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

June 16, 2026

CALL TO ORDER: 6:06 p.m.

Roll Call:

Present: Councilmembers Breitenbucher, Halford, Morowit, Vice Mayor Lackey, Mayor Singh

INVOCATION/FLAG SALUTE: Invocation and flag salute led by Ken Mullette, Crossroads Grace Community Church.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk Cassandra Candini-Tilton announced the following supplemental report:

- Public comment from Sudhakar Satti
- Three communications received from the public for item E.1

Clerk Note: the City Clerk received supplemental II public comment communications from Dolly Barajas and John Hawk.

DISCLOSURE OF EX PARTE COMMUNICATIONS: None.

A. PRESENTATIONS:

A.1. 26-304 Certificate of Recognition and Lifesaving Ribbon presented to Manteca Police Officers Ngo, Duag, and Harrison.

The City Council and Police Chief Stephen Schluer presented certificates of recognition to Officer Ngo, Office Duag and Officer Harrison.

A.2. 26-313 Proclamation proclaiming June 19, 2026, as Juneteenth Day.

The City Council presented the proclamation to Gwendolyn Grace and members of the Community.

A.3. 26-314 Proclamation proclaiming July 2026, as Parks and Recreation Month.

The City Council presented the proclamation to Director of Parks, Recreation, and Transit Department Brandy Clark and members of the Department.

A.4. 26-322 Certificate of recognition presented to Never Forgotten-Memorial Day Commemoration Committee.

The City Council presented certificate of recognition to members of the Never Forgotten-Memorial Day Commemoration Committee.

B. PUBLIC COMMENT:

Dee Wackerly provided public comment on U.S. Immigration and Customs Enforcement (ICE).

John Hawk provided public comment on U.S. Immigration and Customs Enforcement (ICE).

Liz Franco provided public comment on U.S. Immigration and Customs Enforcement (ICE).

Steve Sason provided public comment on U.S. Immigration and Customs Enforcement (ICE).

Dolly Barajas provided public comment on U.S. Immigration and Customs Enforcement (ICE).

Kitty Walker provided public comment on U.S. Immigration and Customs Enforcement (ICE).

C. CONSENT ITEMS:

ACTION: Moved, seconded (Morowit /Lackey) to approve the Consent Calendar as presented with the exception of item C. 33 being pulled for discussion.

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

City Manager:

C.1. 26-327 Adopted **Resolution R2026-101** and approved a Memorandum of Understanding (MOU) between the City of Manteca and San Joaquin County Behavioral Health Services (BHS) and authorized the City Manager to execute the agreement.

C.2. 26-343 Adopted **Resolution R2026-102** authorizing the City Manager to send a letter to the County exercising the City's renewal option in the Cooperation Agreement, including Amendment No. 1, with the County of San Joaquin for the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) programs through Fiscal Years 2026 - 2028.

C.3. 26-344 Adopted **Resolution R2026-103** and accepting a Grant Deed from Bedquarters, Inc., a California Corporation, for the acquisition of 103, 107, and 113/115 W. Yosemite Avenue (APNs 217-210-49, 217-210-48, 217-210-47).

Development Services:

C.4. 26-306 Adopted **Resolution R2026-104** and approved the Purchase and Sale Agreement and Joint Escrow Instructions between the City of Manteca and RAFF 2, LLC for the acquisition of approximately 60 acres of property for a future community park and stormwater basin facility, consisting of approximately 40 acres of community park land and 20 acres of basin/open space area; appropriating $6,550,000 from the Parks Acquisition & Improvement Fund (Fund 500) for the acquisition and related escrow costs; and authorized the City Manager to execute the Purchase and Sale Agreement and all related documents necessary to complete the transaction.

C.5. 26-332 Adopted **Resolution R2026-105** and approved the Agreement to Process Entitlements and for the Interim Storm Basin Easement and Conveyance of 60-Acre Property to City between the City of Manteca, RAFF2, LLC, and Scannell Properties, LLC, and authorize thed City Manager to execute the agreement and related documents.

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Engineering:

C.6. 25-114 Adopted **Resolution R2026-106** and approved Amendment No. 1 to the Improvement Agreement for Griffin Park Unit No. 7, Antone Raymus Parkway, Tinnin Road Offsite Civil Improvements, Traffic Signal and Civil Improvements at S. Main Street and Woodward Ave, modifying SCHEDULE B, as follows: 1) modifying Transportation System Public Facilities Implementation Plan (PFIP) Reimbursement, increasing the amount listed as Total Transportation Facilities PFIP Reimbursement from $3,860,425.75 to $4,471,997.19, 2) modifying Sewer Collection System PFIP Reimbursement, increasing the amount listed as Total Sewer Collection System PFIP Reimbursement from $3,177,709.92 to $3,926,599.20, and 3) removing Link 22 South Manteca Trunk Sewer System Reimbursement; and authorized the City Manager or designee to sign and take all necessary steps to effectuate the amendment.

