



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

Thursday, February 19, 2026
Covell Conference Room (2005/2nd floor)

☑ 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: Al Valencia (GSA-Capital Facilities) and Maryam Yonan Kavalan (Auditor/Controller)

Guests: Sheila Raya (County Counsel), Vinal Chand (Parks & Recreation), and Tracie Martin (Probation)

A. Meeting called to order at 2:00 PM by Chair Leamon.

B. Public Comment Period – None.

C. Roll Call (Verbal): A membership quorum was established.

D. Action Items:

1. Approval of Minutes from the PFF Committee Meeting on January 15, 2026.
Minutes may be voted on by those Members in attendance.

A Motion was made to approve the PFF Committee Meeting Minutes from January 15, 2026.

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

2. The Committee reviewed a funding request from the Probation Department for \$1,213,210 in Public Facilities Fees (PFF) from Fund 2402 – Detention. The request supports improvements to the Juvenile Justice Courtroom, specifically:
 - Expansion of the entry vestibule and lobby for enhanced security

- Installation of a state-of-the-art audio-visual system
- Safer, controlled entry and exit

These upgrades are part of a larger Juvenile Hall Courtroom Remodel & Expansion project designed to modernize the existing courtroom environment and ensure safe, functional juvenile court operations.

Project Scope Highlights:

- Public entry security screening area
- Improved secure circulation and controls
- Advanced courtroom AV and technology systems
- Architectural and MEP upgrades
- ADA-compliant restroom renovations
- Renovated court space for judges and administrative staff
- Updated security electronics and surveillance systems
- Upgraded building finishes

The total project cost is estimated at \$7,442,092. The expanded entry vestibule accounts for 28.6% (\$2,128,438) of this cost. Based on the eligible funding percentage of 57%, the **allowable PFF contribution is \$1,213,210.**

The Committee approved the request.

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

3. The Committee reviewed a funding request from the Parks and Recreation Department for \$147,365 in PFF funds from Fund 2405 – Regional Parks. The request supports the installation of new electrical connections at fifteen (15) campsites and upgrades to the existing electrical switchboard at La Grange Regional Park Campground.

Project Scope Highlights:

- installing transformers
- subpanels
- concrete pads
- branch conduits and feeders
- electrical components,
- trenching with backfill
- pavement repair to accommodate new electrical conduits and conductors.

The Parks and Recreation Department applied for and was awarded a State OHV Developmental Grant. Through this grant, the department will add new electrical connections to the campsites. The total grant award is \$194,980 and requires a minimum 26% County match of \$50,695, resulting in a net grant funded amount of \$144,285.

The proposed electrical components are new improvements intended to enhance access, increase usage, and better serve the community. The total estimated cost of the project is \$291,650. Of this amount, 57% (\$166,241) is

eligible for funding from Fund 2405; however, the department is requesting only \$147,365, or 51% of the project cost due to the availability of \$144,285 in grant funding.

The Committee approved the request.

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

E. Discussion Item(s):

1. Auditor's Monthly Report for Period Ending January 31, 2026 (attached)
Unobligated Cash Balance: \$22,065,740.38 excluding RTIF and Library.
2. The Committee discussed the need for a Comprehensive Public Facilities Fees Study and the need to issue an Request for Funding Proposal.

F. Next Regular Meeting:

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

Meeting adjourned at 2:32 PM.

Submitted by Erica Inacio, Deputy Executive Officer.

