

**DON PEDRO RECREATION AGENCY  
BOARD OF CONTROL - DON PEDRO PROJECT  
DRAFT MINUTES  
December 16, 2020**

CALL TO ORDER: 10:00a.m. Zoom Webinar

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)  
Margaret Hannaford – City & County of San Francisco (CCSF) (via Zoom)  
Stu Gilman – Modesto Irrigation District (MID) (via Zoom)

OTHERS PRESENT: Tou Her – Turlock Irrigation District (TID)  
Chad Tienken- Modesto Irrigation District (MID) (via Zoom)  
Ryan Reis – DPRA, Department Manager  
Brannon Gomes – DPRA, Division Manager (via Zoom)  
Jim McCoy – DPRA, Division Manager (via Zoom)  
Rebecca Dack – DPRA, Administrative Assistant  
Sara Lima – DPRA General Counsel  
Michael Warntjes – Suntex, Regional Vice President (via Zoom)

**CALL TO ORDER**

This meeting is being conducted via webinar, pursuant to Executive Orders signed by Governor Gavin Newsom related to the ongoing COVID-19 pandemic, including provisions regarding the Brown Act. Members of the Board of Directors and the public will participate in the meetings by utilizing Zoom’s webinar feature or through a phone number, both of which are provided in the meeting agenda. Instruction sheet for Zoom log in was provided to the Board of Control and the public prior to the meeting. Director Macedo notified the public there would be opportunities for the public to comment on each agenda item immediately following each agenda item.

**PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS**

Director Macedo noted that he would open to public comment during each agenda item.

**SUNTEX MARINAS’ RATE PROPOSAL**

Ryan Reis provided an overview of the Rate Proposal process. Michael Warntjes presented the proposal. Director Gilman inquired if there is a discount for customers who prepay. Mr. Warntjes noted there is an ACA discount of 5% off yearly total.

There was some discussion regarding how the rates were determined Director Macedo as to when the docks would be available if the Board approved and Mr. Warntjes stated they are looking for availability in July 2021 and construction would be ready to start tomorrow once approved. There was also some discussion regarding water levels.

There was discussion about uncovered slips in C-Dock and the comparable facilities used to determine rates. The potential need for permits and CEQA were discussed. Director Macedo directed Director Reis to look into the requirements for EIR.

There was some discussion regarding linear footage versus square footage and the Styrofoam on the docks that needs to be replaced.

There were questions regarding the amenities of the new uncovered slips and Mr. Warntjes confirmed the plans are almost Finalized. There will be security gates with private access to the area and the actual stations would be high power with the amperage depending on size of boat. He confirmed he can share the details as plans become final for the State of the Art facility with the right electrical hook ups and fire suppression. He also noted that Katie Linton has a meeting today with engineers.

There was some discussion regarding the FERC requirements and the removal of the docks.

Mr. Warntjes proceed to review the rates for dry storage, service, boat club, houseboat rentals and boat lifts. He noted that the rate model is similar to hotels so the proposed rates are the maximum that would be charged during peak times.

Director Reis confirmed there are some maintenance items and work to be completed prior to rate implementation. He noted there will be a project tracker utilized for signoff. Director Gilman confirmed with Director Reis that there would be no rate increases until these projects are completed.

There was discussion regarding the repair yard and timely service. Mr. Warntjes confirmed Suntex is working to bring in a service manager to increase efficiencies.

Director Gilman suggested that Suntex consider a “not-to-exceed” number so customers know there is cap and Suntex can still recover costs.

Director Gilman addressed the public regarding the 30-day posting. He requested the public get comments in early so the Board will have more time to review instead of hearing and addressing concerns at the last minute.

Director Reis informed the public of the Agency email address [dprc@tid.org](mailto:dprc@tid.org) that is used for meeting notifications, agendas and other information. Customers can email to request to opt in. The meeting information is also posted on the Agency website.

Director Macedo confirmed no other public comments. He noted that he is uncomfortable approving the rates today and needs more information and to see the projects in person. Directors Gilman and Hannaford agreed with Director Macedo.

General Counsel, Sara Lima, informed the Board there had to be a motion to table the vote. Director Macedo called for a motion to table Suntex’s Rate Proposal. Director Gilman moved to table rate increase proposal until Suntex can get back to the Board with more information. Director Hannaford seconded the motion and the motion carried. Request for rate proposal tabled to a future meeting.

Director Macedo called for a motion to adjourn the meeting. Director Hannaford motioned to adjourn. Director Gilman seconded and the motion carried.

#### **ADJOURNMENT**

Due to no further business, the Board adjourned at 11:56a.m.

Respectfully Submitted,

Ryan Reis  
Secretary to Board of Control

Copies to: Messrs. Hannaford, Mazurkiewicz, Williams, Edwards  
Messrs. Fernandes, Reimers, Macedo, Her  
Messrs. Gilman, Tienken, Wenger