

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

April 17, 2025
1010 10th Street, Room 2005 (2nd floor conference room)

- ☒ County Counsel Advisor: Mobin Bhatti
- ☒ Executive Assistant (Recorder): Mila Romo

Voting Members or Alternate Present Marked with an X:

Voting Member

- ☐ Andy Johnson (GSA-Capital Facilities)
- ☒ Chris Barnes (Auditor-Controller)
- ☐ David Leamon (Public Works)
- ☐ Denny Ferreira (Building)
- ☒ Erica Inacio (Chief Executive Office)
- ☒ Kristin Doud (Planning)

Alternate Member

- ☒ Al Valencia (GSA-Capital Facilities)
- ☐ Thalia Valdivia (Auditor-Controller)
- ☒ Janelle Kostlivy (Public Works)
- ☐ Patrick Cavanah (Chief Executive Office)
- ☐ Angela Freitas (Planning)

Present Member / Alternate, But Not Voting:

- ☒ Andy Johnson (GSA-Capital Facilities)
- ☒ Thalia Valdivia (Auditor-Controller)

Guests Present:

Robert Garcia – GSA; Vinal Chand – Parks & Recreation; Joe M. Gomes & Sons Representatives: Greg Matas; J. Scott Dorius, Counsel; Jeff Gomes, Owner; Gallo Glass Representatives: Robert Smith, Sr. Project Manager; Brian Veitch – VVH Consulting Engineers; Michael Hayes – VVH Consulting Engineers

A. Meeting called to order at 2:06 p.m. by Chair Kristin Doud

B. Public Comment

- None

C. Roll call: Verbal - A quorum of membership was established.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting from March 20, 2025
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from March 20, 2025

Motion: Valencia | Second: Kostlivy | Unanimous (5 | 0) | Abstain:(0)

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – April 17, 2025

2. Consider the request from General Services Agency to use \$2,380,000 in PFF funds to modernize the Harvest Hall (Other facility fund 6408 & 2408)

Andy Johnson presented on behalf of the General Services Administration (GSA) requesting \$2,380,000 in funding to modernize Harvest Hall. The County has retained Brown, Reynolds Watford Architects (BRW) of San Francisco to oversee the project. The modernization project was initially delayed due to the 2020 Covid-19 Pandemic and the prioritization of other critical projects. Harvest Hall currently accommodates over 75 entities and hosts more than 575 events annually. There is a growing demand for both private/non-profit organization use as well as increased County staff usage. The current facility is struggling to meet these needs.

Current Scope of Work: Replace the 26-year-old HVAC unit. Repair or replace the aging roof. Upgrade lighting to meet current standards. Upgrade exterior doors with enhanced security protection. Expand restrooms to ensure ADA compliance. Modernize the kitchen facilities. Upgrade partitions with movable walls in conference rooms D and E to improve flexibility. Add new technology to enhance meeting capabilities. Update interior walls and provide new, flexible furnishings for various configurations. Repair exterior stucco to improve the building's functionality.

A Motion was made to approve the request from General Services Agency to use \$2,380,000 in PFF funds to modernize the Harvest Hall.

Motion: Inacio | Second: Valencia | Unanimous (5 | 0) | Abstain:(0)

3. Consider the request from Regional Parks to use \$127,589 in PFF funds for Modesto Reservoir – ADA compliant fishing Dock. (Regional Park Fund – 2405)

Andy Johnson presented on behalf of Regional Parks requesting \$127,589 in funding to enhance accessibility at Modesto Reservoir. The proposal aims to improve access for persons with disabilities by installing an ADA-compliant fishing dock, pathway, restroom renovations and parking stalls. In 2022, the department received a request from the community to provide an ADA-compliant fishing dock, enabling persons with disabilities to enjoy recreational fishing at the reservoir.

The project seeks to expand access by installing a new dock that meets proper width, slope, and rigidity standards for safe fishing access for individuals with physical disabilities. Current Scope of Work: Install a new fishing dock designed with the correct width, slope, and rigidity to ensure safe and easy access for individuals with physical disabilities. Create a new ADA-compliant pathway of travel leading to the picnic area, enhancing overall accessibility for all visitors. Renovate restrooms in the day-use areas to meet ADA standards. Renovate nearby parking stalls to add ADA-compliant spaces close to the newly renovated restrooms.

