



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

**Thursday, October 20th, 2022
Covell Conference Room (2005/2nd floor)
2:00-3:30 p.m.**

AGENDAS: Committee Agendas are posted in the posting board on the Tenth Street Plaza 72 hours prior to the meeting.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Committee Secretary at 209-573-1398. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENT PERIOD: Matters under the jurisdiction of the Committee, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matter before the Committee for consideration. However, California law prohibits the Committee from taking action on any matter, which is not on the posted agenda unless it is determined to be an emergency by the Committee. Any member of the public wishing to address the Committee during the Public Comment period will be limited to a maximum of five minutes.

Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Stanislaus County Counsel's Office during normal business hours.

If you have questions regarding this meeting, please call Todd James of the Stanislaus County Counsel Office at 525-6376.

Stanislaus County
Public Facilities Fees Committee (PFF)
Agenda

October 20, 2022

Call to Order

Public Comment Period

Roll Call (Verbal)

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **June 16, 2022**
2. Consider the Use of Public Facilities Fees funds – Inflationary Update to Public Facilities Fees (PFF) and Regional Transportation Impact Fees (RTIF) to be performed by Willdan Financial Services

B. Discussion Item(s):

1. Auditor's Report

C. Next Regular Meeting:

- Thursday, November 17th, 2022 @ 2-3:30 p.m., Room 2005
- Next meeting agenda items

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

Thursday, June 16, 2022
2:30 p.m.

1010 10th Street, Room 2005 (2nd floor conference room)

Voting Members Present:

David Leamon (Chair, Public Works); Patrick Cavanah (CEO); Kristin Doud (Planning/Building); Todd James (County Counsel); Andy Johnson (GSA-Capital Facilities)

Absent:

Chris Barnes (Auditor/Controller); Dan Wirtz (GSA-Capital Facilities)

Also Present:

William Shirley (Recorder); Stephen Madison (Stanislaus County Affordable Housing Corporation); Kara Anguiano (Stanislaus County Behavioral Health & Recovery Services)

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 **April 21, 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 **April 21, 2022**.

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

2. Consider the Request for Fee Waiver/Deferral for Affordable Housing from Stanislaus County Affordable Housing Corporation, for the 835 California Avenue Project in Modesto.

Stephen Madison spoke about the proposed project at 835 California Avenue in Modesto, which is a partnership with Stanislaus County Behavioral Health & Recovery Services. The bulk of the funding for this project will be awarded to Stanislaus County, and then passed through to Stanislaus County Affordable Housing Corporation, as the developing partner.

The housing will be for individuals with serious mental illness, substance use disorder, or both. All residents of this seven unit complex will have to meet a couple of tests. They will have to meet the diagnoses, be homeless or at risk of homelessness, and their income will have to be 30% of the Area Median Income (AMI) or below. Housing is for very low income families.

All of the funding is government funding, meeting the PFF Administrative Guidelines, and the housing will be provided below market rate.

Chair Leamon asked if this property was already owned by the organization. Mr. Madison explained that the organization purchased the property, which is adjacent to a multi-family facility, at which BHRS has an office and staff onsite. The property was purchased in a probate sale, using CDBG Cares Act funding. The property is zoned R-3, so they don't have to go through Planning Commission review.

The units will be made available to very low income (30% AMI) families for a period of 55 years. If they were to sell the property, in the future, the covenant would remain in effect for a period of 55 years.

Member Doud noted that the committee can defer PFF fees for low to moderate income units and can waive fees for very low and extremely low-income units.

A motion was made to waive the Public Facilities Fees for the 835 California Avenue Project in Modesto.

Motion: Johnson | Second: James | Unanimous (5 | 0) | Abstain: None

B. Discussion Items

1. Auditor's Report

- Auditor/Controller staff were not present at this meeting

C. Next Regular Meeting:

- Thursday, October 20th, 2022 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:15 p.m.

Submitted from recording by: William Shirley, Confidential Assistant IV

Request for Use of Public Facility Fee Funds
(All categories except for “Roads” and “Other County Facilities”)

Date: October 20, 2022
Requesting Department: Chief Executive Office
Contact Person/Phone: Patrick Cavanah, (209) 652-1975
Project Name: Public Facility Fee Inflationary Update Study

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$ 8,640	\$8,640	2409	\$229,176

Fund use approved to date (show future debt service payments separately):

None

Project Description:

Stanislaus County last completed an update to its Regional Transportation Impact Fee (RTIF) in 2020, and a comprehensive update of its Public Facilities Impact Fees (PFF) in 2018. Due to the increase in construction costs and changes in land value since the last update, Chief Executive Office staff believes it is prudent to adjust the fees to reflect these changes.

