



CHIEF EXECUTIVE OFFICE

Jody L. Hayes
CHIEF EXECUTIVE OFFICER

Tina M. Rocha
ASSISTANT EXECUTIVE OFFICER

Raul L. Mendez
ASSISTANT EXECUTIVE OFFICER

Jewel A. Warr
ASSISTANT EXECUTIVE OFFICER

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

January 15, 2026
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) and Janelle Kostlivy (Public Works)

Guests Present: Tracie Madison from Public Works and Niria Paz from County Counsel.

A. Meeting called to order at 2:01 p.m. by meeting Chair Leamon.

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 of December 18, 2025.
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from December 18, 2025.

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

2. The committee considered a funding request from the Public Works Department in the amount of \$898,892 in PFF Funds from Fund 2408/6413 to support the implementation of 100% solar-powered, off-grid charging stations. 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, 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 requirement, Public Works is considering portable “drop and go” units that require no electrical work and can be deployed easily. The department plans to install ten 40 kWh, two-port solar chargers in the front yard of their Public Works Corporation Yard. The department will also install 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.

The total project is estimated at \$1,479,527. 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) and the remainder is the **\$898,892 in PFF funds**. The committee approved the request with the condition that funds in **Account 6413** be utilized first, with any remaining balance to be drawn from **Account 2408**.

Motion: Valencia | Second: Doud | Unanimous (4 | 0) | Abstain:(1 - Leamon)

E. Discussion Items

1. Auditor’s Report (see attached report)
Unobligated Cash Balance - \$23,068,401.31 excluding RTIF and Library.

F. Next Regular Meeting:

- Thursday, February 19, 2026 @ 2-3:30 p.m. Room 2005 (2nd floor).

Meeting adjourned at 2:37 p.m.

Submitted by: Erica Inacio, Deputy Executive Officer.

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

Fee	Description	Cash	Open Project	Unobligated
		Balances	Balances Not Yet	Cash Balances
		As of 12/31/2025	Withdrawn	As of 12/31/2025
2400	Regional Transportation Impact Fee	5,459,711.91	(87,601,714.05)	(82,142,002.14)
2401	City/County Roads	897,511.19	0.00	897,511.19
2402	Detention	5,180,287.14	0.00	5,180,287.14
2403	Criminal Justice	1,281,617.51	0.00	1,281,617.51
2404	Library	789,198.80	(3,000,001.01)	(2,210,802.21)
2405	Regional Parks	4,287,323.94	0.00	4,287,323.94
2406	Health	454,610.20	0.00	454,610.20
2407	Behavioral Health	1,153,713.42	0.00	1,153,713.42
2408	Other Facilities	8,460,031.17	(2,332,226.00)	6,127,805.17
2409	Administrative Fees	235,453.13	(8,640.00)	226,813.13
2410	Sheriff	791,143.97	0.00	791,143.97
2411	Emergency Services	239,352.81	0.00	239,352.81
2412	Admin Fees Unincorporated	210,147.39	0.00	210,147.39
2413	Neighborhood Parks	163,238.12	0.00	163,238.12
2414	Animal Services	908,040.55	(10,200.00)	897,840.55
2415	Info Technology	272,198.60	0.00	272,198.60
	Subtotal	30,783,579.85	(92,952,781.06)	(62,169,201.21)
6400	Regional Transportation Impact Fee	866.66	0.00	866.66
6401	City/County Roads	45.05	0.00	45.05
6402	Jails	1.58	0.00	1.58
6403	Justice	63,460.07	0.00	63,460.07
6405	Parks	4.29	0.00	4.29
6406	Public Health	14,450.64	0.00	14,450.64
6407	Outpatient	775,855.64	0.00	775,855.64
6408	Other Facilities	4,844.98	(4,281.00)	563.98
6409	Administrative Fees	8.84	0.00	8.84
6410	Sheriff Patrol	1,438.18	0.00	1,438.18
6411	Fire Warden	23,655.20	0.00	23,655.20
6412	Admin Fees-Unincorporated	6.56	0.00	6.56
6413	Other Facilities-Unincorporated	17,120.48	(12,679.00)	4,441.48
	Subtotal	901,758.17	(16,960.00)	884,798.17
	Grand Total	31,685,338.02	(92,969,741.06)	(61,284,403.04)
	Grand Total Excluding RTIF and Library	25,436,427.31	(2,368,026.00)	23,068,401.31

