



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, May 21, 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 Davis (Auditor/Controller)
- ☐ Janelle Kostlivy (Public Works)
- ☒ Patrick Cavanah (Chief Executive Office)
- ☐ Angela Freitas (Planning) (Building)

Present Member / Alternate, But Not Voting: None.

Guests: Wade French (Upholdings), Vinal Chand (Parks and Recreation)

- A. Meeting called to order at 2:14 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 April 16, 2026.

A Motion was made to approve the PFF Committee Meeting Minutes from April 16, 2026.

Motion: Johnson | Second: Leamon | Unanimous (4 | 0) | Abstain:(0)

2. The Committee heard a presentation on and approved the Deferral request from El Capitan Homekey LP regarding the El Capitan Affordable Housing project, which will renovate motel units into 48 permanent supportive housing studios. The project completion date is May 31, 2027, and the total project cost is estimated at \$19,132,593. The total deferred amount is \$179,043.

Motion: Johnson | Second: Leamon | Unanimous (4 | 0) | Abstain:(0)

3. The Committee approved of a request from Parks and Recreation for an additional \$555,750 from PFF Fund 2405 to cover revised project costs for

the Laird Regional Park Parking Lot. This project was previously approved by the Committee on August 21, 2025. Building Community Service Investment Funds are assisting with the cost but Parks is requesting the rest of the funds to complete project fully. Johnson asked if this would be the final project estimate and Mr. Chand confirmed that the project had been reviewed by their internal engineer and once approved by the PFF Committee, the project would go out for bid.

Motion: Cavanah | Second: Johnson | Unanimous (4 | 0) | Abstain:(0)

E. The Committee Discussion Item(s):

1. Auditor's Monthly Report for Period Ending April 30, 2026 (attached)
Unobligated Cash Balance: \$22,507,922 excluding RTIF and Library.
Member Davis is to clarify balances on some of some particular line items and a report out is expected at the next meeting.

F. Next Regular Meeting:

1. Thursday, June 18, 2026 @ 2-3:30 p.m., Room 2005
Meeting adjourned at 2:34 PM.
Submitted by Markelle Rocha, Executive Assistant.

Stanislaus County PFF Funds
Unobligated Cash Balances
As of April 30, 2026

		Cash Balances	Open Project Balances Not Yet	Unobligated Cash Balances
Fee	Description	As of 04/30/2026	Withdrawn	As of 04/30/2026
2400	Regional Transportation Impact Fee	7,961,771.92	(87,601,714.05)	(79,639,942.13)
2401	City/County Roads	907,581.64	0.00	907,581.64
2402	Detention	4,152,436.48	0.00	4,152,436.48
2403	Criminal Justice	1,352,528.84	0.00	1,352,528.84
2404	Library	913,233.57	(3,000,001.01)	(2,086,767.44)
2405	Regional Parks	4,195,562.64	0.00	4,195,562.64
2406	Health	623,057.63	0.00	623,057.63
2407	Behavioral Health	1,206,464.77	0.00	1,206,464.77
2408	Other Facilities	9,043,976.99	(2,828,555.00)	6,215,421.99
2409	Administrative Fees	254,340.06	(8,640.00)	245,700.06
2410	Sheriff	837,870.21	0.00	837,870.21
2411	Emergency Services	249,384.71	0.00	249,384.71
2412	Admin Fees Unincorporated	219,432.23	0.00	219,432.23
2413	Neighborhood Parks	190,162.50	0.00	190,162.50
2414	Animal Services	945,439.33	(10,200.00)	935,239.33
2415	Info Technology	279,837.00	0.00	279,837.00
	Subtotal	33,333,080.52	(93,449,110.06)	(60,116,029.54)
6400	Regional Transportation Impact Fee	876.38	0.00	876.38
6401	City/County Roads	45.57	0.00	45.57
6402	Jails	0.00	0.00	0.00
6403	Justice	64,172.12	0.00	64,172.12
6405	Parks	0.00	0.00	0.00
6406	Public Health	0.00	0.00	0.00
6407	Outpatient	784,561.05	0.00	784,561.05
6408	Other Facilities	4,899.34	0.00	4,899.34
6409	Administrative Fees	0.00	0.00	0.00
6410	Sheriff Patrol	1,454.32	0.00	1,454.32
6411	Fire Warden	23,920.62	0.00	23,920.62
6412	Admin Fees-Unincorporated	0.00	0.00	0.00
6413	Other Facilities-Unincorporated	17,312.57	0.00	17,312.57
	Subtotal	897,241.97	0.00	897,241.97
	Grand Total	34,230,322.49	(93,449,110.06)	(59,218,787.57)
	Grand Total Excluding RTIF and Library	25,355,317.00	(2,847,395.00)	22,507,922.00

