



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

**Tuesday, April 21, 2026
6:00 PM**

Council Chambers

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

CITY COUNCIL

Mayor, Gary Singh

Vice Mayor, Regina Lackey - District 2

Councilmember, David Breitenbucher - District 3

Councilmember, Charlie Halford - District 1

Councilmember, Mike Morowit - District 4

See last pages of agenda for information regarding meeting procedures.



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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.*

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

INVOCATION/FLAG SALUTE: Douglas Montandon, Love Inc of Manteca

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk

DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council**A. PRESENTATIONS:**

- A.1. [26-115](#)** Proclamation proclaiming April 2026, as Donate Life Month.

Attachments: [Attachment 1 - Proclamation](#)

- A.2. [26-155](#)** Proclamation proclaiming April 22, 2026, as Administrative Professional Day.

Attachments: [Attachment 1 - Proclamation](#)

- A.3. [26-137](#)** Proclamation proclaiming April 24, 2026, as Arbor Day.

Attachments: [Attachment 1 - Proclamation](#)

- A.4. [26-158](#)** Proclamation proclaiming April 24, 2026, as a “Day of Remembrance of the Armenian Genocide”

Attachments: [Attachment 1 - Proclamation](#)

B. PUBLIC COMMENT:**C. CONSENT ITEMS:**

City Manager:

- C.1. [26-167](#)** Adopt a resolution accepting Grant Deeds for 1565 and 1403 W. Atherton Drive (APNs 226-16-003 and 226-16-022) to accommodate a future billboard, and authorize the Mayor to execute the Grant Deeds on behalf of the City.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Grant Deed 1565 W. Atherton Drive](#)
[Attachment 3 - Grant Deed 1403 W. Atherton Drive](#)
[Attachment 4 - Location Map](#)

- C.2. [26-168](#)** Adopt a resolution approving a Public Facilities Implementation Program (PFIP) Transportation Fee deferral and Facility Use Agreement with Three Strikes Family Entertainment Center and authorize the City Manager or designee to sign and take all necessary steps to effectuate the Agreement.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 – Agreement](#)

Development Services:

- C.3. [26-192](#)** Adopt a resolution correcting the Conditions of Approval adopted with

the three-year extension for the approved Dutra Tentative Subdivision Map, SDJ-21-57

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Conditions of Approval \(Corrected\)](#)

Engineering:

- C.4. [26-033](#)** Adopt a resolution determining C. Overaa & Company (Overaa) to be the most responsible, responsive, and qualified Progressive Design-Build (PDB) firm for the Wastewater Quality Control Facility Ultraviolet Disinfection System Rehabilitation Project (CIP No. 25004) and Ammonia Sidestream Treatment Project (CIP No. 25005) (collectively Project); awarding the PDB Agreement for Services to Overaa for an amount not-to-exceed \$2,397,730 and authorizing up to \$20,000,000 in PDB Agreement amendments for the Project; approving Amendment No. 2 to Agreement C2024-120 for Professional Services with Carollo Engineers, Incorporated for an amount not-to-exceed \$300,000 for the Project; approving a Project contingency of \$20,000,000; 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](#)
[Attachment 3 - PDB Agreement for Services \(Overaa\)](#)
[Attachment 4 - Amendment No. 2 to Agreement C2024-120 \(Carollo\)](#)

- C.5. [26-130](#)** Adopt a resolution amending the Fiscal Year 2025-2026 Capital Improvement Program to include the 2026 Pavement Maintenance Project Area B (District 1: bounded by SR 120, Airport Way, Woodward Avenue, and McKinley Avenue) and assign a new Capital Improvement Project Number; approving the California Environmental Quality Act Notice of Exemption determination; approving the Plans and Specifications for the Project; authorizing a Call for Bids; and authorizing the City Manager or Designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution (Exempt from CEQA pursuant to 14 Cal. Code Regs. § 15301(c)).

