

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

August 21, 2025  
1010 10<sup>th</sup> Street, Room 2005 (2<sup>nd</sup> floor conference room)

- ☒ County Counsel Advisor: Mobin Bhatti
- ☒ Executive Assistant (Recorder): Mila Romo

**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:**

- ☒ Andy Johnson (GSA-Capital Facilities)
- ☒ Maryam Yonan Kavalan (Auditor/Controller)

**Guests Present:**

Brooke Freeman – Sheriff's Office Assistant Director of Finance; Vinal Chand – Parks and Recreation Manager IV; Wendy Rodriguez – Self Help Enterprises

**A. Meeting called to order** at 2:00 p.m. by 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 July 17, 2025.  
*Minutes may be voted on by those Members in attendance.*

A Motion was made to approve the PFF Committee Meeting Minutes from July 17, 2025.

Motion: Inacio | Second: Valencia | Unanimous (5 | 0) | Abstain:(0)

2. Consider the request from Self-Help Enterprises (SHE) & Stanislaus Equity Partners (STEP) for a deferral of fees for McClure Meadows. This is the first SHE program in Modesto. This project consists of 39 single family homes for family's earning 80% or less of the Area Median

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Income (AMI). Homes purchased through this program must be the buyer's primary residence. Audits will be conducted to ensure that the homes are occupied by the buyers.

A motion was made to approve the request from Self-Help Enterprises & Stanislaus Equity Partners (STEP) for a deferral of fees for McClure Meadows.

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

3. Consider the request from the Health Services Agency (HSA) to use \$7,495,740 from Public Facilities Funds (Fund 6406/2406) for the purchase of North Point Tower and tenant improvements.

Andy Johnson, Director of the General Services Agency, submitted the funding request on behalf of HSA. HSA is currently housed in North Point Tower. With the goal of securing a permanent location for the Community Services Agency (CSA), an opportunity arose to purchase the building.

Supervisors Grewal and Withrow both support the purchase. Chairwoman Doud inquired about the building's zoning, and Director Johnson indicated that the zoning was appropriate to move forward with the project.

A motion was made to approve the request from Health Services Agency to use \$7,495,740 in Public Facilities Funds for North Point Towers Purchase and Tenant Improvements from 6406/2406 fund.

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

4. Consider the request from General Services Agency to use \$107,280 in Public Facilities Funds for Bonita Pool Playground Project (Fund 2413).

Andy Johnson, Director of the General Services Agency shared that this is Phase II of the Bonita Pool Project. This phase includes installation of new playground, adult exercise equipment, picnic area and other park amenities such as benches and walking paths. The playground is envisioned to be available for use in late spring/early summer 2026.

A motion was made to approve request from General Services Agency to use \$107,280 in Public Facilities Funds for Bonita Pool Playground Project (Fund 2413).

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

5. Consider the request from the Sheriff's Office to use \$127,998 in Public Facilities Funds for New Courthouse Furniture (Fund Detention)

Andy Johnson, Director of the General Services Agency submitted the funding request on behalf of the Sheriff's office. The State of California is building Stanislaus Superior Court to modern standards. The County is required to provide deputy services at this courthouse and is responsible to procure its own furnishings, including new modern radio equipment (not included in this request) as well as furnishings for the County staff areas.

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6. A motion was made to approve the request from the Sheriff's Office to use \$127,998 in Public Facilities Funds for New Courthouse Furniture (Fund Detention)

Motion: Valencia | Second: Barnes | Unanimous ( 5 | 0 ) | Abstain:( 0 )

7. Consider the request from Parks & Recreation to use \$570,000 in Public Facilities Funds for Laird Regional Park Parking lot (Fund 2405)

Vinal Chand Manager IV from Parks and Recreation made a presentation that Laird Regional Park consists of 97 acres of land, 30 of which has been developed so far for recreational purposes and are open to the public. This project includes 450 new parking stalls including ADA stalls, drainage swales, fencing modifications, landscape irrigation modifications, prep work for solar lighting, electronic pay stations and security camera system and a paved rehabilitation for park access road. The parking lot will support special events, various regional park activities and allow for continued future growth of park features.

