

**REGULAR MEETING MINUTES  
FOR THE CITY COUNCIL OF THE CITY OF MANTECA  
September 2, 2025**

**CALL TO ORDER:** 6:01 p.m.

Roll Call:

Present: Breitenbucher, Lackey, Morowit, Halford, Singh

**INVOCATION/FLAG SALUTE:**

Invocation and Flag Salute was led by Councilmember Breitenbucher.

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Cassandra Candini-Tilton announced the following supplemental reports:

- Public Comment Communications provided by members of the public.

City Clerk Candini-Tilton announced staff requested item C.2. be pulled from the agenda to be heard at a future meeting.

**ACTION:** Moved, seconded (Lackey/Breitenbucher) to remove item C.2. from the agenda.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**DISCLOSURE OF EX PARTE COMMUNICATIONS:** None.

**A. PRESENTATIONS:**

- A.1. 25-399** Proclamation proclaiming September 4, 2025, Polycystic Kidney Disease Awareness Day.

The City Council presented the proclamation to Stephanie Montalvo from the Polycystic Kidney Foundation.

- A.2. 25-441** Proclamation proclaiming September 15 - October 15, 2025, as Hispanic Heritage Month.

The City Council presented the proclamation City to staff and to the local community.

**B. PUBLIC COMMENT:**

Sudhakar Satti provided public comment regarding public facilities.

### C. CONSENT ITEMS:

**ACTION:** Moved, seconded (Breitenbucher/Morowit) to approve the Consent Calendar as presented with the exception of item C.1. pulled for discussion.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*City Manager:*

**C.1. 25-397** *Pulled by Councilmember Lackey.*

Adopt a Resolution declaring an emergency pursuant to Public Contract Code Sections 20168 and 22050 regarding the condition of the Qualex Building, and authorizing the City Manager or designee to take all actions necessary to carry out the purpose and intent of the emergency; approve an agreement with Haggerty Construction, Inc. for roof repair at the Qualex Building located at 555 Industrial Park Drive in the amount of \$858,528 and approve an agreement contingency in the amount of \$85,852 (10%), for a total agreement budget of \$944,380; and authorize the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the agreement.

**ACTION:** Moved, seconded (Breitenbucher/Lackey) to **Adopt Resolution R2025-161** and declared an emergency pursuant to Public Contract Code Sections 20168 and 22050 regarding the condition of the Qualex Building, and authorizing the City Manager or designee to take all actions necessary to carry out the purpose and intent of the emergency; approve an agreement with Haggerty Construction, Inc. for roof repair at the Qualex Building located at 555 Industrial Park Drive in the amount of \$858,528 and approve an agreement contingency in the amount of \$85,852 (10%), for a total agreement budget of \$944,380; and authorize the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the agreement.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**C.2. 25-449** *Item was removed from the agenda.*

Adopt a resolution appropriating \$301,963 in the General Fund for the South Main Street Archway Project (CIP 25013 - Lighted Arch); approve a Services Agreement with Fusion Sign & Design in a not-to-exceed amount of \$602,000, which includes a 10% contingency; and authorize

the City Manager to approve change orders within the contingency budget.

*Engineering:*

- C.3. 25-361** **Adopted Resolution R2025-162** and approved Amendment No. 1 to the Improvement Agreement for 320 Airport Way Subdivision, Tract 4165, modified SCHEDULE B, Section IV, Sewer Collection System Reimbursement, decreased the amount listed as Total Sewer Collection System for the Central Union Road Trunk Extension Capital Improvement Program Project (CIP #24004) Reimbursement from \$2,121,770.16 to \$1,969,395.57; and authorized the City Manager to sign and take all necessary steps to effectuate Amendment No. 1.
- C.4. 25-395** **Adopted Resolution R2025-163** and approved Amendment No. 2 to Agreement C2025-04 with TRC Engineers, Inc. for the Main Street (Northgate Drive to Alameda Street) Bike and Pedestrian Improvement Project CIP No. 20005 in the amount of \$40,000 and authorized the City Manager or their designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.5. 25-419** **Adopted Resolution R2025-164** and approved Amendment No. 2 to the professional services agreement C2024-63 with Sanderson Bellecci Company in the amount of \$26,335 for engineering services during construction for the Safe Routes to School Project CIP No. 23006 (areas surrounding Manteca High, Sierra High, Golden West Elementary, Shasta Elementary, Stella Brockman Elementary, and Brock Elliott Elementary) and authorized the City Manager or designee to execute all associated documents and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

*Fire Department:*

- C.6. 25-417** Approved the purchase of a Pierce Velocity Heavy Duty Rescue from Golden State Fire Apparatus for \$1,863,740.46 plus a 3% contingency of \$55,912 for a total not-to-exceed \$1,919,652.46 utilizing Sourcwell cooperative purchasing agreement (Contract No. 113021-OKC); and authorized the City Manager or designee to take all the required steps to facilitate the completion of this purchase.