Willdan Financial Services was contacted, as they recently completed the last fee update to the County PFF program. The County has received an engagement letter from Willdan Financial Services to prepare an inflationary update study for the PFF program.

The attached engagement letter includes the following tasks:

1. Update facility values and project costs for inflation
2. Calculate fees and prepare memorandum

A component of this review is a land value analysis. It is necessary to update the specific land categories for the facilities impact fee study. Staff is contacting appraisal companies to get a cost estimate for this review and will return to the Committee for approval to use PFF funds.

PFF Funding Eligibility:

This fee analysis is 100% eligible for PFF funding.

Stanislaus County PFF Funds
Unobligated Cash Balances
As of September 30, 2022

Fund	Description	Cash Balances As of 09/30/2022	Open Project Balances Not Yet Withdrawn	Unobligated Cash Balances As of 09/30/2022
2400	Regional Transportation Impact Fee	10,243,193.48	(13,774,820.09)	(3,531,626.61)
2401	City/County Roads	820,998.05	-	820,998.05
2402	Detention	7,920,679.01	-	7,920,679.01
2403	Criminal Justice	804,883.77	-	804,883.77
2404	Library	419,143.28	(3,400,001.01)	(2,980,857.73)
2405	Regional Parks	3,881,874.78	-	3,881,874.78
2406	Health	5,055,265.48	(3,720,656.56)	1,334,608.92
2407	Behavioral Health	789,208.69	-	789,208.69
2408	Other Facilities	4,601,958.07	(2,364,470.00)	2,237,488.07
2409	Administrative Fees	229,176.35	-	229,176.35
2410	Sheriff	685,139.67	-	685,139.67
2411	Emergency Services	168,967.87	-	168,967.87
2412	Admin Fees Unincorporated	135,615.91	-	135,615.91
2413	Neighborhood Parks	787,648.61	-	787,648.61
2414	Animal Services	611,780.38	-	611,780.38
2415	Info Technology	208,570.95	-	208,570.95
2416	Crows Landing IBP Traffic Facilities	-	-	-
2417	Crows Landing IBP Water Facilities	-	-	-
2418	Crows Landing IBP Wastewater Facilitie	-	-	-
2419	Crows Landing IBP Storm Drain Facilitie	-	-	-
Subtotal		37,364,104.35	(23,259,947.66)	14,104,156.69
6400	Regional Transportation Impact Fee	297,680.35	-	297,680.35
6401	City/County Roads	4,559.73	-	4,559.73
6402	Jails	1.47	-	1.47
6403	Justice	58,049.70	-	58,049.70
6404	Library	-	-	-
6405	Parks	267.43	-	267.43
6406	Public Health	1,307,513.32	(1,262,207.40)	45,305.92
6407	Outpatient	709,709.08	(685,136.04)	24,573.04
6408	Other Facilities	8,661.68	(8,563.00)	98.68
6409	Administrative Fees	8.10	-	8.10
6410	Sheriff Patrol	1,315.60	-	1,315.60
6411	Fire Warden	21,638.47	-	21,638.47
6412	Admin Fees-Unincorporated	6.01	-	6.01
6413	Other Facilities-Unincorporated	28,186.27	(25,359.00)	2,827.27
Subtotal		2,437,597.21	(1,981,265.44)	456,331.77
Grand Total		39,801,701.56	(25,241,213.10)	14,560,488.46

Note: The Unobligated Cash Balances column is the total cash balance available for future department PFF requests. All open PFF project balances have been deducted from this column.

Note: The Open Project Balances Not Yet Withdrawn include amounts approved by the Board of Supervisors and amounts approved by the PFF Committee. Amounts approved by the PFF Committee may have not yet been approved by the Board of Supervisors.

**Public Facilities Fees
Activity
For the Three Months Ended September 30, 2022**

Activity from New Fee Structure Effective 5/12/03

Fund	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 1,059,855.00	\$ -	\$ -	\$ -	\$ -	\$ 1,059,855.00
2401 City/County Roads	-	-	-	-	-	-
2402 Detention	199,213.00	-	-	-	-	199,213.00
2403 Criminal Justice	24,356.00	-	-	-	-	24,356.00
2404 Library	56,829.00	-	-	-	(199,998.99)	(143,169.99)
2405 Regional Parks	56,183.00	-	-	-	-	56,183.00
2406 Health	64,394.00	-	-	-	-	64,394.00
2407 Behavioral Health	16,928.00	-	-	-	-	16,928.00
2408 Other Facilities	215,649.00	-	-	-	-	215,649.00
2409 Admin Fees	18,941.25	-	-	-	(47.26)	18,893.99
2410 Sheriff	21,486.00	-	-	-	-	21,486.00
2411 Emergency Services	3,026.00	-	-	-	-	3,026.00
2412 Unincorp-Admin Fees	7,178.00	-	-	-	-	7,178.00
2413 Neighborhood Parks	6,845.00	-	-	-	-	6,845.00
2414 Animal Services	14,911.00	-	-	-	-	14,911.00
2415 Information Technology	1,795.00	-	-	-	-	1,795.00
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	\$ 1,767,589.25	\$ -	\$ -	\$ -	\$ (200,046.25)	\$ 1,567,543.00