C.7. 26-183 Adopted **Resolution R2026-107** and approved the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Plan State Clearinghouse Number 2026041206 for the Central Trunk Sewer Project CIP 24004; Adopted **Resolution R2026-108** and determined Teichert Construction to be the lowest, responsive, and responsible bidder for the Central Trunk Sewer Project CIP 24004 (District 1: bounded by Crom Street, Union Road, Yosemite Avenue, and Airport Way); awarding the construction contract to Teichert Construction in the amount of $6,987,745; approved a project contingency of $1,486,955; approved an Agreement for Services with Carollo Engineers, Inc. for Construction Management and Inspection Services in the amount not-to-exceed $790,468; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.8. 26-208 Adopted **Resolution R2026-109** and approved an Agreement for Services with Willdan Energy Solutions for the conceptual design of a solar photovoltaic and energy storage project at the City of Manteca Wastewater Quality Control Facility; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.9. 26-249 Adopted **Resolution R2026-110** and accepted all improvements for the Shasta Park Area Pavement Improvement Project CIP 25022 (District 3: bounded by Souza Blvd., Alpine Ave., Edison St., and Placer Ave.) as complete; authorized the City Clerk to file the Notice of Completion; and authorized the City Manager or designee to complete and execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.10. 26-257 Approved partial acceptance of public improvements for Yosemite Square Unit No. 1, Tract 3758 located approximately 0.5 mile south of Yosemite Avenue/State Highway 120 on Austin Road, in accordance with the Subdivision Partial Acceptance Policy.

C.11. 26-258 Adopted **Resolution R2026-111** and approved the Improvement Agreement and Final Map for Griffin Park Unit No. 10, Tract 4259 (located between S. Tinnin Road and Union Road north of Sedan Avenue); authorized the City Manager or designee to sign and take all necessary steps to effectuate the Agreement and authorized the Mayor to sign the Final Map.

C.12. 26-259 Adopted **Resolution R2026-112** and approved the Improvement Agreement and Final Map for Griffin Park Unit No. 11, Tract 4260 (located between S. Tinnin Road and Union Road north of Sedan Avenue); authorized the City Manager or designee to sign and take all necessary steps to effectuate the Agreement and authorized the Mayor to sign the Final Map.

C.13. 26-265 Adopted **Resolution R2026-113** and approved Amendment No. 3 to Agreement C2023-136 for Professional Services with Carollo Engineers, Incorporated for an amount not-to-exceed $400,000 to provide engineering services during construction for the Wastewater Quality Control Facility Sludge Thickener Project (CIP No. 24007) & Dewatering Unit No. 3 Project (CIP No. 24006) and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.14. 26-269 Adopted **Resolution R2026-114** and approved the Fiscal Year 2026-2027 Capital Improvement Program list of projects eligible for Senate Bill 1 funding; and authorized the City Manager or designee to submit the approved list of projects to the California Transportation Commission for funding apportionment, complete, and execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.15. 26-271 Adopted **Resolution R2026-115** and approved a Permit Agreement with Reclamation District 17 and a Memorandum of Understanding with Oakwood Lakes Water District For The Zone 36/39 Storm Drain

Improvements Phase I Outfall Project (located between the Woodward Avenue and Aplicella Court Intersection and extending west approximately 3,000') and authorized the city manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.16. 26-277 Adopted **Resolution R2026-116** and determined American Pavement Systems, Inc. to be the lowest, responsive, and responsible bidder for the 2026 Pavement Maintenance Project Area B Capital Improvement Project (CIP) ENG26037 (District 1: bounded by SR 120, Airport Way, Woodward Avenue, and McKinley Avenue) ("Project"); unencumbering $365,986 from CIP 24111, $300,000 from CIP 24112, and $383,486from CIP ENG26001 and reallocating these funds ($1,049,472) to CIP ENG26037; awarding the construction contract for the Project to American Pavement Systems, Inc. in the amount of $912,583.10; approved a Project contingency of $136,888; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.17. 26-291 Adopted **Resolution R2026-117** and accepted Public Improvements for Wackerly Estates (Tract 4048) located along W. Woodward Avenue approximately 700' east of its intersection with S. Airport Way; 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.

