



## **SPECIAL MEETING AGENDA**

### **FOR THE CITY COUNCIL OF THE CITY OF MANTECA**

**Tuesday, December 2, 2025**  
**3:45 PM**

#### **Council Chambers**

*1001 W. Center Street  
Manteca, CA 95337  
[www.manteca.gov](http://www.manteca.gov)*

#### **CITY COUNCIL**

*Mayor, Gary Singh  
Vice Mayor, Charlie Halford - District 1  
Councilmember, David Breitenbucher - District 3  
Councilmember, Regina Lackey - District 2  
Councilmember, Mike Morowit - District 4*

See last pages of agenda for information regarding meeting procedures.



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MANTECA CITY COUNCIL  
DECEMBER 2, 2025  
3:45 PM  
1001 W. Center Street  
Manteca, CA 95337  
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**NOTICE AND CALL OF A SPECIAL MEETING OF THE MANTECA CITY COUNCIL**

A Special Meeting for the City Council of the City of Manteca has been called at the date, time, and place identified above, for the purpose identified on this Agenda. This Special Meeting is called in accordance with California Government Code Section 54956.

*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](mailto: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](mailto: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.*

*Pursuant to Government Code section 84308, members of the City Council are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the Councilmember received more than \$500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the City's decision on the agenda item within the preceding twelve (12) months. Members of the City Council who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$500 to a member of the City Council within the preceding twelve (12) months are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Councilmember and may be made either in writing to the City Clerk prior to the subject hearing or by verbal disclosure at the time of the hearing.*

**CALL TO ORDER: Mayor Singh**

**ROLL CALL:** City Clerk

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:** City Clerk

**DISCLOSURE OF EX PARTE COMMUNICATIONS:** City Council

**A. PUBLIC COMMENT:**

*Public comment is limited to only those items listed on this agenda. Government Code Section 54954.3(a)*

**B. CLOSED SESSION:**

- B.1. [25-625](#)** CONFERENCE WITH REAL PROPERTY NEGOTIATORS - (Gov. Code § 54956.8): City Negotiators: Toni Lundgren, City Manager, Jose Jasso, Assistant City Manager, Matthew Boring, Director of Finance, Brad Wungluck, Director of Development Services, Vanessa Carerra, Deputy Director, Economic Development. Properties In Question: 103 W Yosemite Ave., Manteca, CA 95336 - (APN - 21721049); 107 W Yosemite Ave., Manteca, CA 95336 - (APN - 21721048); and 115 W Yosemite Ave., Manteca, CA 95336 - (APN - 21721047) - Under Negotiation: Price, Discussion and/or Terms of Potential Purchase.

**C. REPORT ON ACTION TAKEN IN CLOSED SESSION:** City Attorney

**D. ADJOURNMENT:**

*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 Thursday, November 26, 2025, by 6:00 p.m.*

*/s/ Cassandra Candini-Tilton*

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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](http://www.manteca.gov); you may also contact the City Clerk for information by email at [mayorcouncilclerk@manteca.gov](mailto: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](mailto: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.