



SPECIAL MEETING AGENDA
FOR THE CITY COUNCIL OF THE CITY OF MANTECA

Tuesday, May 12, 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.



**SPECIAL MEETING AGENDA
MANTECA CITY COUNCIL
MAY 12, 2026
6:00 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 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 be 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: Mike Cearley, VFW Commander Post 6311 & District 13 Chief of Staff

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk

DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council

A. PRESENTATIONS:

- A.1. [26-270](#) Proclamation proclaiming May 4, 2026, as National Firefighter Day.

Attachments: [Attachment 1 - Proclamation](#)

- A.2. [26-245](#) Proclamation proclaiming May 11-16, 2026, as National Police Week.

Attachments: [Attachment 1 - Proclamation](#)

- A.3. [26-247](#) Proclamation proclaiming the Month of May 2026 as Building Safety Month.

Attachments: [Attachment 1 - Proclamation](#)

- A.4. [26-201](#) Proclamation proclaiming May 17-23, 2026, as National Public Works Week.

Attachments: [Attachment 1 - Proclamation](#)

- A.5. [26-246](#) Proclamation proclaiming May 3-9, 2026, as Municipal Clerks Week.

Attachments: [Attachment 1 - Proclamation](#)

B. PUBLIC COMMENT:

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

C. CONSENT ITEMS:

City Attorney:

- C.1. [26-266](#) Waive the first reading by substitution of the title and introduce an Ordinance of the City Council of the City of Manteca, State of California, amending Chapter 12.24 "Sidewalk Vending Program" section 12.24.070 "Prohibited activities and locations" to revise buffer zone distances a sidewalk vendor can engage in vending from a certain location or event within the City.

Attachments: [Attachment 1 - Ordinance](#)
[Attachment 2 - Redlined Ordinance](#)

City Manager:

- C.2. [26-238](#)** Adopt a resolution ratifying the San Joaquin Council of Government's Fiscal Year (FY) 2026-27 Annual Financial Plan.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Exhibit "A" to Resolution - Annual Financial Plan](#)
[Attachment 3 - SJCOG Resolution](#)
[Attachment 4 - Letter](#)

Development Services:

- C.3. [26-101](#)** Adopt a resolution approving a Pre-Annexation Agreement with Lafferty Communities for the development and annexation of approximately 6.25 acres (Oakwood Shores Unit 3) into the City of Manteca and authorize the City Manager to execute the agreement.

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

- C.4. [26-228](#)** Adopt a resolution approving a one-year extension for the Farmhouse Tentative Subdivision Map, SDJ-20-99, for which a Modified Initial Study/15183 Checklist was adopted on January 18, 2022.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Exhibit 'A' - Conditions of Approval](#)
[Attachment 3 - TSM Plan Set dated December 1, 2021](#)

Engineering:

- C.5. [25-378](#)** Approve partial acceptance of public improvements for Villa Ticino Unit No. 8, Tract 4177, in accordance with the Subdivision Partial Acceptance Policy.

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

- C.6. [26-081](#)** Adopt a resolution approving Amendment No. 1 to the Agreement for Professional Services with Carollo Engineers, Incorporated (C2024-163) in the amount of \$343,163 for a total not-to-exceed amount of \$1,334,233; approving Amendment No. 4 to the Agreement for Professional Services with Pacific Advanced Engineering, Incorporated (C2022-156) in the amount of \$150,000 for a total not-to-exceed amount of \$1,240,200; approving a \$2,363,050 increase to the Project Contingency to cover unforeseen issues encountered during construction for a total not-to-exceed amount of \$3,613,050; 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 - Carollo Amendment No. 1 \(this agenda item\)](#)
[Attachment 4 - PACE Amendment No. 4 \(this agenda item\)](#)
[Attachment 5 - Carollo Original Agreement \(C2024-163\)](#)
[Attachment 6 - PACE Original Agreement \(C2022-156\)](#)
[Attachment 7 - PACE Amendment No. 1 \(C2022-156-A1\)](#)
[Attachment 8 - PACE Amendment No. 2 \(C2022-156-A2\)](#)
[Attachment 9 - PACE Amendment No. 3 \(C2022-156-A3\)](#)