C.18. 26-292 Adopted **Resolution R2026-118** and approved Agreements for Services with Aftershock Geotechnical, Blackburn Consulting, BSK Associates, Geocon Consultants, Kleinfelder, and Terracon Consultants to provide On-Call Materials Testing Services for a term of three years for a not-to-exceed amount of $300,000 each and authorized term extensions up to two years for an additional $200,000 each for a total not-to-exceed amount of $500,000 each; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.19. 26-302 Adopted **Resolution R2026-119** and determined Tom Mayo Construction, Inc. to be the lowest, responsive, and responsible bidder for the Shasta Park Area Pavement Improvement Project 2.0 (District 3: bounded by Main Street, Louise Avenue, North Street, and SR 99) ("Project"); unencumbering $656,835 from CIP ENG26001 and reallocating funds to CIP ENG26038 in the Gas Tax/Street Improvement SB1 Fund (Fund 425); awarding the Project construction contract to Tom Mayo Construction, Inc. in the amount of $2,397,248*;* approved a project contingency of $359,587; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.20. 26-308 Adopted **Resolution R2026-120** and approved an agreement with Dewberry Engineering for construction management and inspection services for the Zone 36/39 Storm Drain Improvements Phase I Outfall Project CIP No. 20004 (District 1 located near the intersection of Woodward Avenue an Aplicella Court to approximately 3,000 feet west of Woodward Avenue) in an amount not-to-exceed $1,351,469; approved a budget appropriation of $1,351,469 in the Public Facilities Implementation Plan Drainage Fund (Fund 580) to CIP No. 20004 and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.21. 26-329 Approved partial acceptance of public improvements for Griffin Park Unit No. 6, Tract 4143, located at the southeast corner of Tinnin Road and Antone Raymus Parkway, in accordance with the Subdivision Partial Acceptance Policy.

Finance:

C.22. 26-285 Adopted **Resolution R2026-121** and approved the Fiscal Year 2026-27 Gann Appropriations Limit.

C.23. 26-328 Pacificated expenditures previously authorized under Contract No. C2026-82 with Restoration Management Company for asbestos removal services and authorized the City Manager to approve additional change orders in an amount not to exceed $65,774.06 for a total not-to-exceed contract amount of $100,000.00.

Fire Department:

C.24. 26-326 Approved an agreement with the City of Stockton for fire and emergency medical dispatching services for five years, and authorized the City Manager to sign all necessary documents.

Human Resources:

C.25. 26-300 Approved the Memorandums of Understanding (MOUs) and Salary Schedules associated with the MOUs between the City of Manteca and the following bargaining units: 1) Manteca Police Employees' Association (MPEA); 2) Manteca Police Officers' Association (MPOA); 3) Manteca Public Safety Management Association (MPSMA); 4) IAFF Local 1874 (Fire Unit); 5) Manteca Mid-Manager Association (MMA); 6) Updated Unrepresented Management/Confidential Employees' Unit (CEU) Compensation and Benefits Plan; and 7) Updated Executive Management Compensation and Benefits Plan.

C.26. 26-348 Adopted **Resolution R2026-122** and approved: New Job Classifications Pursuant to a Citywide Classification Study.

Legislative Services/City Clerk:

C.27. 26-330 Waived the second reading by substitution of the title and Adopted **Ordinance O2026-09** of the City Council of the City of Manteca, State of California, amending Chapter 2.08 "CITY MANAGER" section 2.08.070 "Powers and duties" to grant City Manager the sole authority to appoint an Assistant City Manager.

C.28. 26-331 Approved the City Council Special Meeting and Regular Meeting Minutes of June 2, 2026.

Public Works:

C.29. 26-134 Adopted **Resolution R2026-123** and awarded a Professional Services Agreement for Fuel Procurement and Delivery for the City of Manteca to Hunt & Sons, LLC, for an annual expenditure amount of approximately $319,700 with a not-to-exceed total of $960,000 over a three (3) year period. Authorized the City Manager to execute contract, extensions, amendments and any associated documents that adhere to the City of Manteca's Purchasing Policy.

C.30. 26-200 Adopted **Resolution R2026-124** and approved a Professional Services Agreement with Vestis Services, LLC for the provision, laundering, maintenance, and care of City uniforms for a three-year term in an amount not to exceed $110,000 annually, for a total contract amount not-to- exceed $330,000, utilizing the cooperative purchasing agreement through Sourcewell Contract No. 011124. Authorized the City Manager to execute contract, extensions, amendments and any associated documents that adhere to the City of Manteca's Purchasing Policy.

C.31. 26-294 Approved a Measure K Renewal Cooperative Agreement for Countywide Bus Transfer Program with the San Joaquin Council of Governments and Authorized the City Manager to Execute the Agreement.

