

**Stanislaus County
Public Facilities Fees Committee
Meeting Minutes**

Thursday, April 21, 2022
2:30 p.m.

Microsoft Teams Meeting

Voting Members Present:

David Leamon (Chair, Public Works); Tera Chumley (CEO); Dan Wirtz (GSA-Capital Facilities Alternate); Chris Barnes (Auditor/Controller); Kristin Doud (Planning/Building);

Absent:

Andy Johnson (GSA-Capital Facilities); Todd James (County Counsel)

Also Present:

William Shirley (Recorder); Patrick Cavanah (CEO Alternate); Angelina Souther (Auditor/Controller-Alternate); Tracie Madison (Public Works Alternate) Guest: Erik Krevmyer (West Stanislaus Fire Protection District); Cathy Domenico (Capitol PFG); Jeff Smalls (Capitol PFG); Joshua Woolworth (CEO)

Meeting called to order at 2:31 p.m. by Chair, David Leamon.

Public Comment – No public comments.

Roll call: A quorum of membership was established.

Note: Members were informed this meeting is being recorded.

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **February 17, 2022**

Minutes may be voted on by those Members in attendance at the date of the Meeting. Voting Members Present: David Leamon (Chair, Public Works); Tera Chumley (CEO); Dan Wirtz (GSA-Capital Facilities Alternate); Chris Barnes (Auditor Controller)

A Motion was made to approve the PFF Committee Meeting Minutes of **February 17, 2022**.

Motion: Wirtz | Second: Chumley | Unanimous (4 | 0) | Abstain: Doud

2. Resolution authorizing Remote Teleconferencing Meetings Pursuant to Assembly Bill 361

A Motion was made to approve the signing of the Resolution authorizing Remote Teleconferencing Meetings Pursuant to Assembly Bill 361

Motion: Doud | Second: Wirtz | Unanimous (5 | 0) | Abstain: None

3. Presentation, discussion and action regarding the West Stanislaus Fire Protection District Facilities Impact Fee Study – Final Report

Member Chumley noted that the PFF Committee had previously reviewed the impact fee study for the Keyes Fire District in 2006. The West Stanislaus Fire Protection District has not had a fee increase since 2004. The Fire Protection District is proposing a single rate of \$0.86 per square foot for new construction, for all types. This fee impact study is related to the Crows Landing Industrial Business Park and providing fire services in that district.

Alternate Member Cavanah noted that the Crows Landing Industrial Business Park will be located at the old Crows Landing Air Facility, on the west side of the County. There is a parcel on the site for public services, which would include fire services. The impact fee would be used to cover infrastructure needs at the site.

Erik Klevmyer, Stan OES, feels that the Fire District did a good job of ensuring that the Impact Fee increase was appropriate.

Member Doud noted that there is a hold on building permits in Diablo Grande, until there is additional fire infrastructure.

Cathy Domenico, from Capitol PFG, provided an overview of the Impact Fee Study. New development results in both operational and capital costs to the Fire District. Capital costs are funded by development impact fees or other development mitigation measures. Fire Districts do not have the legal authority to impose impact fees. The local land use agency, the County, can impose fees on behalf of the Fire District, using the County's police powers.

The West Stanislaus FPD Board has considered, reviewed and formally adopted the fee study. They also adopted a resolution requesting that the Board of Supervisors impose the fees on their behalf. The Fire District will look to any recommendations from the Committee to make adjustments to the fees, if the Committee feels it is needed, or a recommendation to move the fee study forward to the Board of Supervisors.

Cathy explained in detail why the flat fee of \$0.86 per square foot makes sense on a Fire District level, due to the varying needs of response vehicles, based on the size of a structure. The larger the building, the greater need for larger response vehicles. They are looking at the cost of existing capital investment, plus the required future capital needs, spread over all of the new and existing development.

Cathy shared that the Total Insured Value of the Fire District's current capital assets is \$8,649,795. Cathy also shared the estimated cost to construct and equip a new fire station, which would serve new development. Those costs, from 2021, are estimated to be \$10,331,502.

A follow up conversation was recommended, to further discuss the need to update the fire station in Diablo Grande. Cathy noted that the Fire District does not have adequate funding to build two stations, and that the fee may have to be further increased. Kristi Doud will gather further information on the Planning requirements for the fire station needs.

Chair Leamon suggested taking action on this item today, pending further coordination on the status of the additional Crows Landing fire station.

A Motion was made to recommend for the approval the Impact Fee Study, pending further information on the status of the new or upgraded Diablo Grande fire station. If there is no impact on the Fee Study, the recommendation would go through. Otherwise, the Fire District would come back before the Committee.

Motion: Wirtz | Second: Chumley | Unanimous (5 | 0) | Abstain: None

B. Discussion Items

1. Auditor's Report

- Auditor/Controller Representative, Angelina Souther, reviewed the following reports as of March 31, 2022:

Unobligated Cash Balances Report – Current Unobligated Cash Balances Report: Cash balances \$8,545,734.71.

Reported distributions for the year includes RTIF items for the Claribel Road extension project, the 132 – Dakota to Gates project and the McHenry widening project. There was also a library payment and some admin fees.

Angelina noted that the Large Industrial Program Audit fund would come off of the April report.

Member Chumley noted that ITC hasn't drawn down any of the Near Map Aerial Photos fund. Angelina will reach out to ITC.

Chair Leamon noted that \$4,000,000 of the Faith Home RTIF is not yet obligated, even though it shows as obligated. With about \$3,000,000 in savings on other projects, regional RTIF should be right around \$0.

C. Next Regular Meeting:

- Thursday, May 19, 2022 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 6825 (Tower Conference Room) or TBD.

Meeting adjourned at 3:20 p.m.

Submitted from recording by: William Shirley, Confidential Assistant IV