A motion was made to approve the request from Parks & Recreation to use \$570,000 in Public Facilities Funds for Laird Regional Park Parking lot (Fund 2405).

Motion: Kostlivy | Second: Inacio | Unanimous (5 | 0) | Abstain:(0)

#### **E. Discussion Items**

1. Auditor's Report (see attached report)  
Unobligated Cash Balance - \$28,467,835.22

#### **F. Next Regular Meeting:**

- Thursday, September 18, 2025 @ 2-3:30 p.m. Meetings will be held in-person at Tenth Street Place, Room 2005 (2<sup>nd</sup> floor) or TBD.

Meeting adjourned at 2:36 p.m.

*Submitted by: Mila Romo, Confidential Assistant IV*

**Stanislaus County PFF Funds**  
**Unobligated Cash Balances**  
**As of July 31, 2025**

<b>Fee</b>	<b>Description</b>	<b>Cash Balances As of 07/31/2025</b>	<b>Open Project Balances Not Yet Withdrawn</b>	<b>Unobligated Cash Balances As of 07/31/2025</b>
2400	Regional Transportation Impact Fee	3,612,985.09	(91,312,911.18)	(87,699,926.09)
2401	City/County Roads	884,522.98	-	884,522.98
2402	Detention	4,365,145.01	-	4,365,145.01
2403	Criminal Justice	1,170,943.15	-	1,170,943.15
2404	Library	550,996.68	(3,000,001.01)	(2,449,004.33)
2405	Regional Parks	4,567,318.81	-	4,567,318.81
2406	Health	6,233,648.41	-	6,233,648.41
2407	Behavioral Health	1,073,293.61	-	1,073,293.61
2408	Other Facilities	7,571,695.10	(2,332,226.00)	5,239,469.10
2409	Administrative Fees	190,715.31	(8,640.00)	182,075.31
2410	Sheriff	738,783.80	-	738,783.80
2411	Emergency Services	224,427.75	-	224,427.75
2412	Admin Fees Unincorporated	200,395.76	-	200,395.76
2413	Neighborhood Parks	246,110.71	-	246,110.71
2414	Animal Services	824,537.47	(10,200.00)	814,337.47
2415	Info Technology	261,164.81	-	261,164.81
2416	Crows Landing IBP Traffic Facilities	-	-	-
2417	Crows Landing IBP Water Facilities	-	-	-
2418	Crows Landing IBP Wastewater Facilities	-	-	-
2419	Crows Landing IBP Storm Drain Facilities	-	-	-
<b>Subtotal</b>		<b>32,716,684.45</b>	<b>(96,663,978.19)</b>	<b>(63,947,293.74)</b>
6400	Regional Transportation Impact Fee	854.11	-	854.11
6401	City/County Roads	44.41	-	44.41
6402	Jails	1.56	-	1.56
6403	Justice	62,541.72	-	62,541.72
6404	Library	-	-	-
6405	Parks	4.24	-	4.24
6406	Public Health	1,408,691.55	-	1,408,691.55
6407	Outpatient	764,627.93	-	764,627.93
6408	Other Facilities	4,774.87	(4,281.00)	493.87
6409	Administrative Fees	8.71	-	8.71
6410	Sheriff Patrol	1,417.37	-	1,417.37
6411	Fire Warden	23,312.88	-	23,312.88
6412	Admin Fees-Unincorporated	6.47	-	6.47
6413	Other Facilities-Unincorporated	16,872.72	(12,679.00)	4,193.72
<b>Subtotal</b>		<b>2,283,158.54</b>	<b>(16,960.00)</b>	<b>2,266,198.54</b>
<b>Grand Total</b>		<b>34,999,842.99</b>	<b>(96,680,938.19)</b>	<b>(61,681,095.20)</b>
<b>Grand Total Excluding RTIF and Library</b>		<b>30,835,861.22</b>	<b>(2,368,026.00)</b>	<b>28,467,835.22</b>

**Note:** The Unobligated Cash Balances column is the total cash balance available for future department PFF requests. All open PFF project balances have been deducted from this column.