C.32. 26-318 Adopted **Resolution R2026-125** and approved a budget appropriation of $1,272,700 in the Measure Q Fund (Fund 105) to PW CIP 26004 Civic Center Back-up Power; awarding a contract to TJ Gardener Company for the Emergency Replacement of the City Hall Emergency Generator in the amount of $1,272,700; and authorized 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 the resolution.

Recreation & Community Services:

C.33. 26-310 *Pulled by Councilmember Morowit and Mayor Singh.*
Approve an agreement regarding the Shared Recreation Facilities and School Resource Officer (SRO) with the Manteca Unified School District and authorize the City Manager to sign the agreement and any associated documents.

Director of Parks, Recreation, and Transit Brandy Clark provided a brief overview of the agenda report.

ACTION: Moved, seconded (Morowit/Lackey) to Approve an agreement regarding the Shared Recreation Facilities and School Resource Officer (SRO) with the Manteca Unified School District and authorize the City Manager to sign the agreement and any associated documents.

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

D. PUBLIC HEARINGS:

D.1. 26-284 Conduct a Public Hearing, and after hearing public testimony, adopt a resolution ordering the levy and collection of annual assessments for the City's Landscape Maintenance Districts and Benefit Assessment Districts for Fiscal Year 2026-27 as listed.

Director of Finance Matt Boring presented a brief report.

Mayor Singh opened the public hearing at 7:02 p.m., and seeing no one come forward, he closed the public hearing at 7:03 p.m.

ACTION: Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2026-126** ordering the levy and collection of annual assessments for the City's Landscape Maintenance Districts and Benefit Assessment Districts for Fiscal Year 2026-27 as listed.

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

D.2. 26-286 Receive a presentation and, after receiving public testimony, adopt a resolution approving the City of Manteca's Annual Budget for Fiscal Year 2026-27.

Budget Manager Lana McBroom presented a brief PowerPoint presentation.

Mayor Singh opened the public hearing at 7:08 p.m., and seeing no one come forward, he closed the public hearing at 7:09 p.m.

ACTION: Moved, seconded (Halford/Breitenbucher) to adopt **Resolution R2026-127** approving the City of Manteca's Annual Budget for Fiscal Year 2026-27.

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

Mayor Singh called for recess at 7:14 p.m.

Mayor Singh reconvened the meeting at 7:23 p.m.

E. DISCUSSION ITEMS:

E.1. 26-307 Receive a presentation regarding fueling stations within the City of Manteca, discuss potential policy options related to future fueling station development, and provide direction to staff.

Director of Development Services Brad Wungluck presented a brief PowerPoint presentation.

Leonard Smith provided public comment on the item.

Judy Blumhorst provided public comment on the item.

Dave Atherton provided public comment on the item.

Jeffrey Askland provided public comment on the item.

Joanna Titus provided public comment on the item.

Maxie Terry Sellers provided public comment on the item.

Clerk Note: Council Consensus - 45 days bring back extension/options.

Mayor Singh called for recess at 8:19 p.m.

Mayor Singh reconvened the meeting at 8:30 p.m.

E.2. 26-293 Receive a presentation from Transit Staff and the consulting team regarding the proposed Fixed Route Transit Redesign concept and provide comments and feedback on the proposed service concept.

Transit Manager Juan Portillo introduced Consultant Fehr & Peers who presented a brief PowerPoint presentation.

Unnamed constituent provided public comment on the item.

Unnamed constituent provided public comment on the item.

John Hawk provided public comment on the item.

Clerk Note: Council Consensus – Directed staff to move forward with item as presented.

E.3. 26-345 Adopt a Technology Disruption Policy for Telephonic or Internet Service Disruptions that Occur During Public Meetings.

Assistant City Clerk Marco Martinez presented a brief overview of the staff report.

ACTION: Moved, seconded (Breitenbucher/Lackey)

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

E.4. 26-352 Adopt the attached Amendment to the Employment Agreement between the City of Manteca and Toni Lundgren an at-will employee, establishing the City Manager's base salary for fiscal years 2026-27, 2027-28, and 2028-29, and amending Section 3(d) of the Agreement to provide that the City's Executive Management Compensation and Benefits Plan governs the City Manager's Benefits and controls over Attachment 1 to the Agreement; and Authorize the Mayor to execute the Amendment on behalf of the City.

Interim City Attorney Andy Pinasco provided a brief overview of the staff report.

ACTION: Moved, seconded (Breitenbucher/Halford)

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

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 in memory of Glenn Kahl and Dino Cunial at 9:26 p.m.

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CASSANDRA CANDINI-TILTON
CITY CLERK