



**REGULAR MEETING AGENDA
FOR THE CITY COUNCIL OF THE CITY OF MANTECA**

**Tuesday, December 3, 2024
6:00 PM**

Council Chamber

*1001 W. Center Street
Manteca, CA 95337
www.manteca.gov*

CITY COUNCIL

*Mayor, Gary Singh
Vice Mayor, David Breitenbucher - District 3
Councilmember, Charlie Halford
Councilmember, Mike Morowit - District 4
Councilmember, Jose Nuño*

See last pages of agenda for information regarding meeting procedures.



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MANTECA CITY COUNCIL
DECEMBER 3, 2024
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Members of the public that wish to submit public comments may do so by several different methods. Public Comment may be submitted in person and the following ways.

- Zoom Webinar:
 - To call or log into Zoom Webinar, please use the following:
Link: <https://us02web.zoom.us/j/82677268640>
Meeting ID: 826 7726 8640
Phone number: (669) 900 6833
 - If you have questions on the Zoom Webinar process, please email:
mayorcouncilclerk@manteca.gov or call (209) 456-8017.
- eComment - <https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video> to submit eComment(s).
 - New users must follow the instructions to create an account.
 - Only one comment per agenda item.
 - eComment may be submitted at any time up to the item being heard during the Council Meeting.
 - 500 character limit
- Email, Mail or Hand delivered to:
mayorcouncilclerk@manteca.gov
Office of the City Clerk, 1001 W. Center St., Ste. G,
Manteca, CA 95337
 - Communications will presented as a supplemental report and be made part of the official record.

**Note: For written public comments indicate in the subject line the agenda item number or if the item is related to general public comment.*

CALL TO ORDER: Mayor Singh

ROLL CALL: City Clerk

INVOCATION/FLAG SALUTE: Brian Hunt, Crossroads Grace

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk

DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council

A. PUBLIC COMMENT:

B. CONSENT ITEMS:

City Attorney:

- B.1. [24-641](#)** Adopt a resolution amending the Conditions of Approval for the previously approved Quintal Road Residential Project, an 818-unit residential development, located at 144, 292, 301 and 490 E. Quintal Rd., APNs.:

224-040-52, 06, 07 and 11.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Exhibit A to Resolution - Amended Conditions of Approval](#)
[Attachment 3 - Redlined Conditions of Approval](#)

City Manager:

- B.2. [24-625](#)** Approve four (4) agreements with FY 2024-25 Community Development Block Grant (CDBG) grantees for a total allocation of \$426,003, and authorize the City Manager to execute the subrecipient agreements and any related documents necessary to implement the projects.

Attachments: [Attachment 1 - 2024-25 - Subrecipient Agreement - HOPE Family Shelters](#)
[Attachment 2 - 2024-25 - Subrecipient Agreement - HOPE Ministries for Additio](#)
[Attachment 3 - 2024-25 - Subrecipient Agreement - PREVAIL](#)
[Attachment 4 - 2024-25 - Subrecipient Agreement - Wide Horizons, Inc.](#)

- B.3. [24-626](#)** Approve a Professional Services Agreement with Shield Protection Group, Inc. in an amount not-to-exceed \$314,539.68 for security guard services and authorize the City Manager to sign the agreement and any associated documents.

Attachments: [Attachment 1 - Professional Services Contract](#)

Engineering:

- B.4. [24-477](#)** Adopt a resolution approving the 2025 Quality Assurance Program for federal construction projects and authorizing the City Engineer or designee to complete and execute all associated documents and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Quality Assurance Program](#)

- B.5. [24-499](#)** Adopt a resolution approving the Improvement Agreement and Final Map for Villa Ticino West Unit No. 8, Tract 4177; authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement; and authorize the Mayor to sign the Final Map.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Villa Ticino Unit No. 8 Improvement Agreement](#)
[Attachment 3 - Villa Ticino West Unit No. 8 Final Map](#)
[Attachment 4 - Vicinity Map](#)