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 Ten Months Ended April 30, 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	4,015,592.05	137,049.46	0.00	(78,890.00)	(1,216,194.02)	2,857,557.49
2401	City/County Roads	0.00	23,058.66	0.00	0.00	0.00	23,058.66
2402	Detention	771,117.85	116,752.79	0.00	(3,801.00)	(1,534,777.42)	(650,707.78)
2403	Criminal Justice	96,171.77	32,156.21	0.00	(465.00)	0.00	127,862.98
2404	Library	204,227.00	18,277.89	0.00	0.00	(200,000.00)	22,504.89
2405	Regional Parks	200,252.00	111,301.52	0.00	0.00	(821,570.69)	(510,017.17)
2406	Health	249,862.52	71,301.35	0.00	(1,202.00)	(6,072,524.53)	(5,752,562.66)
2407	Behavioral Health	67,580.90	29,111.20	0.00	(310.00)	0.00	96,382.10
2408	Other Facilities	842,347.08	210,981.59	0.00	(3,723.00)	0.00	1,049,605.67
2409	Admin Fees	155,832.42	5,725.85	0.00	0.00	(126,582.62)	34,975.65
2410	Sheriff	84,560.97	19,997.44	0.00	0.00	0.00	104,558.41
2411	Emergency Services	12,572.39	6,055.21	0.00	(78.00)	0.00	18,549.60
2412	Unincorp-Admin Fees	14,910.00	5,345.00	0.00	0.00	0.00	20,255.00
2413	Neighborhood Parks	49,524.00	5,256.79	0.00	0.00	(107,280.00)	(52,499.21)
2414	Animal Services	50,373.00	22,693.86	0.00	0.00	0.00	73,066.86
2415	Information Technology	7,841.14	6,935.54	0.00	(39.00)	0.00	14,737.68
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		6,822,765.09	822,000.36	0.00	(88,508.00)	(10,078,929.28)	(2,522,671.83)
Activity from Original Fee Structure							
Fee	Description	Fees Collected	Interest Earned	Adjustments	Refunds	Distributions	Net Activity
6400	Regional Transportation Impact Fee	0.00	22.27	0.00	0.00	0.00	22.27
6401	City/County Roads	0.00	1.16	0.00	0.00	0.00	1.16
6402	Jails	0.00	0.02	0.00	0.00	(1.58)	(1.56)
6403	Justice	0.00	1,630.40	0.00	0.00	0.00	1,630.40
6404	Library	0.00	0.00	0.00	0.00	0.00	0.00
6405	Parks	0.00	0.07	0.00	0.00	(4.31)	(4.24)
6406	Public Health	0.00	14,523.92	0.00	0.00	(1,423,215.47)	(1,408,691.55)
6407	Outpatient	0.00	19,933.12	0.00	0.00	0.00	19,933.12
6408	Other Facilities	0.00	124.47	0.00	0.00	0.00	124.47
6409	Admin Fees	0.00	0.00	0.00	0.00	(8.71)	(8.71)
6410	Sheriff	0.00	36.95	0.00	0.00	0.00	36.95
6411	Fire Warden	0.00	607.74	0.00	0.00	0.00	607.74
6412	Unincorp-Admin Fees	0.00	0.00	0.00	0.00	(6.47)	(6.47)
6413	Unincorp-Other Facility	0.00	439.85	0.00	0.00	0.00	439.85
Sub-Totals		0.00	37,319.97	0.00	0.00	(1,423,236.54)	(1,385,916.57)
TOTAL ALL FEES		6,822,765.09	859,320.33	0.00	(88,508.00)	(11,502,165.82)	(3,908,588.40)
GRAND TOTAL JUL-24 - APR-25		5,241,907.68	1,229,306.24	0.00	(47,050.00)	(16,309,056.51)	(9,884,892.59)
CHANGE FROM PRIOR YEAR TO DATE		30%	-30%	0%	88%	-29%	-60%

