

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

December 18, 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: Maryam Yonan Kavalan (Auditor/Controller)

Guests Present: Stephanie Rodriguez and Rosa Meza with Visionary Home Builders of California, Inc., Vinal Chand with Parks and Recreation, and Tracie Madison from Public Works.

- A. Meeting called to order** at 2:04 p.m. by meeting Chair Doud.
- B. Public Comment** – None.
- C. Verbal Roll call:** A quorum of membership was established. It should be noted that Andy Johnson was not present at roll call.
- D. Action Items:**

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

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

Motion: Barnes | Second: Doud | Unanimous (4 | 0) | Abstain:(0)
Member Johnson was not present for this item.

2. The committee reviewed a request from Seventh Street Village, L.P. to defer Public Facility Fees totaling \$400,203 for the Seventh Street Village Project located on 7th Street in Modesto. The request included fees for 78 low-income residential units, as well as additional spaces identified as retail and office.

After discussion, the committee approved the deferral for the 78 residential units in the amount of \$376,319. Approval for fees related to Small Retail (\$11,284) and Office (\$12,600) was deferred pending clarification from the developer regarding square footage and intended

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

use of these spaces. Stephanie Rodriguez, representing the builder, emphasized that the community center, computer lab, and daycare facilities are for resident use only and not accessible to the general public.

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

3. The committee considered a funding request from the Parks and Recreation Department for \$251,575 in Public Facility Fees to support electrical infrastructure upgrades at Frank Raines Campground. The project includes installation of new conduit, wiring, electrical panels, transformers, and related components to service existing RV pedestals. Additional work will involve trenching, backfilling, and installation of protective equipment such as pull boxes, pads, fencing, and bollards.

The committee approved the request with the condition that funds in Account 6405 be utilized first, with any remaining balance to be drawn from Account 2405, for a total project cost of \$251,575.

Motion: Johnson | Second: Ferreira | Unanimous (5 | 0) | Abstain:(0)

E. Discussion Items

1. Auditor's Report (see attached report)
Unobligated Cash Balance - \$22,595,109.22 excluding RTIF and Library.
2. Chair Doud asked for a future discussion item to be added to the agenda for consideration to update the program guidelines to update or remove Section C.2. referring to fees for Shell Buildings.

F. Next Regular Meeting:

- Thursday, January 15, 2026 @ 2-3:30 p.m. Room 2005 (2nd floor).

Meeting adjourned at 2:38 p.m.

Submitted by: Erica Inacio, Deputy Executive Officer.