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Invitation to Bid](#)
[Attachment 4 - Notice of Exemption](#)

- C.6. [26-149](#)** Adopt a resolution approving an Agreement for Services with Carollo Engineers, Incorporated for an amount up to \$1,598,028.30 to provide construction management and inspection services for the Wastewater

Quality Control Facility Sludge Thickener Project (CIP No. 24007) & Dewatering Unit No. 3 Project (CIP No. 24006); 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](#)
[Attachment 3 - CMIS Agreement for Services](#)

- C.7. [26-190](#)** Adopt a resolution accepting Public Improvements for Griffin Park, Unit No. 8 (Tract 4148) located south of Antone Raymus Parkway and Hot Springs Drive and east of Tinnin Road; approving exoneration of the Performance Bond; approving exoneration of the Labor and Materials Bond six (6) months after the date of acceptance; and approving exoneration of the Warranty Bond twelve (12) months after the date of acceptance.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Construction Inspector Memorandum](#)

- C.8. [26-195](#)** Approve partial acceptance of public improvements for S. Union and Woodward, Tract 4109 located at the southeast corner of the S. Union Road and W. Woodward Avenue intersection, in accordance with the Subdivision Partial Acceptance Policy.

Attachments: [Attachment 1 - Location Map](#)
[Attachment 2 - City Construction Inspector Memorandum](#)

- C.9. [26-210](#)** Adopt a resolution Approving a Budget Appropriation of \$299,954 in the Measure Q Fund (Fund 105) for reimbursement to Manteca Unified School District (MUSD) for the Joshua Cowell Modernization Off-Site Improvements on Chardonay Way and Micheletos Way (bounded by Nehemiah Drive and Vasconcellos Avenue);and authorizing the City Manager or designee to complete and execute associated documents and take all appropriate actions necessary to carry out the purpose and intent of this resolution.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Manteca Unified School District Agreement C2025-67](#)

Finance:

- C.10. [26-148](#)** Receive and file the Fiscal Year 2024-25 Transportation Development Act (TDA) and Measure K Funds Non-Transit Purposes and Transit Audit.

Attachments: [Attachment 1 - SJCOG Manteca TDA FS](#)
[Attachment 2 - SJCOG Manteca TDA Auditor Communication Letter](#)

- C.11. [26-169](#)** Approve a contract with Cedars Business Services, LLC to provide professional collection services for three years, with two one-year extensions, and authorize the City Manager to sign all necessary documents.

Attachments: [Attachment 1 - Contract](#)

- C.12. [26-194](#)** Receive and file the Fiscal Year 2024-25 Single Audit Report.

Attachments: [Attachment 1 - Fiscal Year 2024-25 Single Audit Report](#)
[Attachment 2 - Management Rep Letter](#)
[Attachment 3 - PB-CAP \(Corrective Action Plan for Current Year Findings\) FY25](#)
[Attachment 4 - PBC-SSPAF \(Summary Schedule of Prior Audit Findings\)](#)

Legislative Services/City Clerk:

- C.13. [26-220](#)** Waive the second reading by substitution of the title, and adopt an Ordinance of the City of Manteca, State of California, amending Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code.

Attachments: [Attachment 1 – Ordinance](#)

- C.14. [26-221](#)** Waive the second reading by substitution of the title, and adopt an ordinance of the City of Manteca, State of California, amending Section 17.28.020 relating to Specific Plan (SP) Zoning Districts, Subsection (C) (1) Union Ranch Specific Plan, amending within the Specific Plan Section C.4. (Permitted Uses and Development Standards) and Table C.4.1. (Permitted Land Use Summary Resources Table).

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

- C.15. [26-222](#)** Waive the second reading by substitution of the title and adopt an ordinance of the City of Manteca, State of California, amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code by assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) pre-zoning designation.

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

- C.16. [26-223](#)** Approve the City Council Special and Regular Meeting Minutes for April 7, 2026.

Attachments: [Attachment 1 – April 7, 2026 – Regular Meeting Minutes](#)

- C.17. [26-224](#)** Appoint Deputy Director of Engineering Somporn Boonsalat to serve as an alternate member for the San Joaquin County Advisory Water Commission.

Attachments: [Attachment 1 - Current Roster](#)

Police Department:

- C.18. [26-181](#)** Adopt a resolution approving a budget appropriation in the amount of \$500,000 from in the Government Facilities Fees Fund (Fund 540) to Capital Improvement Project 24071 - Manteca Police Department Headquarters for costs associated with consultant plan review and inspection; 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](#)

D. CITY MANAGER COMMENTS:

E. COUNCIL COMMENTS:

F. ADJOURNMENT:

The next regularly scheduled City Council meeting is Tuesday, May 12, 2026, 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 Thursday, April 16, 2026, by 6:00 p.m.

/s/ Cassandra 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.