODUCTION

Suntex General Manager, Chase Allen, will hold town halls at the marina on the second Friday of each month. Dock walks will take place on the Monday before the meeting with DPRA. Then, on the third Friday of each month, he will be at DPRA to provide the Suntex update. The monthly newsletter is being reinstated. On October 24, 2026, there will be a "Meet the GM" gathering featuring a chili cook-off. Mr. Allen stated that the backhoe is used for support during wind events and is not intended to serve as a primary anchor. He will send a written report to the Board regarding the use of the backhoe for this purpose. Phil Hetz is developing checklists and inspection procedures for the marinas. Mr. Allen invited anyone interested to participate in the weekly dock walks, which he will be conducting personally.

The private houseboat marina was re-decked this year, and eight Hydro Hoists are being installed at the slips. The standard practice is to replace or service 20% of the mooring balls each year. The A-Dock winch cable is being inspected and will be repaired before the storm season. Suntex is remodeling the Café and Ship Store at Fleming. Mr. Allen discussed storm preparations for future El Niño events. Winch cables and mooring lines have been inspected for Buzzard Cove Line 2 and Schoolhouse Cove Line 2. Walkways, gangways, and anchor points will be checked after every storm. Low-water work is being performed on houseboat marina anchors and cove lines while the lake level is down. Staff coverage has been established for storm days, and no employee will be assigned to a dock alone during a storm. Mr. Allen requested that any concerns or requests from houseboaters be submitted in writing or communicated directly to him in person, rather than being mentioned only to a Suntex employee. Maintenance and safety remain Suntex's top priorities. Suntex replaced the pump in the pump-out system and plans to revamp the pump station. There is also a desire to install wave breaks near D-Dock.

Director Keating noted that there are no 5 mph signs at C-Dock and that the lines were removed during the low-water period. Director Keating requested an attenuator for all docks. Director Reis stated that attenuators are expensive and that former managers had explored other options. Director Keating also suggested avoiding the use of tires for environmental reasons.

Public member, Ross Swett, noted that during the low-water period, the Moccasin Marina was moved to Fleming and never returned. Director Keating clarified that the marina is now being used as the store for Fleming. She stated that when the docks were remodeled and replaced, the marina from Moccasin was installed at Fleming. Public member, Ross Swett, stated that the store at Moccasin was never replaced and that conditions there are now poor, despite users paying the same fees.

Director Keating asked whether a fee schedule increase is included in Suntex's plans and whether there will be a forum to inform stakeholders of any proposed changes. Mr. Allen responded that the topic will be covered during the town hall meetings. Director Keating noted that the fee schedule is typically presented to DPRA in November to announce any rate increases. Mr. Allen stated that there will be increased communication regarding the fee schedule.

FISCAL REPORT

Brannon Gomes presented the fiscal report, noting the September figures presented are projections only. The projected September 2026 revenue is \$240,000 compared to actuals of \$166,406 in September 2025. Labor Day weekend fell in September this year. The projected September 2026 concessions and utilities revenue is \$250,000 compared to actuals of \$58,757 in September 2025. The projected number includes the first Trading Post Payment of \$200,000 from Suntex. The projected interest for September 2026 is \$50,000 compared to actuals of \$51,101 in September 2025. The projected operations expenses for September 2026 are \$462,000 compared to actuals of \$459,072 spent in September 2025. The projected capital expenses for 2026 are \$991,910 compared to actuals of \$319,343 spent during the same time in 2025. Director Sperry asked if the concessions payment is a separate fund. It was clarified that it is a separate fund, but it is reported as revenue. The second deposit from Suntex will be in November per Director Reis.

DIRECTOR'S REPORT

Director Reis reported that occupancy in September was higher this year and that cancellations were minimal. He also stated that progress is being made on the credit card transaction process and refunds will soon be issued back to credit cards rather than by check. Director Reis announced that BAM Magazine will be available this weekend. He also noted that a free children's fishing event will be held on Sunday from 10:00 a.m. to 2:00 p.m. More than 250 children have pre-registered for the event. Director Reis reported that many fishing tournaments have relocated out of state due to the mussel situation. As a result, they are pleased that Don Pedro remains open. He added that only the Pro Tournament is expected to be held next year.

MATTERS TO THE GOOD OF THE AGENCY

Director Macedo opened the Matters for the Good of the Agency discussion. Public member, Linda Swett, asked about the status of the cameras at the launch ramps. Director Reis stated that Wi-Fi is not currently available at the launch ramps to support the cameras. He explained that once Wi-Fi service is established, work on the camera installation will begin. Public member, Ross Swett, stated that the project has taken too long.

CLOSED SESSION

Director Macedo motioned to adjourn to closed session, Director Keating and Sperry seconded motion, motion carries. The Board adjourned to closed session at 10:24am.

ADJOURNMENT

Director Keating motioned to adjourn, Director Sperry seconded the motion and due to no further business, the Board adjourned at 10:58a.m.

Respectfully Submitted,
Ryan Reis
Secretary to Board of Control

Copies to: Messrs. Sperry, Mazurkiewicz, Livingston
Messrs. Macedo, Koehn, Her, Land
Messrs. Boer, Franco, Cartisano