Activity from Original Fee Structure

Fund	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6401 City/County Roads	-	-	-	-	-	-
6402 Jails	-	-	-	-	-	-
6403 Justice	-	-	-	-	-	-
6404 Library	-	-	-	-	(1.01)	(1.01)
6405 Parks	-	-	-	-	-	-
6406 Public Health	-	-	-	-	-	-
6407 Outpatient	-	-	-	-	-	-
6408 Other Facilities	-	-	-	-	-	-
6409 Admin Fees	-	-	-	-	-	-
6410 Sheriff	-	-	-	-	-	-
6411 Fire Warden	-	-	-	-	-	-
6412 Unincorp-Admin Fees	-	-	-	-	-	-
6413 Unincorp-Other Facility	-	-	-	-	-	-
Sub-Totals	\$ -	\$ -	\$ -	\$ -	\$ (1.01)	\$ (1.01)
TOTAL ALL FUNDS	\$ 1,767,589.25	\$ -	\$ -	\$ -	\$ (200,047.26)	\$ 1,567,541.99
GRAND TOTAL JUL-21 - SEP-21	\$ 2,023,199.72	\$ -	\$ -	\$ (10,974.00)	\$ (217,523.13)	\$ 1,794,702.59
CHANGE FROM PRIOR YEAR TO DATE	-13%	0%	0%	-100%	-8%	-13%

**Public Facilities Fees
Open Projects Summary By Use
As of September 30, 2022**

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 09/30/2022	Sum of Open PFF Project Balances Available for Withdrawal
Admin Fees	\$ 47.26	\$ 47.26	\$ -
Administrative Fees	47.26	47.26	-
2409-Admin Fees	47.26	47.26	-
2412-Admin Fees	-	-	-
Project	57,406,279.01	32,165,065.91	25,241,213.10
RTIF McHenry Widening Project #9616	7,657,026.00	3,866,629.31	3,790,396.69
2400-Regional Transportation Impact Fee	7,657,026.00	3,866,629.31	3,790,396.69
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,610,810.44	389,189.56
2400-Regional Transportation Impact Fee	5,000,000.00	4,610,810.44	389,189.56
Tobacco Endowment Debt Payment - Turlock Library	4,000,001.01	600,000.00	3,400,001.01
2404 - Library	3,996,782.34	596,781.33	3,400,001.01
6404 - Library	3,218.67	3,218.67	-
HSA Administration and Public Health Facility	5,668,000.00	-	5,668,000.00
2406-Health	3,720,656.56	-	3,720,656.56
6406-Public Health	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
Geer-Santa Fe Crossing Signal Proj# 9704	2,451,246.00	2,300,524.18	150,721.82
2400-Regional Transportation Impact Fee	2,451,246.00	2,300,524.18	150,721.82
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	4,053,677.78	1,846,322.22
2400-Regional Transportation Impact Fee	5,900,000.00	4,053,677.78	1,846,322.22
Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	2,324,625.00	2,058,652.31	265,972.69
2400-Regional Transportation Impact Fee	2,324,625.00	2,058,652.31	265,972.69
Claribel Road Extension Project # 200016- NCC PH 1	15,458,286.00	12,390,677.26	3,067,608.74
2400-Regional Transportation Impact Fee	15,458,286.00	12,390,677.26	3,067,608.74
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	872,291.00	514,816.03	357,474.97
2400-Regional Transportation Impact Fee	872,291.00	514,816.03	357,474.97
Nearmap Aerial Photography/GIS	196,822.00	98,412.00	98,410.00
2408-Other Facilities	128,976.00	64,488.00	64,488.00
6408-Other Facilities	17,127.00	8,564.00	8,563.00
6413-Unicorp-Other Facility	50,719.00	25,360.00	25,359.00
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	5,578,000.00	1,670,866.60	3,907,133.40
2400-Regional Transportation Impact Fee	5,578,000.00	1,670,866.60	3,907,133.40
Grand Total	\$ 57,406,326.27	\$ 32,165,113.17	\$ 25,241,213.10

