

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

April 18, 2024
2:00 p.m.

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

Voting Members Present:

Chris Barnes (Auditor/Controller); Tracie Madison (Public Works - Alternate); Al Valencia (GSA-Capital Facilities – Alternate); Kristi Doud (**Planning/Building**); Kamryn Bylsma (Auditor/Controller – Alternate); Erica Inacio (Chief Executive Office); Patrick Cavanah (Chief Executive Office – Alternate);

Absent:

Andy Johnson (GSA-Capital Facilities); Erica Inacio (Chief Executive Office); Denny Ferreira (Planning/**Building**); Angela Freitas (**Planning/Building** – Alternate); Lori Sicard (County Counsel);

Also Present:

Glenn Wallace (Valley Milk); Kristin de la Porte (Valley Milk); Will Shirley (Recorder)

Meeting called to order at 2:00 p.m. by Chair, Chris Barnes

Public Comment – No public comments.

Roll call: A quorum of membership was established.

A. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on **March 21, 2024**

Minutes may be voted on by those Members in attendance. Please note that the motion and second weren't captured for this item, though the vote count is accurate.

A Motion was made to approve the PFF Committee Meeting Minutes of **March 21, 2024**.

Motion: N/A | Second: N/A | Unanimous (5 | 0) | Abstain: None

2. Presentation, discussion, and possible action regarding a PFF waiver request from Valley Milk, LLC, at 400 N. Washington Road, Turlock.

In attendance, representing Valley Milk, were Glenn Wallace, Chief Executive Officer, and Kristin de la Porte, Chief Financial Officer, who shared a brief history of Valley Milk, which is a dairy ingredient processor operating out of Turlock. The milk that is processed at the facility is 100% supplied by the founders' dairies located within an average of 45 miles of the plant.

**Stanislaus County Public Facilities Fees Committee
Meeting Minutes – March 21, 2024**

Valley Milk operates seven days a week, 24 hours a day, every day of the year, and employs 60 people. At capacity, 42 truckloads of raw milk are delivered to the facility each day, and four loads of cream and seven loads of finished product are shipped out of the facility five days a week.

Valley Milk has based its request to waive the Public Facility Fee associated with this project, due to the reduction of outbound freight traffic by two trucks per day, or 50% of the current outbound freight for cream trucks, due to additions made at the site.

Kristi Doud, member, motioned to approve the request, based on section D-2 (Exemptions) of the Public Facilities Fees Committee Administrative Guidelines, which states “Public Facilities Fees established by these policies shall not be imposed on any of the following: Any alteration or addition to a specific non-residential structure if the square footage of the structure is increased less than ten percent, unless the alteration or addition changes the use of the structure a higher density category or will result in the generation of additional peak hour trip ends. Structure is defined as a separate building which may or may not be part of a larger complex. When determining the 10%, only the individual structure and not the entire square footage of the complex will apply.”

Motion: Doud | Second: Inacio | Unanimous (5 | 0) | Abstain: None

B. Discussion Items

1. Presentation from Willdan Financial – PFF Inflationary Update Phase-In Schedule

Carlos Villareal from Willdan Financial shared a proposed phased-in schedule of increases to Public Facilities Fees with the Committee. The proposed inflationary update to fees is to offset increased infrastructure costs. The increase is based on adjustments to land values (analysis performed by Dave Giomi), ENR costs of road construction, CPI adjustments to equipment, and PFF fund balances.

Willdan advises that as the County last performed a comprehensive update to fees in 2020, the County should consider performing a comprehensive update within the next couple of years.

2. Auditor's Report

Unobligated Cash Balance - \$12,070,434.82

C. Next Regular Meeting:

- Thursday, June 20, 2024 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2nd floor) or TBD.

Meeting adjourned at 2:55 p.m.

Submitted by: Will Shirley, Confidential Assistant IV