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
Open Projects Summary By Fee
For the six Months Ended December 31, 2025**

Activity from New Fee Structure Effective 5/12/03							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
2400	Regional Transportation Impact Fee	1,525,815.25	65,616.18	0.00	(78,890.00)	(1,157,043.95)	355,497.48
2401	City/County Roads	0.00	12,988.21	0.00	0.00	0.00	12,988.21
2402	Detention	313,795.67	67,148.21	0.00	(3,801.00)	0.00	377,142.88
2403	Criminal Justice	39,842.39	17,574.26	0.00	(465.00)	0.00	56,951.65
2404	Library	89,443.00	9,027.12	0.00	0.00	(200,000.00)	(101,529.88)
2405	Regional Parks	87,484.00	64,260.13	0.00	0.00	(570,000.00)	(418,255.87)
2406	Health	101,659.39	65,581.52	0.00	(1,202.00)	(6,087,049.00)	(5,921,010.09)
2407	Behavioral Health	27,916.19	16,024.56	0.00	(310.00)	0.00	43,630.75
2408	Other Facilities	355,040.88	114,341.97	0.00	(3,723.00)	0.00	465,659.85
2409	Admin Fees	76,698.41	2,989.28	0.00	0.00	(63,590.26)	16,097.43
2410	Sheriff	46,816.97	11,015.20	0.00	0.00	0.00	57,832.17
2411	Emergency Services	5,252.55	3,343.15	0.00	(78.00)	0.00	8,517.70
2412	Unincorp-Admin Fees	8,007.00	2,969.63	0.00	0.00	0.00	10,976.63
2413	Neighborhood Parks	24,503.00	3,353.41	0.00	0.00	(107,280.00)	(79,423.59)
2414	Animal Services	23,258.00	12,410.08	0.00	0.00	0.00	35,668.08
2415	Information Technology	3,273.39	3,864.89	0.00	(39.00)	0.00	7,099.28
2416	Crows Landing IBP Traffic Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2417	Crows Landing IBP Water Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2418	Crows Landing IBP Wastewater Facilities	0.00	0.00	0.00	0.00	0.00	0.00
2419	Crows Landing IBP Storm Drain Facilities	0.00	0.00	0.00	0.00	0.00	0.00
	Sub-Totals	2,728,806.09	472,507.80	0.00	(88,508.00)	(8,184,963.21)	(5,072,157.32)
Activity from Original Fee Structure							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400	Regional Transportation Impact Fee	0.00	12.55	0.00	0.00	0.00	12.55
6401	City/County Roads	0.00	0.64	0.00	0.00	0.00	0.64
6402	Jails	0.00	0.02	0.00	0.00	0.00	0.02
6403	Justice	0.00	918.35	0.00	0.00	0.00	918.35
6404	Library	0.00	0.00	0.00	0.00	0.00	0.00
6405	Parks	0.00	0.05	0.00	0.00	0.00	0.05
6406	Public Health	0.00	14,450.09	0.00	0.00	(1,408,691.00)	(1,394,240.91)
6407	Outpatient	0.00	11,227.71	0.00	0.00	0.00	11,227.71
6408	Other Facilities	0.00	70.11	0.00	0.00	0.00	70.11
6409	Admin Fees	0.00	0.13	0.00	0.00	0.00	0.13
6410	Sheriff	0.00	20.81	0.00	0.00	0.00	20.81
6411	Fire Warden	0.00	342.32	0.00	0.00	0.00	342.32
6412	Unincorp-Admin Fees	0.00	0.09	0.00	0.00	0.00	0.09
6413	Unincorp-Other Facility	0.00	247.76	0.00	0.00	0.00	247.76
	Sub-Totals	0.00	27,290.63	0.00	0.00	(1,408,691.00)	(1,381,400.37)
	TOTAL ALL FEES	2,728,806.09	499,798.43	0.00	(88,508.00)	(9,593,654.21)	(6,453,557.69)
	GRAND TOTAL JUL-24 - DEC-24	3,283,984.08	766,004.23	0.00	0.00	(8,580,997.60)	(4,531,009.29)
	CHANGE FROM PRIOR YEAR TO DATE	-17%	-35%	0%	0%	12%	42%