**Public Facilities Fees
Open Projects Summary By Use
As of April 30, 2026**

Project & Fee Description	(1)	(2)	(1) - (2)
	Approved Open PFF Project Amounts	Sum of Withdrawals through 04/30/2026	Open PFF Project Remaining Amount
Admin Fees	126,582.62	126,582.62	0.00
Administrative Fees - City	58,715.40	58,715.40	0.00
2409-Admin Fees	58,715.40	58,715.40	0.00
Administrative Fees - County	67,867.22	67,867.22	0.00
2409-Admin Fees	67,867.22	67,867.22	0.00
Project	147,369,306.94	53,920,196.88	93,449,110.06
BEAM EV ARC Solar Chargers	528,573.00	0.00	528,573.00
2408-Other Facilities	528,573.00	0.00	528,573.00
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	116,353,114.07	33,751,400.02	82,601,714.05
2400-Regional Transportation Impact Fee	116,353,114.07	33,751,400.02	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 Campground Electrical Project	251,575.00	251,575.00	0.00
2405-Regional Parks	251,575.00	251,575.00	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
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	147,495,889.56	54,046,779.50	93,449,110.06

**Public Facilities Fees
Open Projects Summary By Fee
As of April 30, 2026**

Fee & Project Description	(1)	(2)	(1) - (2)
	Approved Open PFF Project Amounts	Sum of Withdrawals through 04/30/2026	Open PFF Project Remaining Amount
Admin Fees	126,582.62	126,582.62	0.00
2409-Admin Fees	126,582.62	126,582.62	0.00
Administrative Fees - City	58,715.40	58,715.40	0.00
Administrative Fees - County	67,867.22	67,867.22	0.00
Project	147,369,306.94	53,920,196.88	93,449,110.06
2400-Regional Transportation Impact Fee	123,025,525.93	35,423,811.88	87,601,714.05
Claribel Road Extension Project # 200016- NCC PH 1	116,353,114.07	33,751,400.02	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	1,131,460.00	1,131,460.00	0.00
Frank Raines Campground Electrical Project	251,575.00	251,575.00	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	2,828,555.00	0.00	2,828,555.00
BEAM EV ARC Solar Chargers	528,573.00	0.00	528,573.00
Harvest Hall Modernization Project -Design	2,299,982.00	0.00	2,299,982.00
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
Grand Total	147,495,889.56	54,046,779.50	93,449,110.06

**Public Facilities Fees
Open Project List
As of April 30, 2026**

Dept	Project Description	Date of PFF Committee Request	Board Action Item No. (i.e. "2015-123")	Approved Open PFF Project Amounts	Withdrawals through 04/30/2026	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	116,353,114.07	33,751,400.02	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
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	67,867.22	67,867.22	0.00	2409-Admin Fees	Admin Fees
Cities	Administrative Fees - City	N/A	N/A	58,715.40	58,715.40	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, 8/26/2025	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	Frank Raines Campground Electrical Project	2/3/2026	2026-0049	251,575.00	251,575.00	0.00	2405-Regional Parks	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
PW	BEAM EV ARC Solar Chargers	3/3/2026	2026-0090	528,573.00	0.00	528,573.00	2408-Other Facilities	Project
Total				147,495,889.56	54,046,779.50	93,449,110.06		

**Public Facilities Fees
Projects Closed
For the Ten Months Ended April 30, 2026**

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