Stanislaus County PFF Funds
Unobligated Cash Balances
As of January 31, 2026

		Cash Balances	Open Project Balances Not Yet	Unobligated Cash Balances
Fee	Description	As of 01/31/2026	Withdrawn	As of 01/31/2026
2400	Regional Transportation Impact Fee	6,646,859.82	(87,601,714.05)	(80,954,854.23)
2401	City/County Roads	899,606.75	0.00	899,606.75
2402	Detention	3,815,787.26	0.00	3,815,787.26
2403	Criminal Justice	1,304,045.51	0.00	1,304,045.51
2404	Library	823,200.29	(3,000,001.01)	(2,176,800.72)
2405	Regional Parks	4,328,932.95	0.00	4,328,932.95
2406	Health	506,872.58	0.00	506,872.58
2407	Behavioral Health	1,170,077.54	0.00	1,170,077.54
2408	Other Facilities	8,643,259.55	(2,332,226.00)	6,311,033.55
2409	Administrative Fees	245,773.85	(8,640.00)	237,133.85
2410	Sheriff	801,010.13	0.00	801,010.13
2411	Emergency Services	242,548.01	0.00	242,548.01
2412	Admin Fees Unincorporated	212,097.17	0.00	212,097.17
2413	Neighborhood Parks	169,125.34	0.00	169,125.34
2414	Animal Services	916,369.09	(10,200.00)	906,169.09
2415	Info Technology	274,412.45	0.00	274,412.45
	Subtotal	30,999,978.29	(92,952,781.06)	(61,952,802.77)
6400	Regional Transportation Impact Fee	868.68	0.00	868.68
6401	City/County Roads	45.16	0.00	45.16
6402	Jails	1.58	0.00	1.58
6403	Justice	63,608.24	0.00	63,608.24
6405	Parks	4.30	0.00	4.30
6406	Public Health	14,484.38	0.00	14,484.38
6407	Outpatient	777,667.15	0.00	777,667.15
6408	Other Facilities	4,856.29	(4,281.00)	575.29
6409	Administrative Fees	0.00	0.00	0.00
6410	Sheriff Patrol	1,441.54	0.00	1,441.54
6411	Fire Warden	23,710.43	0.00	23,710.43
6412	Admin Fees-Unincorporated	0.00	0.00	0.00
6413	Other Facilities-Unincorporated	17,160.45	(12,679.00)	4,481.45
	Subtotal	903,848.20	(16,960.00)	886,888.20
	Grand Total	31,903,826.49	(92,969,741.06)	(61,065,914.57)
	Grand Total Excluding RTIF and Library	24,433,766.38	(2,368,026.00)	22,065,740.38

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 Seven Months Ended January 31, 2026**

