

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

November 20, 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: Teresa Vander Veen, Al Valencia and Andy Johnson (via phone); Jennifer Torres-Aguilar.

A. Meeting called to order at 2:00 p.m. by meeting Chair Doud.

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 October 16, 2025.
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from October 16, 2025.
Motion: Kostlivy | Second: Doud | Unanimous (4 | 0) | Abstain:(0)

2. The committee reviewed a funding request from the Sheriff's Office, presented by Teresa Vander Veen, Al Valencia, and Andy Johnson from the General Services Agency. In August 2024, the PFF Committee approved the original request to use PFF funds for construction of 24 new recreation yard spaces within the detention facility, in response to recent updates to Title 15 – Minimum Standards for Local Detention Facilities. At that time, the project was approved for \$3,960,720 in PFF funding, with a total estimated cost of \$7,200,000.

However, recent bids have increased the total project estimate to \$9,990,000. As a result, the department is now requesting an additional \$1,534,779 in PFF funds from Fund 2402.

The committee determined that the request is an appropriate use of funds and approved the additional allocation of \$1,534,779 from Fund 2402.

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

A motion was made to approve the request, and it was unanimously approved.

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

3. The committee reviewed the results of an audit conducted by Stanislaus Workforce Development on S2A Modulares, a business that had requested reduced development fees under the Public Facilities Fees (PFF) Large Industrial Incentive Program.

Based on the audit findings, S2A Modulares did not meet all of the originally established performance goals. Using the original criteria document, the committee reassessed the amount the business could potentially qualify for in reduced fees. Under the incentive program, eligible businesses may receive up to a 50% reduction in development fees. In this case, the original fee amount was \$232,916, which could have been reduced to \$116,465. This amount excludes a non-refundable administrative fee of \$4,660.

However, due to the audit's findings that certain goals were not met, the fee reduction was recalculated. The revised discounted fee is \$144,408. Since S2A Modulares had already paid the full \$232,916, they are eligible for a reimbursement of \$88,508.

A motion was made to approve the reimbursement of \$88,508 based on the audit results provided by Workforce Development, and the motion was unanimously approved.

Motion: Doud | Second: Kostlivy | Unanimous (4 | 0) | Abstain:(0)

4. Chris Barnes presented the Auditor's Public Facilities Fees Annual Report for FY 2025. This report is to be presented on an annual basis and to confirm that per Government Code Section 66001(d), funds which have been accumulated for a period of five years or longer have been identified for a specific purpose.

Some of the highlights of the report:

- Fees collected in Fiscal Year 2025 for PFF and Planned Development Areas were \$7 million, a 27% decrease compared with the prior fiscal year.
- Fiscal Year 2025 disbursements from the PFF program were \$20.2 million, a 219% increase compared to prior fiscal year.
- Of the \$20.2 million, 61%, or \$12.3 million, was spent on the North County Corridor Phase 1 Project.

This report will be presented to the Board of Supervisors for their approval in January.

Prior annual reports can be found on the Auditor's Controller's Financial Reports website at: www.stancounty.com/auditor/financialreports.shtm.

A motion was made to approve the Auditor's Public Facilities Fees Annual Report for FY 2025.

Motion: Inacio | Second: Kostlivy | Unanimous (4 | 0) | Abstain:(0)

E. Discussion Items

1. Auditor's Report (see attached report)
Unobligated Cash Balance - \$21,812,876.99 excluding RTIF and Library.

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

2. The Committee confirmed that they will continue to meet on a monthly basis, on the third Thursday of the month.
3. The Committee was reminded that the 2026 Chair would be Public Works based on the rotation schedule agreed upon at the December 19, 2019 meeting and based on the January 18, 2024 meeting where the Committee confirmed the rotation.

F. Next Regular Meeting:

- Thursday, December 18, 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 2:34 p.m.

Submitted by: Erica Inacio, Deputy Executive Officer.