- C.7. [26-186](#)** Adopt a resolution amending the Fiscal Year 2025-2026 Capital Improvement Program to include the Shasta Park Area Pavement Improvement Project 2.0 (District 3: bounded by Main Street, Louise Avenue, North Street, and SR 99), 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.8. [26-187](#)** Adopt a resolution approving Amendment No. 1 to Agreement C2026-08 with Kleinfelder, Inc. for the Well 22 Treatment Facility Project CIP No. 26033 in the amount of \$733,496 for engineering design services with a total not-to-exceed amount of \$933,496 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 - Agreement C2026-08](#)
[Attachment 4 - Amendment No. 1](#)

- C.9. [26-214](#)** Adopt a resolution approving the Improvement Agreement for the construction of the Woodward Avenue Sewer Trunk Main located on Woodward Avenue, approximately 100 feet east of Pagola Way to the intersection of South Main Street and authorize the City Manager or designee to sign and take all necessary steps to effectuate the Agreement.

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

- C.10. [26-216](#)** Adopt a resolution approving the Improvement Agreement for Gateway Solar RV & Boat Storage located at 2371 E. Bronzan Road (APN 241-410-31), approximately 0.40 miles west of S. McKinley Avenue and authorizing the City Manager or designee to sign and take all necessary steps to effectuate the Agreement.

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

- C.11. [26-218](#)** Adopt a resolution approving the Plans and Specifications for the Central Trunk Sewer Project CIP No. 24004 (District 1: bounded by Crom Street, Union Road, Yosemite Avenue, and Airport Way); 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.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Invitation To Bid](#)

- C.12. [26-227](#)** Adopt a resolution approving an agreement with Albat for construction management and inspection services for the Yosemite Ave (Walnut Ave to Main Street) Bike & Pedestrian Improvement Project CIP No. 20006 in an amount not-to-exceed \$287,204.91; 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 - Agreement for Services](#)

- C.13. [26-229](#)** Approve partial acceptance of public improvements for 320 Airport Way Subdivision, Tract 4165 (N. Airport Way north of Yosemite Avenue), in accordance with the Subdivision Partial Acceptance Policy.

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

- C.14. [26-230](#)** Adopt a resolution determining American Pavement Systems, Inc. to be the lowest, responsive, and responsible bidder for the 2026 Pavement Maintenance Project Area A CIP ENG26035 (District 2: bounded by Louise Avenue, Austin Road, Yosemite Avenue, and SR 99); approving a

budget appropriation of \$2,312,000 in the Gas Tax/Street Improvement SB1 (Fund 425) to CIP ENG26035; awarding the construction contract to American Pavement Systems, Inc. in the amount of \$2,011,188.72; approving a project contingency of \$300,811.28; 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 - Construction Contract](#)

- C.15. [26-232](#)** Adopt a resolution accepting a Grant Deed from Pillsbury Road Partners, LLC, a California Limited Liability Company, for 133 square feet of real property for right-of-way purposes over a portion of 2613 Pinarello Lane (APN 226-670-04), located adjacent to S. Tinnin Road south of Hot Springs Drive.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Grant Deed](#)

- C.16. [26-235](#)** Approve partial acceptance of public improvements for Griffin Park Unit No. 9, Tract 4230 located south of Antone Raymus Parkway at the northwest corner of the S. Main Street and Sedan Avenue intersection, in accordance with the Subdivision Partial Acceptance Policy.