*Legislative Services/City Clerk:*

- C.7. 25-433** Waived the second reading by substitution of the title and adopted **Ordinance O2025-14** of the City of Manteca, State of California, repealing and replacing Chapter 13.24 "Septic Tank Cleaning".
- C.8. 25-434** Waived the second reading by substitution of the title and adopted **Ordinance O2025-15** of the City Council of the City of Manteca, State of

California, amending Planned Development (PDA-12-73-02) adopted by Ordinance No. 1581 incorporated by reference to the Zoning Ordinance for the Promenade Shops at Orchard Valley, APNs 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41 and find the project exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act.

- C.9. 25-456** Approved the City Council Special Meeting Minutes and Regular Meeting Minutes of August 19, 2025.

*Police Department:*

- C.10. 25-427** Approved a 3-year agreement with Axon Enterprise Inc. for the Fleet 3 in-car camera system in the amount of \$133,179.81; authorized City Manager to approve agreement amendments up to \$100,000 to cover additional equipment and/or vehicles added in future years requiring Axon products and services; and authorized City Manager or designee to sign all necessary documents to effectuate the agreement.

*Public Works:*

- C.11. 25-386** **Adopted Resolution R2025-165** and authorized the City Manager or their designee to execute San Joaquin Valley Air Pollution Control District Alternative Fuel Vehicle Grant applications and all associated documents.
- C.12. 25-396** **Adopted Resolution R2025-166** and approved a General Fund (Fund 100) appropriation of \$120,000 to purchase a new towable drum wood chipper for the Public Works Parks Maintenance Division.

**D. PUBLIC HEARINGS:**

Prior to introducing the item City Clerk Cassandra Candini-Tilton mentioned that staff requested the item to be approved as amended due to a clerical error with the name Villa Ticino West Facilities being included in the title instead of Indelicato Facilities.

- D.1. 25-445** Hold a Public Hearing to consider formation proceeding and election for City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services); Adopt a Resolution to Form City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services), and to authorize the levy of special taxes therein to finance the acquisition and construction of certain public facilities and services; Adopt a Resolution deeming it necessary to incur bonded indebtedness in and for the City of Manteca Community Facilities District No. 2025-1 (Villa Ticino West Facilities) in an amount not to exceed \$7,000,000 to finance the acquisition and construction of certain facilities; Adopt a

Resolution calling special election in and for the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services); Hold a landowner election; Adopt a Resolution declaring election results of City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services); Waive the first reading by substitution of title and introduce an ordinance of the City Council of the City of Manteca levying special taxes within City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services).

Interim Finance Director Matt Boring provided a brief overview of the agenda report.

Mayor Singh opened the public hearing at 6:25 p.m.

Sudhakar Satti provided public comment on the item.

Mayor Singh closed the public hearing at 6:28 p.m.

**ACTION:** Moved, seconded (Halford/Morowit) to adopt **Resolution R2025-167** to form the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services); and to authorize the levy of special taxes therein to finance the acquisition and construction of certain public facilities and service.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh  
NOES: None

**ACTION:** Moved, seconded (Breitenbucher/Halford) to adopt, as amended, **Resolution R2025-168** deeming it necessary to incur bonded indebtedness in and for the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services) in an amount not to exceed \$7,000,000 to finance the acquisition and construction of certain facilities.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh  
NOES: None

**ACTION:** Moved, seconded (Morowit/Breitenbucher) to adopt **Resolution R2025-169** calling a special election in and for the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services).

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh  
NOES: None

City Clerk Cassandra Candini-Tilton opened the first sealed ballot and announced the results of one ballot received with two votes casted for YES and zero votes casted for NO.

City Clerk Cassandra Candini-Tilton opened the second sealed ballot and announced the results of one ballot received with twenty-one votes casted for YES and zero votes casted for NO.

**ACTION:** Moved, seconded (Lackey/Halford) to adopt **Resolution R2025-170** declaring election results of City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services)

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**ACTION:** Moved, seconded (Breitenbucher/Halford) to waive the first reading by substitution of title and introduce an ordinance of the City Council of the City of Manteca levying special taxes within City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services).

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

**E. CITY MANAGER COMMENTS:**

City Manager Toni Lundgren provided various updates and announcements. These comments can be heard on the website under the meeting here:

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

**F. COUNCIL COMMENTS:**

Mayor and Council provided various updates and announcements. These comments can be heard on the website under the meeting here:

<https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video>

**G. ADJOURNMENT:** Mayor Singh adjourned the meeting at 6:50 p.m.

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**CASSANDRA CANDINI-TILTON**  
**CITY CLERK**