**Note:** The Open Project Balances Not Yet Withdrawn include amounts approved by the Board of Supervisors and amounts approved by the PFF Committee. Amounts approved by the PFF Committee may have not yet been approved by the Board of Supervisors.

**Public Facilities Fees  
Activity  
For the One Month Ended July 31, 2025**

Activity from New Fee Structure Effective 5/12/03						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400 Regional Transportation Impact Fee	\$ 211,517.00	\$ -	\$ -	\$ -	\$ -	\$ 211,517.00
2401 City/County Roads	-	-	-	-	-	-
2402 Detention	57,955.00	-	-	-	-	57,955.00
2403 Criminal Justice	7,179.00	-	-	-	-	7,179.00
2404 Library	18,546.00	-	-	-	(200,000.00)	(181,454.00)
2405 Regional Parks	18,206.00	-	-	-	-	18,206.00
2406 Health	18,829.00	-	-	-	-	18,829.00
2407 Behavioral Health	5,047.00	-	-	-	-	5,047.00
2408 Other Facilities	62,515.00	-	-	-	-	62,515.00
2409 Admin Fees	5,222.90	-	-	-	(1,315.80)	3,907.10
2410 Sheriff	5,472.00	-	-	-	-	5,472.00
2411 Emergency Services	874.00	-	-	-	-	874.00
2412 Unincorp-Admin Fees	1,225.00	-	-	-	-	1,225.00
2413 Neighborhood Parks	3,449.00	-	-	-	-	3,449.00
2414 Animal Services	3,050.00	-	-	-	-	3,050.00
2415 Information Technology	614.00	-	-	-	-	614.00
2416 Crows Landing IBP Traffic Facilities	-	-	-	-	-	-
2417 Crows Landing IBP Water Facilities	-	-	-	-	-	-
2418 Crows Landing IBP Wastewater Facilities	-	-	-	-	-	-
2419 Crows Landing IBP Storm Drain Facilities	-	-	-	-	-	-
Sub-Totals	\$ 419,700.90	\$ -	\$ -	\$ -	\$ (201,315.80)	\$ 218,385.10

Activity from Original Fee Structure						
Fee	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400 Regional Transportation Impact Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6401 City/County Roads	-	-	-	-	-	-
6402 Jails	-	-	-	-	-	-
6403 Justice	-	-	-	-	-	-
6404 Library	-	-	-	-	-	-
6405 Parks	-	-	-	-	-	-
6406 Public Health	-	-	-	-	-	-
6407 Outpatient	-	-	-	-	-	-
6408 Other Facilities	-	-	-	-	-	-
6409 Admin Fees	-	-	-	-	-	-
6410 Sheriff	-	-	-	-	-	-
6411 Fire Warden	-	-	-	-	-	-
6412 Unincorp-Admin Fees	-	-	-	-	-	-
6413 Unincorp-Other Facility	-	-	-	-	-	-
Sub-Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ALL FEES	\$ 419,700.90	\$ -	\$ -	\$ -	\$ (201,315.80)	\$ 218,385.10
GRAND TOTAL JUL-24 - JUL-24	\$ 465,864.00	\$ -	\$ -	\$ -	\$ (200,000.00)	\$ 265,864.00
CHANGE FROM PRIOR YEAR TO DATE	-10%	0%	0%	0%	1%	18%