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

- C.17. [26-250](#)** Adopt a resolution: determining Mozingo Construction, Incorporated (Mozingo) to be the lowest, responsive, and responsible bidder for the Zone 36/39 Storm Drain Improvements Phase 1 Outfall Project (CIP 20004) (District 1 located near the intersection of Woodward Avenue and Aplicella Court to approximately 3,000 feet west of Woodward Avenue); approving a budget appropriation of \$3,789,774 in the Public Facilities Implementation Plan Drainage Fund (Fund 580) to CIP No. 20004; awarding the construction contract to Mozingo in the amount of \$7,964,001; approving a project contingency of \$795,999; 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 - Bid Tabulation](#)
[Attachment 4 - Construction Contract with Mozingo](#)

Finance:

- C.18. [26-152](#)** Receive and file Fiscal Year 2025-2026 Quarter 3 Budget Performance Summary Report by Fund for the period ending March 31, 2026, and adopt a resolution approving Fiscal Year 2025-2026 Quarter 3 Budget Amendments.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Exhibit A to Resolution](#)
[Attachment 3 - Budget by Account Classification Report - Fiscal Year 2025-26 C](#)
[Attachment 4 - Budget Performance Summary Fiscal Year 2025-26 Q3](#)

- C.19. [26-243](#)** Receive and file the quarterly investment report for the period ending March 31, 2026.

Attachments: [Attachment 1 - Investment Report March 31, 2026](#)

Legislative Services/City Clerk:

- C.20. [26-040](#)** Adopt resolutions 1) Calling and Giving Notice of the General Municipal Election to be held Tuesday, November 3, 2026, for the purpose of electing a Mayor and two Councilmembers for Districts 3 & 4; and (2) requesting county services required to consolidate the election; and 3) approving regulations for Candidates for Elective Office pertaining to Candidate's Statements submitted to the voters at the election.

Attachments: [Attachment 1 - Resolution Calling and Giving Notice](#)
[Attachment 2 - Resolution Consolidation Request](#)
[Attachment 3 - Resolution Candidate Statements](#)

- C.21. [26-248](#)** Approve the City Council Special and Regular Meeting Minutes of April 21, 2026, and the City Council Special Meeting Minutes of April 29, 2026.

Attachments: [Attachment 1 – April 21, 2026 – Special Meeting Minutes](#)
[Attachment 2 – April 21, 2026 – Regular Meeting Minutes](#)
[Attachment 3 – April 29, 2026 – Special Meeting Minutes](#)

Public Works:

- C.22. [26-196](#)** Adopt a resolution awarding a Professional Services Agreement for Parks general maintenance services for specific City parks to EMT Inc. dba Elite Maintenance Service. for an annual amount of \$74,112 in year one, \$77,819 in year two and \$80,153 in year three with a not to exceed total of \$232,084 over a three (3) year period. Authorize the City Manager to execute contract, extensions, amendments and any associated documents that adhere to the City of Manteca's Purchasing Policy

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

- C.23. [26-233](#)** Adopt a resolution approving Amendment No. 1 to Contract Services (C2023-55) with MTM Transit, LLC to extend the term for one (1) additional year and increase the not-to-exceed compensation by \$2,938,685.42 for a total not-to-exceed contract amount of \$9,958,315.89; authorizing a budget appropriation of \$100,000 in the Federal Transit Management Fund (Fund 610); and authorizing the City Manager or designee to execute the amendment and take all necessary actions to implement the agreement.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Agreement C2023-55](#)
[Attachment 3 - Amendment No. 1](#)

D. PUBLIC HEARINGS:

- D.1. [26-165](#)** Hold a Public Hearing to consider adoption of a resolution approving the 2025 Urban Water Management Plan and the Water Shortage Contingency Plan.

Attachments: [Attachment 1 - UWMP Resolution](#)
[Attachment 2 - WSCP Resolution](#)
[Attachment 3 - 2025 Urban Water Management Plan](#)
[Attachment 4 - Presentation](#)

E. CITY MANAGER COMMENTS:

F. COUNCIL COMMENTS:

G. ADJOURNMENT:

The next regularly scheduled City Council meeting is Tuesday June 2, 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, May 8, 2026, by 3:00 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.