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

Project & Fee Description	(1) Approved Open PFF Project Amounts	(2) Sum of Withdrawals through 12/31/2025	(1) - (2) Open PFF Project Remaining Amount
Admin Fees	63,590.26	63,590.26	0.00
Administrative Fees - City	40,069.02	40,069.02	0.00
2409-Admin Fees	40,069.02	40,069.02	0.00
Administrative Fees - County	23,521.24	23,521.24	0.00
2409-Admin Fees	23,521.24	23,521.24	0.00
Project	145,192,051.87	52,222,310.81	92,969,741.06
Bonita Pool Project	619,680.00	619,680.00	0.00
2413-Neighborhood Parks	619,680.00	619,680.00	0.00
Claribel Road Extension Project # 200016- NCC PH 1	116,293,964.00	33,692,249.95	82,601,714.05
2400-Regional Transportation Impact Fee	116,293,964.00	33,692,249.95	82,601,714.05
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	0.00
2400-Regional Transportation Impact Fee	1,672,411.86	1,672,411.86	0.00
Frank Raines Off Highway Vehicle Park	182,572.00	182,572.00	0.00
2405-Regional Parks	182,296.00	182,296.00	0.00
6405-Parks	276.00	276.00	0.00
Harvest Hall Modernization Project -Design	2,299,982.00	0.00	2,299,982.00
2408-Other Facilities	2,299,982.00	0.00	2,299,982.00
Health Facility - Northpoint Towers Acquisition and Improvements	7,495,740.00	7,495,740.00	0.00
2406-Health	6,087,049.00	6,087,049.00	0.00
6406-Public Health	1,408,691.00	1,408,691.00	0.00
Inflationary Study Update	12,140.00	3,500.00	8,640.00
2409-Admin Fees	12,140.00	3,500.00	8,640.00
Laird Parking Lot Project	570,000.00	570,000.00	0.00
2405-Regional Parks	570,000.00	570,000.00	0.00
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	0.00
2402-Detention	1,485,000.00	1,485,000.00	0.00
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	0.00
2405-Regional Parks	127,589.00	127,589.00	0.00
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	0.00
2402-Detention	1,000,000.00	1,000,000.00	0.00
2410-Sheriff	265,230.00	265,230.00	0.00
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	0.00
2402-Detention	3,960,720.00	3,960,720.00	0.00
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	0.00	5,000,000.00
2400-Regional Transportation Impact Fee	5,000,000.00	0.00	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	0.00
Two Hybrid Vehicles	10,200.00	0.00	10,200.00
2414 - Animal Services	10,200.00	0.00	10,200.00
Grand Total	145,255,642.13	52,285,901.07	92,969,741.06