- B.6. [24-581](#)** Adopt a resolution approving the Improvement Agreement and Final Map

for 320 Airport Way Subdivision, Tract 4165; authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement and authorizing the Mayor to sign the Final Map.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - 320 Airport Way Subdivision Improvement Agreement](#)
[Attachment 3 - 320 Airport Way Subdivision Final Map](#)
[Attachment 4 - Location Map](#)

- B.7. [24-592](#)** Rescind Resolution R2024-154 and adopt a new resolution to approve an Improvement Agreement of Airport Way & Wawona Street Intersection Improvements with Robinson Oil; and authorizing the City Manager to sign and take all necessary steps to effectuate the amendment.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Improvement Agreement](#)
[Attachment 3 - Location Map](#)

Finance:

- B.8. [24-605](#)** Receive and file the quarterly investment report for the period ending September 30, 2024.

Attachments: [Attachment 1 - Investment Report September 30, 2024](#)

Legislative Services/City Clerk:

- B.9. [24-627](#)** Adopt a resolution authorizing Councilmember Jose Nuño to serve as the City Council representative for the Tri-Valley Regional Rail Manteca City Councilmember representative for the Tri-Valley Rail meeting of December 11, 2024.

Attachments: [Attachment 1 - Resolution](#)

- B.10. [24-636](#)** Waive the second reading by substitution of the title and adopt an Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 2.24 "Planning Commission" of the Manteca Municipal Code to allow for complete compliance with council district appointment for commission members.

Attachments: [Attachment 1 - Ordinance](#)

- B.11. [24-640](#)** Waive the second reading by substitution of the title and adopting an Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 3.09, Subsection 3.09.160(B) "Establishment of citizens' oversight committee" to allow for complete compliance with council district appointment for committee members.

Attachments: [Attachment 1 - Ordinance](#)

- B.12. [24-663](#)** Waive the second reading by substitution of the title and adopt an Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 2.28 "Recreation and Parks Commission" of the Manteca Municipal Code to augment the responsibilities and authority of the commission.

Attachments: [Attachment 1 - Ordinance](#)

- B.13. [24-639](#)** Waive the second reading by substitution of the title and adopt an ordinance of the City Council of the City of Manteca, State of California, amending Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code relating to the City of Manteca Zoning Map by rezoning APN's 224-040-52, 224-040-06, 224-040-07 and 224-040-11 from the Commercial Mixed-use (CMU) zone district to the Multiple-Family Dwelling (R-3) and One Family Dwelling (R-1) zone districts.

Attachments: [Attachment 1 - Ordinance to Rezone](#)
[Attachment 2 - Exhibit A - Rezoning Exhibit](#)

- B.14. [24-658](#)** Approval of the November 19, 2024, Special and Regular Meeting Minutes.

Attachments: [Attachment 1 - Special Meeting Minutes November 19, 2024](#)
[Attachment 2 - Regular Meeting Minutes November 19, 2024](#)

Police Department:

- B.15. [24-614](#)** Approve a Response Letter to the San Joaquin County Civil Grand Jury's Report "2023-2024 San Joaquin County Civil Grand Jury Second Look to the 2018-2019 San Joaquin County Civil Grand Jury Report Case #0318: Cold Cases in San Joaquin County: On the Back Burner," Case No. 0318, and Authorize the Mayor or Vice Mayor to Execute the Response Letter on Behalf of the City Council

Attachments: [Attachment 1 - Grand Jury Report](#)
[Attachment 2 - Response Letter](#)

- B.16. [24-656](#)** Authorize and approve the donation of retired Manteca Police Department Unmarked Vehicle, to the F.I.T. Ministry Ripon, CA/Central Valley Baptist Manteca.