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	2,700,570.25	78,009.09	0.00	(78,890.00)	(1,157,043.95)	1,542,645.39
2401	City/County Roads	0.00	15,083.77	0.00	0.00	0.00	15,083.77
2402	Detention	472,161.67	79,061.33	0.00	(3,801.00)	(1,534,779.00)	(987,357.00)
2403	Criminal Justice	59,300.39	20,544.26	0.00	(465.00)	0.00	79,379.65
2404	Library	121,659.00	10,812.61	0.00	0.00	(200,000.00)	(67,528.39)
2405	Regional Parks	119,139.00	74,214.14	0.00	0.00	(570,000.00)	(376,646.86)
2406	Health	152,919.39	66,583.90	0.00	(1,202.00)	(6,087,049.00)	(5,868,747.71)
2407	Behavioral Health	41,602.19	18,702.68	0.00	(310.00)	0.00	59,994.87
2408	Other Facilities	518,699.88	133,911.35	0.00	(3,723.00)	0.00	648,888.23
2409	Admin Fees	113,290.71	3,517.44	0.00	0.00	(90,398.71)	26,409.44
2410	Sheriff	54,840.97	12,857.36	0.00	0.00	0.00	67,698.33
2411	Emergency Services	7,891.55	3,899.35	0.00	(78.00)	0.00	11,712.90
2412	Unincorp-Admin Fees	9,461.00	3,458.94	0.00	0.00	0.00	12,919.94
2413	Neighborhood Parks	30,012.00	3,731.63	0.00	0.00	(107,280.00)	(73,536.37)
2414	Animal Services	29,484.00	14,512.62	0.00	0.00	0.00	43,996.62
2415	Information Technology	4,853.39	4,498.74	0.00	(39.00)	0.00	9,313.13
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		4,435,885.39	543,399.21	0.00	(88,508.00)	(9,746,550.66)	(4,855,774.06)
Activity from Original Fee Structure							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400	Regional Transportation Impact Fee	0.00	14.57	0.00	0.00	0.00	14.57
6401	City/County Roads	0.00	0.75	0.00	0.00	0.00	0.75
6402	Jails	0.00	0.02	0.00	0.00	0.00	0.02
6403	Justice	0.00	1,066.52	0.00	0.00	0.00	1,066.52
6404	Library	0.00	0.00	0.00	0.00	0.00	0.00
6405	Parks	0.00	0.06	0.00	0.00	0.00	0.06
6406	Public Health	0.00	14,483.83	0.00	0.00	(1,408,691.00)	(1,394,207.17)
6407	Outpatient	0.00	13,039.22	0.00	0.00	0.00	13,039.22
6408	Other Facilities	0.00	81.42	0.00	0.00	0.00	81.42
6409	Admin Fees	0.00	0.00	0.00	0.00	(8.71)	(8.71)
6410	Sheriff	0.00	24.17	0.00	0.00	0.00	24.17
6411	Fire Warden	0.00	397.55	0.00	0.00	0.00	397.55
6412	Unincorp-Admin Fees	0.00	0.00	0.00	0.00	(6.47)	(6.47)
6413	Unincorp-Other Facility	0.00	287.73	0.00	0.00	0.00	287.73
Sub-Totals		0.00	29,395.84	0.00	0.00	(1,408,706.18)	(1,379,310.34)
TOTAL ALL FEES		4,435,885.39	572,795.05	0.00	(88,508.00)	(11,155,256.84)	(6,235,084.40)
GRAND TOTAL JUL-24 - JAN-25		3,888,173.08	870,531.54	0.00	(47,050.00)	(8,606,494.94)	(3,894,840.32)
CHANGE FROM PRIOR YEAR TO DATE		14%	-34%	0%	88%	30%	60%

**Public Facilities Fees
Open Projects Summary By Use
As of January 31, 2026**

	(1)	(2)	(1) - (2)
Project & Fee Description	Approved Open PFF Project Amounts	Sum of Withdrawals through 01/31/2026	Open PFF Project Remaining Amount
Admin Fees	90,398.71	90,398.71	0.00
Administrative Fees - City	46,129.56	46,129.56	0.00
2409-Admin Fees	46,129.56	46,129.56	0.00
Administrative Fees - County	44,269.15	44,269.15	0.00
2409-Admin Fees	44,269.15	44,269.15	0.00
Project	146,726,830.87	53,757,089.81	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	5,495,499.00	5,495,499.00	0.00
2402-Detention	5,495,499.00	5,495,499.00	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	146,817,229.58	53,847,488.52	92,969,741.06

**Public Facilities Fees
Open Projects Summary By Fee
As of January 31, 2026**

Fee & Project Description	(1)	(2)	(1) - (2)
	Approved Open PFF Project Amounts	Sum of Withdrawals through 01/31/2026	Open PFF Project Remaining Amount
Admin Fees	90,398.71	90,398.71	0.00
2409-Admin Fees	90,398.71	90,398.71	0.00
Administrative Fees - City	46,129.56	46,129.56	0.00
Administrative Fees - County	44,269.15	44,269.15	0.00
Project	146,726,830.87	53,757,089.81	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	7,980,499.00	7,980,499.00	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	5,495,499.00	5,495,499.00	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	146,817,229.58	53,847,488.52	92,969,741.06

**Public Facilities Fees
Open Project List
As of January 31, 2026**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 01/31/2026	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,PW,AC, GSA	Administrative Fees - County	N/A	N/A	44,269.15	44,269.15	0.00	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	46,129.56	46,129.56	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	5,495,499.00	5,495,499.00	0.00	2402-Detention	Project
GSA	Bonita Pool Project	11/21/2024, 8/26/25	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				146,817,229.58	53,847,488.52	92,969,741.06		

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