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

Fee & Project Description	(1) Approved Open PFF Project Amounts	(2) Sum of Withdrawals through 12/31/2025	(1) - (2) Open PFF Project Remaining Amount
Admin Fees	63,590.26	63,590.26	0.00
2409-Admin Fees	63,590.26	63,590.26	0.00
Administrative Fees - City	40,069.02	40,069.02	0.00
Administrative Fees - County	23,521.24	23,521.24	0.00
Project	145,192,051.87	52,222,310.81	92,969,741.06
2400-Regional Transportation Impact Fee	122,966,375.86	35,364,661.81	87,601,714.05
Claribel Road Extension Project # 200016- NCC PH 1	116,293,964.00	33,692,249.95	82,601,714.05
Faith Home Rd/Garner Rd Bridge over Tuolumne River Proj#9738	1,672,411.86	1,672,411.86	0.00
SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	5,000,000.00	0.00	5,000,000.00
2402-Detention	6,445,720.00	6,445,720.00	0.00
MHU Medical and Administration Space Project	1,485,000.00	1,485,000.00	0.00
Ray Simon Training Center Classroom Project	1,000,000.00	1,000,000.00	0.00
Sheriff's Recreation Yards Project	3,960,720.00	3,960,720.00	0.00
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	879,885.00	879,885.00	0.00
Frank Raines Off Highway Vehicle Park	182,296.00	182,296.00	0.00
Laird Parking Lot Project	570,000.00	570,000.00	0.00
Modesto Reservoir Dock and Restroom ADA	127,589.00	127,589.00	0.00
2406-Health	6,087,049.00	6,087,049.00	0.00
Health Facility - Northpoint Towers Acquisition and Improvements	6,087,049.00	6,087,049.00	0.00
2408-Other Facilities	2,428,958.00	96,732.00	2,332,226.00
Harvest Hall Modernization Project -Design	2,299,982.00	0.00	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	0.00
Ray Simon Training Center Classroom Project	265,230.00	265,230.00	0.00
2413-Neighborhood Parks	619,680.00	619,680.00	0.00
Bonita Pool Project	619,680.00	619,680.00	0.00
2414 - Animal Services	10,200.00	0.00	10,200.00
Two Hybrid Vehicles	10,200.00	0.00	10,200.00
6404 - Library	3,218.68	3,218.68	0.00
Tobacco Endowment Debt Payment - Turlock Library	3,218.68	3,218.68	0.00
6405-Parks	276.00	276.00	0.00
Frank Raines Off Highway Vehicle Park	276.00	276.00	0.00
6406-Public Health	1,408,691.00	1,408,691.00	0.00
Health Facility - Northpoint Towers Acquisition and Improvements	1,408,691.00	1,408,691.00	0.00
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
Grand Total	145,255,642.13	52,285,901.07	92,969,741.06

**Public Facilities Fees
Open Projects Summary By Fee
As of December 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 12/31/2025	Open PFF Project Remaining Amount	PFF Oracle Fee # (for Transfer Out)	Project Type
PW	SR 132 West Extension: Dakota to Gates Phase 3 - #2300026	None	2023-0164	5,000,000.00	0.00	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	0.00	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, 2024-0513, 2024-0627, 2024-0685, 2025-0071, 2025-0103, 2025-0686	116,293,964.00	33,692,249.95	82,601,714.05	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	0.00	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	0.00	6404 - Library	Project
CEO	Harvest Hall Modernization Project -Design	None	2020-0122	2,299,982.00	0.00	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,GSA	Administrative Fees - County	N/A	N/A	23,521.24	23,521.24	0.00	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	40,069.02	40,069.02	0.00	2409-Admin Fees	Admin Fees
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	182,296.00	182,296.00	0.00	2405-Regional Parks	Project
PKS	Frank Raines Off Highway Vehicle Park	6/20/2024	2024-0412	276.00	276.00	0.00	6405-Parks	Project
PKS	Laird Parking Lot Project	8/21/2025	2025-0480	570,000.00	570,000.00	0.00	2405-Regional Parks	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	1,000,000.00	1,000,000.00	0.00	2402-Detention	Project
GSA	Ray Simon Training Center Classroom Project	9/19/2024	2024-0618	265,230.00	265,230.00	0.00	2410-Sheriff	Project
GSA	MHU Medical and Administration Space Project	9/19/2024	2024-0618	1,485,000.00	1,485,000.00	0.00	2402-Detention	Project
GSA	Sheriff's Recreation Yards Project	8/15/2024	2024-0661	3,960,720.00	3,960,720.00	0.00	2402-Detention	Project
GSA	Bonita Pool Project	11/21/2024, 8/26/24	2025-0059, 2025-0563	619,680.00	619,680.00	0.00	2413-Neighborhood Parks	Project
GSA	Modesto Reservoir Dock and Restroom ADA	5/7/2025	2025-0250	127,589.00	127,589.00	0.00	2405-Regional Parks	Project
GSA	Health Facility - Northpoint Towers Acquisition and Improvements	8/21/2025	2025-0497	6,087,049.00	6,087,049.00	0.00	2406-Health	Project
GSA	Health Facility - Northpoint Towers Acquisition and Improvements	8/21/2025	2025-0497	1,408,691.00	1,408,691.00	0.00	6406-Public Health	Project
Total				145,255,642.13	52,285,901.07	92,969,741.06		