A Motion was made to Approve the request from Regional Parks to use \$127,589 in PFF funds enhance the accessibility at Modesto Reservoir.

Motion: Valencia | Second: Kostlivy | Unanimous (5 | 0) | Abstain:(0)

4. Request from Joe M. Gomes & Sons, Inc. to waive PFF fees in the amount of \$124,000 for moving fuel dispensers from one side of the facility to the other.

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – April 17, 2025

Scott Dorius, Counsel for Joe M. Gomes & Sons, Inc., presented a request to waive Public Facility Fees (PFF) in the amount of \$124,000 for the relocation of fuel dispensers from one side of the facility to another. Joe M. Gomes & Sons, Inc. operates a petroleum distribution business on two parcels of real property owned by the Gomes Family Trust, dated December 22, 1994. A building permit application was submitted to the City of Turlock for the relocation of the fuel dispensers. As part of the application, the City of Turlock waived the city impact fees for the project. However, the County of Stanislaus advised that the fee waiver could not be granted because the facility is located on two separate parcels.

Chairwoman Doud expressed that the building inspector's perspective was to deny the appeal due to the challenge of tracking two separate parcels. Committee member Inacio asked whether merging the two parcels could be an alternative solution. Chairwoman Doud confirmed that merging the parcels is a possibility. The application fee for merging the parcels is \$319, and the signatures would need to be notarized.

Counsel Dorius discussed the matter with the client and agreed that merging the parcels would be the most viable option to proceed with.

A Motion was made to approve the waiver request **contingent** upon the merger of the two parcels.

Motion: Inacio | Second: Doud | Unanimous (5 | 0) | Abstain:(0)

5. Request from Gallo Glass Company and E & J Gallo Winery campus for reduction of PFF fees for development of Warehouse #9 Improvements Project.

Robert Smith, Senior Project Manager presented a request on behalf of Gallo Glass for a reduction of Public Facility Fees (PFF) related to the development of the Warehouse #9 Improvement Project. The project aims to construct a new bulk glass storage facility on the Modesto campus, which will allow for the consolidation of storage and distribution currently handled off-site. Currently, 131,804 pallets of bulk glass are transported annually via 6,590 truck trips to and from the G3 Enterprises facility. The new warehouse will eliminate the need for off-site storage, reducing labor and transportation costs. The project is expected to reduce truck traffic by 3,000–6,000 trips per year. Centralization of operations would enable automation using Automated Guided Vehicles (AGVs) for glass handling.

Chairwoman Doud asked what mechanism is used to determine a potential fee reduction. Deputy County Counsel Bhatti referenced the Administrative Guidelines as the appropriate source for determining eligibility and calculation. Several concerns and suggestions were raised by the committee:

- “What if the warehouse uses changes in the future?”
- “Can an audit process be implemented to ensure continued use as proposed?”
- “Should a deferral be granted and reviewed after 2 years?”

The committee agreed that more time is needed to evaluate the request and potential impacts. The matter will be continued to a future meeting. Gallo was requested to obtain a PFF Calculator Form from the Planning Department and submit it to the committee prior to the next meeting for further consideration.

A Motion was made to continue the consideration of a reduction of PFF fees to next meeting scheduled for May 15th at 2:00 p.m.

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – April 17, 2025

Motion: Doud | Second: Kostlivy | Unanimous (5 | 0) | Abstain:(0)

E. Discussion Items

1. Deferral & Waiver; Exemption Criteria Form

Inacio discussed how at last meeting she talked about the CEO's office having full discretion at approving PFF Exemption and not having a paper trail to track the requests. It was agreed to meet and come up with a mechanism for these requests. Chairwoman Doud, Committee members Inacio, Freitas, Barnes and Kimera Hall - Staff Services Coordinator from Planning & Community Development met to review a form create by Inacio to be used by all to request PFF Exemption, Waiver or Deferral. These forms were presented to the Committee for their review and will place on calendar for a formal motion to approve at the May meeting.

2. Auditor's Report

Unobligated Cash Balance - \$ 27,514,037.38

F. Next Regular Meeting:

- Thursday, May 15, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 3:09 p.m.

Submitted by: Mila Romo, Confidential Assistant IV