

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

November 18, 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 Cecily Ballungay, Hope Ministries.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

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

- Update to item D.1. staff report and PowerPoint presentation provided by City Staff

DISCLOSURE OF EX PARTE COMMUNICATIONS: None.

A. PRESENTATIONS:

- A.1. 25-538** Proclamation proclaiming November 15, 2025, as America's Recycles Day.

City Council presented the proclamation to members of the City of Manteca Public Works Department - Solid Waste Division

- A.2. 25-595** Proclamation proclaiming November 16 - 22, 2025, as Hunger and Homelessness Awareness Week.

City Council presented the proclamation to Cecily Ballungay, CEO of Hope Ministries, Inc and City of Manteca Homeless and Housing Manager Vielka Guarascio.

B. PUBLIC COMMENT:

Anthony Mitchell from Ecogreen Solutions, Inc. provided public comment regarding the company's services and requested to meet with City staff.

Sudhakar Satti provided public comment regarding school site dedications.

Unnamed Citizen provided public comment regarding banking solutions.

C. CONSENT ITEMS:

ACTION: Moved, seconded (Halford/Morowit) to approve the Consent Calendar as presented.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

City Manager:

- C.1. 25-590** Approved subrecipient agreements with Second Harvest of the Greater Valley, HOPE Ministries and PREVAIL for FY 2025-26 Community Development Block Grant (CDBG) grantees and authorized the City Manager to execute the subrecipient agreements and any related documents necessary to implement the projects.

Development Services:

- C.2. 25-466** Approved a three-year Professional Services Agreement with Harris & Associates for on-call planning services with a fiscal year maximum of \$100,000, for a total not-to-exceed \$300,000 for the contract term and authorized the City Manager to execute the agreement.

Engineering:

- C.3. 25-577** Adopted **Resolution R2025-211** accepting a Grant Deed from P & P Investments Limited Liability Company, a California limited liability company for 157 Square Feet of Real Property for Right-of-Way purposes at 183 S. Austin Road (APN 228-020-46).

Finance:

- C.4. 25-402** Approved a contract with JP Morgan Chase Bank to provide professional banking services for three years, with two one-year extensions, and authorized the City Manager to sign all necessary banking documents.

Legislative Services/City Clerk:

- C.5. 25-582** Approved the City Council Regular Meeting Minutes of November 4, 2025.

Public Works:

- C.6. 25-589** Adopted **Resolution R2025-212** approving a budget appropriation of \$400,000 in the Park Acquisition and Improvement Fund (Fund 500) for the Woodward Park Splash Pad Project (CIP 24086); and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.7. 25-576** Adopted **Resolution R2025-213** approving an agreement with Eckert Cold Storage to discharge its industrial wastewater to a dedicated collection and disposal system effective January 1, 2026, to December 31, 2028, with annual fixed payment to the City in the amount of \$203,378, subject to annual increases, and variable costs paid to the City.

D. PUBLIC HEARINGS:

- D.1. 25-516** Conduct a public hearing and adopt a resolution updating the Manteca Police Department Records service fees.

Police Lieutenant Josh Gutierrez provided a brief PowerPoint presentation.

Mayor Singh opened the public hearing at 6:33 p.m. and seeing no one come forward, Mayor Singh closed the public hearing at 6:34 p.m.

ACTION: Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2025-214** updating the Manteca Police Department Records service fees.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- D.2. 25-562** Conduct a public hearing; find the project exempt from further environmental review pursuant to Section 15061(b)(3), "Common Sense Exemption" of the California Environmental Quality Act; and waive the first reading of an ordinance by substitution of the title and introduce an ordinance of the City Council of the City of Manteca, State of California, repealing Ordinance 779 approving Rezone Map 87-8 and the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines, and repealing Ordinance 970 amending the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines for Project parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31.

Deputy Director of Development Services, Planning Division Jesus Orozco provided a brief PowerPoint presentation.

Mayor Singh opened the public hearing at 6:40 p.m. and seeing no one come forward, Mayor Singh closed the public hearing at 6:41 p.m.

ACTION: Moved, seconded (Lackey/Breitenbucher) to waive the first reading of an ordinance by substitution of the title and introduce an ordinance of the City Council of the City of Manteca, State of California, repealing Ordinance 779 approving Rezone Map 87-8 and the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines, and repealing Ordinance 970 amending the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines for Project parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

E. DISCUSSION ITEMS:

- E.1. 25-566** Receive a presentation and adopt a resolution making the necessary findings to adopt an Initial Study and Negative Declaration (SCH #2025071350) prepared for an update to the City's Climate Action Plan; and adopt a resolution approving the 2025 Climate Action Plan Update.

Director of Development Services Brad Wungluck provided a brief introduction of the agenda item and introduced Associate Planner Toben Barnum who provided a brief PowerPoint presentation.

Leonard Smith provided public comment on the item.

ACTION: Moved, seconded (Morowit/Halford) to adopt **Resolution R2025-215** making the necessary findings to adopt an Initial Study and Negative Declaration (SCH #2025071350) prepared for an update to the City's Climate Action Plan; and adopt **Resolution R2025-216** approving the 2025 Climate Action Plan Update.

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Singh

NOES: Lackey

F. 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>

G. 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>

H. ADJOURNMENT: Mayor Singh adjourned the meeting at 7:12 p.m.