

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

October 16, 2025
1010 10th Street, Room 2005 (2nd floor conference room)

☒ County Counsel Advisor: Mobin Bhatti

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)
- ☐ Kristy Doud (Planning)

Alternate Member

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

Present Member / Alternate, But Not Voting: None.

Guests Present: None.

A. Meeting called to order at 2:02 p.m. by meeting Chair Freitas. It should be noted that Chair Doud was not present and Member Freitas served as Chair for the meeting.

B. Public Comment – None.

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

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting from August 21, 2025.
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from August 21, 2025.
Motion: Valencia | Second: Barnes | Unanimous (5 | 0) | Abstain:(0)

2. The committee discussed a request from the General Services Agency (GSA) to expand the Facilities Maintenance Shop located at 250 East Hackett Road in Modesto. The existing facility, built in the 1990s, houses 28 employees and serves over 2.5 million square feet of County space. Due to limited workspace, insufficient office and breakroom areas, and only one non-ADA-compliant restroom, GSA proposes to convert an existing storage bay into additional office and support areas. The project includes creating offices for the Maintenance and Facilities Manager and Supervisors, a conference room, an ADA-compliant restroom, and a new breakroom.

The total project cost is estimated at \$700,000. GSA is requesting \$396,900 (56.7%) in Public Facilities Fees (PFF) funding, with the difference funded by GSA's Facilities Maintenance

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – October 16, 2025

Fund. The project qualifies for PFF “Other Facilities” funding as outlined in the 2019 Willdan Financial Services Report.

The Committee confirmed that since the shop was built in the 1990s, the request would qualify at the higher percent of need attributable to growth, which is 56.7%. The Committee requested that the funds in 6408 be exhausted, with the remaining balance coming from 2408.

A motion was made to approve the request from the General Services Agency for the Maintenance Shop improvements with the notation as to why the project qualified at the higher attributable growth percentage.

Motion: Inacio | Second: Barnes | Unanimous (4 | 0) | Abstain:(1)

Valencia abstained as he presented the item.

Inacio declared that her brother works out of the GSA Maintenance Shop and Counsel confirmed there was no conflict but asked to note the disclosure.

3. The committee heard a presentation from the General Services Agency (GSA) which provided an update on compliance with the California Air Resources Board (CARB) Advance Clean Fleet regulation, which requires public agencies to transition to Zero Emission Vehicles (ZEV). Beginning in 2024, 50% of new vehicles weighing over 8,500 pounds must be ZEVs, increasing to 100% by 2027, with full electrification by 2035. Noncompliance may result in penalties of up to \$10,000 per vehicle per day. To prepare for this mandate, GSA and Public Works are procuring compliant vehicles and planning for charging infrastructure to support fleet conversion.

GSA's proposed project includes installing 350kw high-capacity electric vehicle chargers, the the highest available, to serve heavy-duty County vehicles. Two initial sites are planned: the Fleet Maintenance Shop (located on Hackett) and a second location at 800 Scenic Avenue near Behavioral Health and Recovery Services (BHRS). The project is estimated to cost \$1,450,000, with \$822,150 (56.7%) requested from Public Facilities Fees (PFF).

A \$232,000 federal grant has been secured to help fund the first site, with the balance to be covered by Fleet Maintenance Fund Balance or other grant sources. Phase I is expected to begin in early 2026, followed by Phase II in late 2026 through early 2027.

The Committee confirmed that since the shop was built in the 1990s, the request would qualify at the higher percent of need attributable to growth, which is 56.7%. The sites where the chargers will be installed were all built in the 1990s, if not, earlier.

A motion was made to approve the request from GSA Agency to use \$\$822,150 for the EV chargers from the “Other Facilities” fund, 2408.

Motion: Kostlivy | Second: Barnes | Unanimous (4 | 0) | Abstain:(1)

Valencia abstained as he presented the item.

4. The committee discussed the results of an audit completed by Stanislaus Workforce Development on S2A Modulars – a business that requested reduced development fees under the Public Facilities Fees Large Industrial Incentive Program.

Stanislaus County Public Facilities Fees Committee
Meeting Minutes – October 16, 2025

Based on the audit results, the business did not meet all the goals set but the Committee needed more information to determine the amount to be reimbursed to the business on fees it already has paid. Staff will follow up with Workforce Development and input the updated figures into the original spreadsheet to obtain an updated figure.

The committee tabled this item for the next meeting.

E. Discussion Items

1. Auditor's Report (see attached report)
Unobligated Cash Balance - \$21,420,459.99

F. Next Regular Meeting:

- Thursday, November 20, 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 2:57 p.m.

Submitted by: Erica Inacio, Deputy Executive Officer.