Public Facilities Fees
Open Projects Summary - By Fund
As of September 30, 2022

Fund & Project Description	Sum of Approved Open PFF Project Amounts	Sum of Open PFF Project Withdrawals as of 09/30/2022	Sum of Open PFF Project Balances Available for Withdrawal
2400-Regional Transportation Impact Fee	45,241,474.00	31,466,653.91	13,774,820.09
Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	2,324,625.00	2,058,652.31	265,972.69
Claribel Road Extension Project # 200016- NCC PH 1	15,458,286.00	12,390,677.26	3,067,608.74
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	5,578,000.00	1,670,866.60	3,907,133.40
Geer-Santa Fe Crossing Signal Proj# 9704	2,451,246.00	2,300,524.18	150,721.82
McHenry Ave and Stanislaus Bridge Replacement Proj 9593	872,291.00	514,816.03	357,474.97
RTIF McHenry Widening Project #9616	7,657,026.00	3,866,629.31	3,790,396.69
SR 132 West Extension: 99 to Dakota	5,000,000.00	4,610,810.44	389,189.56
SR 132 West Extension: Dakota to Gates Proj# 9642	5,900,000.00	4,053,677.78	1,846,322.22
2404 - Library	3,996,782.34	596,781.33	3,400,001.01
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.34	596,781.33	3,400,001.01
2406-Health	3,720,656.56	-	3,720,656.56
HSA Administration and Public Health Facility	3,720,656.56	-	3,720,656.56
2408-Other Facilities	2,428,958.00	64,488.00	2,364,470.00
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
Nearmap Aerial Photography/GIS	128,976.00	64,488.00	64,488.00
2409-Admin Fees	47.26	47.26	-
Administrative Fees	47.26	47.26	-
2412-Admin Fees	-	-	-
Administrative Fees	-	-	-
6404 - Library	3,218.67	3,218.67	-
Tobacco Endowment Debt Payment - Turlock Library	3,218.67	3,218.67	-
6406-Public Health	1,262,207.40	-	1,262,207.40
HSA Administration and Public Health Facility	1,262,207.40	-	1,262,207.40
6407-Outpatient	685,136.04	-	685,136.04
HSA Administration and Public Health Facility	685,136.04	-	685,136.04
6408-Other Facilities	17,127.00	8,564.00	8,563.00
Nearmap Aerial Photography/GIS	17,127.00	8,564.00	8,563.00
6413-Unicorp-Other Facility	50,719.00	25,360.00	25,359.00
Nearmap Aerial Photography/GIS	50,719.00	25,360.00	25,359.00
Grand Total	\$ 57,406,326.27	\$ 32,165,113.17	\$ 25,241,213.10

**Public Facilities Fees
Open Project List
As of September 30, 2022**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Open PFF Project Withdrawals as of 09/30/2022	Open PFF Project Balances Available for Withdrawal	PFF Oracle Fund # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	Budget	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	7,657,026.00	3,866,629.31	3,790,396.69	2400-Regional Transportation Impact Fee	Project
PW	Geer-Santa Fe Crossing Signal Proj# 9704	None	2017-251,2018-0139	2,451,246.00	2,300,524.18	150,721.82	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: Dakota to Gates Proj# 9642	None	2018-0193	5,900,000.00	4,053,677.78	1,846,322.22	2400-Regional Transportation Impact Fee	Project
PW	SR 132 West Extension: 99 to Dakota	None	2018-0247	5,000,000.00	4,610,810.44	389,189.56	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	Budget, 2019-230	5,578,000.00	1,670,866.60	3,907,133.40	2400-Regional Transportation Impact Fee	Project
PW	Carpenter Road and Whitmore Avenue Intersection Improvement Project# 9736	None	2019-0372	2,324,625.00	2,058,652.31	265,972.69	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1	None	2019-0708	15,458,286.00	12,390,677.26	3,067,608.74	2400-Regional Transportation Impact Fee	Project
PW	McHenry Ave and Stanislaus Bridge Replacement Proj 9593	None	2020-0438	872,291.00	514,816.03	357,474.97	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.34	596,781.33	3,400,001.01	2404 - Library	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,218.67	3,218.67	-	6404 - Library	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	3,720,656.56	-	3,720,656.56	2406-Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	1,262,207.40	-	1,262,207.40	6406-Public Health	Project
CEO	HSA Administration and Public Health Facility	10/18/2018	2020-0121	685,136.04	-	685,136.04	6407-Outpatient	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	-	2,299,982.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	128,976.00	64,488.00	64,488.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	17,127.00	8,564.00	8,563.00	6408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	50,719.00	25,360.00	25,359.00	6413-Unicorp-Other Facility	Project
CEO, PL, AC, CC, P W, AC	Administrative Fees	N/A	N/A	47.26	47.26	-	2409-Admin Fees	Admin Fees
AC, GSA	Administrative Fees	N/A	N/A	-	-	-	2412-Admin Fees	Admin Fees
Total				57,406,326.27	32,165,113.17	25,241,213.10		

