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**Stanislaus County
Public Facilities Fees Committee
Agenda**

Thursday, January 15, 2026
1010 10th Street, Modesto
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) 480.2074. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Public Facilities Fees Committee meetings are conducted in English. Language assistance requests should be made by noon the day before the meeting by contacting the Committee Secretary at (209) 480.2074.

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 Mobin Bhatti of the Stanislaus County Counsel Office at (209) 222-7158.

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Public Facilities Fees Committee
Agenda

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1010 10th Street, Modesto
Covell Conference Room (2005/2nd floor)
2:00-3:30 p.m.

A. Call to Order

B. Public Comment Period

C. Roll Call (Verbal)

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **December 18, 2025**
2. Request from the Public Works Department for \$838,892 in PFF funds (from Fund 2408/6413) for new electric vehicle chargers at the Public Works Corporation Yard.

E. Discussion Item(s):

1. Auditor's Monthly Report

F. Next Regular Meeting:

1. Thursday, February 19, 2026 @ 2-3:30 p.m., Room 2005

**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.

PFF Committee Meetings are held the 3rd Thursday of each month. The deadline to submit requests for consideration is the 2nd Monday of each month.

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

Date:

Requesting Department: Public Works

Contact Person/Phone:

Project Name: Public Works EV Chargers

Project Cost	PFF Funds Requested	PFF Category (Source)	Funds Available
\$1,479,527	838,892	2408/6413	

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

Public Works has received a Congestion Mitigation Air Quality (CMAQ) for \$396,882 for EV chargers at Public Works Corporation Yard. \$243,753 will come from local Road Maintenance and Rehabilitation Account (RMRA)

Project Description:

Public Works manages 1,515 miles of County roads and operates a heavy-duty mechanic shop that supports 259 pieces of equipment, both heavy and light. In January 2024, the California Air Resources Board (CARB) introduced the Advanced Clean Fleet regulation, which requires public agencies to purchase one electric vehicle (EV) for every heavy on-road vehicle over 8,500 pounds. For Public Works, the Ford Lightning qualifies to meet this requirement. So far, the department has purchased eight EVs and plans to add five more each year. However, the current yard lacks the infrastructure needed to charge these vehicles.

To address this, Public Works hired an electrical engineer to design charging station plans for two areas at the Morgan Road yard. During planning, concerns arose about the yard’s existing power capacity, prompting staff to explore alternative solutions. Public Works is now working with BEAM Global to implement 100% solar-powered, off-grid charging stations. These portable “drop-and-go” units require no electrical work and can be deployed easily. The department plans to install ten 40 kWh, two-port solar chargers at the front of the yard. Additionally, a trailer will be purchased—funded entirely by local RMRA funds—to allow single staff members to transport and deploy these stations to other locations. This trailer cost is excluded from the PFF project total.

Public Works is also moving forward with installing two 125 kW Level 3 fast chargers on the west side of the yard. These chargers will connect to the existing electrical grid and require infrastructure upgrades. The project will also include stub work to support future Level 2 grid-tied chargers.

Stanislaus County’s Public Facility Fee (PFF) Program is designed to support infrastructure improvements that accommodate growth and enhance public services. As Public Works expands its electric vehicle fleet in compliance with state mandates, the need for reliable

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charging infrastructure becomes essential to maintaining operational readiness and service delivery. Because the installation of EV chargers directly supports the department’s ability to serve a growing population and aligns with long-term sustainability goals, it qualifies as a capital improvement under the PFF Program. This makes the program a suitable and strategic funding source for the proposed charging station installations.

PFF Funding Eligibility:

According to the Wildan Financial Services Report from 2019, this project is eligible for “Other Facilities” Funding. This

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
1990	354,000			
2018	554,703	56.70%	1,479,527	838,892

First issuance of funds - use 6400 series accounts

Year	Population	% of need attributable to growth	Total cost of Project	PFF Eligible
2003	489,094			
2018	554,703	13.41%		0

2003 update forward - use 2400 series accounts

Source: State of California, Department of Finance, E-2. California County Population Estimates and Components of Change — Revised July 1, 2017 and Preliminary July 1, 2018
<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-2/index.html>

Note: Some categories include funds for the purchase of vehicles, library collections, technology, etc, in addition to facilities. In those instances, please refer to the PFF study to determine the percentage of collections available for non-facility items. Members of the PFF committee may also be contacted for guidance.