Attachments: [Attachment 1 - Additional information regarding F.I.T. Ministry.](#)
[Attachment 2 - Service Records History for Titan totaling \\$16,432.49](#)
[Attachment 3 - Current Needed Repairs totaling \\$3,756](#)
[Attachment 4 - Work Order](#)

Public Works:

- B.17. [24-618](#)** Adopt a resolution approving Golf Pass Play fee increases.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Exhibit "A" Rate Sheet](#)

- B.18. [24-619](#)** Adopt a resolution determining Westside Landscape and Concrete, Inc. to be the lowest responsive and responsible bidder for the Capital Improvement Program Project (CIP) 24037 Replace Fencing along Crom Street at the Manteca Golf Course, awarding the construction contract, including additive alternate no. 1, to Westside Landscape and Concrete, Inc. in the amount of \$248,190.46; approving a project contingency not-to exceed \$31,809.54, for a total project budget of \$280,000; and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - LOCATION MAP](#)

C. CITY MANAGER COMMENTS:

D. COUNCIL COMMENTS:

E. ADJOURNMENT:

The next regularly scheduled City Council meeting is December 17, 2024 at 6:00 p.m.

I hereby certify that the agenda for the above stated meeting was posted at a location accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, CA on November 27, 2024 by 7:00 p.m.

/s/ Candini-Tilton

CASSANDRA CANDINI-TILTON
DIRECTOR OF LEGISLATIVE SERVICES / CITY CLERK

MEETING DATES:

The City Council meets regularly on the first and third Tuesday of each month; additional meetings may be scheduled as needed.

INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:

Information and documents related to items on this agenda are available on the City's website at www.manteca.gov; you may also contact the City Clerk for information by email at mayorcouncilclerk@manteca.gov; by calling (209) 456.8017; or in person at 1001 W. Center St., Ste. G, Manteca. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports" and are available for public inspection.

CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:

The City of Manteca complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), contact the City Clerk at (209) 456.8017 or email at mayorcouncilclerk@manteca.gov. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, for text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. In making any request to the City for assistance, please provide advance notice of at least three (3) business days prior to the meeting.

CONDUCT OF CITY COUNCIL MEETINGS:

Meetings are conducted in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Decorum Policy. Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Mayor and City Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three (3) minutes per person, with the exception of certain hearings and appeals. Consistent with SB 1100 the Mayor and City Councilmembers shall warn an individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal. There will be order for the removal of the individual if they do not "promptly" cease their disruptive behavior.

PUBLIC COMMENT (INCLUDING CONSENT ITEMS AND DISCUSSION ITEMS):

The public may directly address the City Council on any subject within the Council's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, the Mayor shall then inform the speaker that they have fifteen (15) seconds to wrap up their comment. If the Mayor does not do so, any other member of the City Council and/or City staff present may also make this reminder. If the matter is not on the agenda, or if the matter is a consent item or discussion item, submit a speaker card or request to speak during the Public Comment portion of the meeting. Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Council, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act. A public comment speaker may only speak once per item. A majority of the City Council (by motion) may elect to increase the time limit by an additional one (1) minute on an item/segment, or decrease the time limit by one (1) minute on an item/segment; provided, however, such a decision must be made by a motion of the City Council prior to the beginning of the segment – i.e., once public comment has begun on an item/segment, the City Council shall not adjust the time limit. All public comment speakers, regardless of whether or not a minute is added to or taken away from the public comment period, shall be afforded the same amount of time to speak. On closed session items, all public comment speakers shall have only three (3) minutes to speak on all items, regardless of the number of items on the closed session agenda.

CONSENT ITEMS:

These items are considered routine and may be approved by a single vote. Only the Mayor or a majority of the City Council may authorize public input after the consent calendar is introduced.

DISCUSSION ITEMS:

Only the Mayor or a majority of the City Council may authorize public input after a discussion item is introduced.

PUBLIC HEARINGS/APPEALS:

During any public hearing or appeal, any person may directly address the City Council. Applicants (or appellants) are allowed five (5) minutes to present testimony at the beginning of the public hearing, and if needed, five (5) minutes to present rebuttal at the end of the public hearing. Upon the request of the applicant/appellant, and approval by motion of the majority of the City Council, the applicant/appellant may receive an additional five (5) minutes of rebuttal time. The City Council may direct questions on such matters to both City staff and the applicant/appellant at any juncture, and without impacting the time limits of the applicant/appellant. All other speakers will be limited to three (3) minutes.

INFORMATIONAL ITEMS:

The Informational Items section of the agenda is a place for City Council and the public to receive general information that does not require action.

CLOSED SESSION:

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi-adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.