**Public Facilities Fees**  
**Open Projects Summary By Use**  
**As of July 31, 2025**

Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 07/31/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 1,315.80	\$ 1,315.80	\$ -
Administrative Fees - City	1,315.80	1,315.80	-
2409-Admin Fees	1,315.80	1,315.80	-
Administrative Fees - County	-	-	-
2409-Admin Fees	-	-	-
<b>Project</b>	<b>141,923,484.87</b>	<b>45,242,546.68</b>	<b>96,680,938.19</b>
Bonita Pool Project	512,400.00	512,400.00	-
2413-Neighborhood Parks	512,400.00	512,400.00	-
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	30,872,904.58	85,374,071.42
2400-Regional Transportation Impact Fee	116,246,976.00	30,872,904.58	85,374,071.42
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
2400-Regional Transportation Impact Fee	1,672,411.86	1,672,411.86	-
Frank Raines Off Highway Vehicle Park	182,572.00	182,572.00	-
2405-Regional Parks	182,296.00	182,296.00	-
6405-Parks	276.00	276.00	-
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
2408-Other Facilities	2,299,982.00	-	2,299,982.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	-
2402-Detention	1,485,000.00	1,485,000.00	-
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	-
2405-Regional Parks	127,589.00	127,589.00	-
Nearmap Aerial Photography/GIS	196,822.00	147,618.00	49,204.00
2408-Other Facilities	128,976.00	96,732.00	32,244.00
6408-Other Facilities	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Ray Simon Training Center Classroom Project	1,265,230.00	1,265,230.00	-
2402-Detention	1,000,000.00	1,000,000.00	-
2410-Sheriff	265,230.00	265,230.00	-
RTIF McHenry Widening Project #9616	4,951,441.00	4,012,601.24	938,839.76
2400-Regional Transportation Impact Fee	4,638,098.16	3,699,258.40	938,839.76
6400-Regional Transportation Impact Fee	308,615.74	308,615.74	-
6401-City/County Roads	4,727.10	4,727.10	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2402-Detention	3,960,720.00	3,960,720.00	-
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
2400-Regional Transportation Impact Fee	5,000,000.00	-	5,000,000.00
Tobacco Endowment Debt Payment - Turlock Library	4,000,001.01	1,000,000.00	3,000,001.01
2404 - Library	3,996,782.33	996,781.32	3,000,001.01
6404 - Library	3,218.68	3,218.68	-
Two Hybrid Vehicles	10,200.00	-	10,200.00
2414 - Animal Services	10,200.00	-	10,200.00
<b>Grand Total</b>	<b>\$ 141,924,800.67</b>	<b>\$ 45,243,862.48</b>	<b>\$ 96,680,938.19</b>

**Public Facilities Fees**  
**Open Projects Summary By Fee**  
**As of July 31, 2025**

Fee & Project Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 07/31/2025	Open PFF Project Remaining Amount
Admin Fees	\$ 1,315.80	\$ 1,315.80	\$ -
2409-Admin Fees	1,315.80	1,315.80	-
Administrative Fees - City	1,315.80	1,315.80	-
Administrative Fees - County	-	-	-
Project	141,923,484.87	45,242,546.68	96,680,938.19
2400-Regional Transportation Impact Fee	127,557,486.02	36,244,574.84	91,312,911.18
Claribel Road Extension Project # 200016- NCC PH 1	116,246,976.00	30,872,904.58	85,374,071.42
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	-
RTIF McHenry Widening Project #9616	4,638,098.16	3,699,258.40	938,839.76
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	-	5,000,000.00
2402-Detention	6,445,720.00	6,445,720.00	-
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	-
Ray Simon Training Center Classroom Project	1,000,000.00	1,000,000.00	-
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	-
2404 - Library	3,996,782.33	996,781.32	3,000,001.01
Tobacco Endowment Debt Payment - Turlock Library	3,996,782.33	996,781.32	3,000,001.01
2405-Regional Parks	309,885.00	309,885.00	-
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	-
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	-
2408-Other Facilities	2,428,958.00	96,732.00	2,332,226.00
Harvest Hall Modernization Project -Design	2,299,982.00	-	2,299,982.00
Nearmap Aerial Photography/GIS	128,976.00	96,732.00	32,244.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2410-Sheriff	265,230.00	265,230.00	-
Ray Simon Training Center Classroom Project	265,230.00	265,230.00	-
2413-Neighborhood Parks	512,400.00	512,400.00	-
Bonita Pool Project	512,400.00	512,400.00	-
2414 - Animal Services	10,200.00	-	10,200.00
Two Hybrid Vehicles	10,200.00	-	10,200.00
6400-Regional Transportation Impact Fee	308,615.74	308,615.74	-
RTIF McHenry Widening Project #9616	308,615.74	308,615.74	-
6401-City/County Roads	4,727.10	4,727.10	-
RTIF McHenry Widening Project #9616	4,727.10	4,727.10	-
6404 - Library	3,218.68	3,218.68	-
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	-
6405-Parks	276.00	276.00	-
Frank Raines Off Highway Vehicle Park	276.00	276.00	-
6408-Other Facilities	17,127.00	12,846.00	4,281.00
Nearmap Aerial Photography/GIS	17,127.00	12,846.00	4,281.00
6413-Unicorp-Other Facility	50,719.00	38,040.00	12,679.00
Nearmap Aerial Photography/GIS	50,719.00	38,040.00	12,679.00
<b>Grand Total</b>	<b>\$ 141,924,800.67</b>	<b>\$ 45,243,862.48</b>	<b>\$ 96,680,938.19</b>

**Public Facilities Fees  
Open Project List  
As of July 31, 2025**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 07/31/2025	Open PFF Project Remaining Amount	PFF Oracle Fee # (for Transfer Out)	Project Type
PW	RTIF McHenry Widening Project #9616	None	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	4,638,098.16	3,699,258.40	938,839.76	2400-Regional Transportation Impact Fee	Project
PW	RTIF McHenry Widening Project #9616	None	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	308,615.74	308,615.74	-	6400-Regional Transportation Impact Fee	Project
PW	RTIF McHenry Widening Project #9616	None	Budget, 2019-0513, 2019-0512, 2019-0553, 2019-0587, 2019-0588, 2019-0589	4,727.10	4,727.10	-	6401-City/County Roads	Project
PW	SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	None	2023-0164	5,000,000.00	-	5,000,000.00	2400-Regional Transportation Impact Fee	Project
PW	Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	None	Budget, 2019-230	1,672,411.86	1,672,411.86	-	2400-Regional Transportation Impact Fee	Project
PW	Claribel Road Extension Project # 200016- NCC PH 1	None	2019-0708, 2023-0165, 2023-0465, 2023-0466, 2024-0230	116,246,976.00	30,872,904.58	85,374,071.42	2400-Regional Transportation Impact Fee	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,996,782.33	996,781.32	3,000,001.01	2404 - Library	Project
AS	Two Hybrid Vehicles	2/16/2023		10,200.00	-	10,200.00	2414 - Animal Services	Project
CEO	Tobacco Endowment Debt Payment - Turlock Library	10/18/2018	2019-0700	3,218.68	3,218.68	-	6404 - Library	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	-	2,299,982.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	128,976.00	96,732.00	32,244.00	2408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	17,127.00	12,846.00	4,281.00	6408-Other Facilities	Project
ITC	Nearmap Aerial Photography/GIS	3/18/2021	2021-0220	50,719.00	38,040.00	12,679.00	6413-Unicorp-Other Facility	Project
CEO	Inflationary Study Update	10/20/2022	2022-0635	12,140.00	3,500.00	8,640.00	2409-Admin Fees	Project
CEO,PL, AC,CC,P W,AC,G SA	Administrative Fees - County	N/A	N/A	-	-	-	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	1,315.80	1,315.80	-	2409-Admin Fees	Admin Fees
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	182,296.00	182,296.00	-	2405-Regional Parks	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	276.00	276.00	-	6405-Parks	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	1,000,000.00	1,000,000.00	-	2402-Detention	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	265,230.00	265,230.00	-	2410-Sheriff	Project
GSA	MHU Medical and Administration Space Project	9/19/2024	2024-0618	1,485,000.00	1,485,000.00	-	2402-Detention	Project
GSA	Sheriff's Recreation Yards Project	8/15/2024	2024-0661	3,960,720.00	3,960,720.00	-	2402-Detention	Project
GSA	Bonita Pool Project	11/21/2024	2025-0059	512,400.00	512,400.00	-	2413-Neighborhood Parks	Project
GSA	Modesto Reservoir Dock and Restroom ADA	5/7/2025	2025-0250	127,589.00	127,589.00	-	2405-Regional Parks	Project
<b>Total</b>				141,924,800.67	45,243,862.48	96,680,938.19		



**Public Facilities Fees  
Projects Closed  
For the Month Ended July 31, 2025**

[illegible]