

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

**December 17, 2024**

**CALL TO ORDER:** 6:01 p.m.

Roll Call:

Present: Breitenbucher, Lackey, Morowit, Halford, Singh

**INVOCATION/FLAG SALUTE:**

Flag salute was led by Councilmember Lackey and the invocation was led by Councilmember Breitenbucher.

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

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

- Communication from the Building Industry Association of the Greater Valley for Item C.1.
- Updated Attachment 1 for item C.16.
- PowerPoint from City staff and communication from Kaiser Permanente for Item D.2.
- PowerPoints from City staff for items E.1. and E.2.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:** None.

**A. PRESENTATIONS:**

**A.1. 24-665** Certificate of Recognition presented to Stephen Qualls.

The City Council presented a certificate of recognition to Stephen Qualls.

**A.2. 24-666** Certificate of Recognition present to Manteca Jr. Buffs Football Team (Rookies Division).

The City Council presented a certificate of recognition to the Manteca Jr. Buffs Football Team (Rookies Division) and to the Coaching staff.

**A.3. 24-667** Certificate of Recognition presented to Jr. Manteca Buffalo Football Team (Youth Division).

The City Council presented a certificate of recognition to the Manteca Jr. Buffs Football Team (Youth Division) and to the Coaching staff.

**B. PUBLIC COMMENT:** None.

## C. CONSENT ITEMS:

**ACTION:** Moved, seconded (Morowit/Breitenbucher) to approve the Consent Calendar as presented except for item C.16. pulled for discussion.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

### *Development Services:*

- C.1. 24-607** Adopted **Resolution R2024-219** approving Amendment No. 1 to the Professional Services Agreement (PSA) with DeNovo Planning Group to complete implementation of the General Plan, complete a Zoning Code amendment and Rezone, complete an Affordable Housing Nexus Fee Study and related ancillary tasks and services.

### *Engineering:*

- C.2. 24-503** Adopted **Resolution R2024-220** approving Plans and Specifications for the WQCF Sludge Thickener (DAF) Unit No. 3 (CIP 24007) and WQCF – Dewatering (Centrifuge) Unit No. 3 (CIP 24006) System Design Project; authorized the City to file Notice of Exemption with the appropriate agencies pursuant to the California Environmental Quality Act (CEQA); authorized a Call for Bids; and authorized 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(b) (Existing Facilities)).
- C.3. 24-542** Adopted **Resolution R2024-221** determining St. Francis Electric, LLC. as the lowest, responsive, and responsible bidder for the Traffic Signal Update Project CIP No. 17058 HSIPL-5242(034); awarded the construction contract to St. Francis Electric, LLC. in an amount of \$3,992,700; approved a wireline crossing agreement with Union Pacific Railroad Company in an amount of \$8,400; approved an Agreement for Services with TRC Engineers, Inc. to provide construction management and inspection services in an amount of \$340,000; approved a Project Budget Contingency of \$558,900; amending the FY 2024-25 Annual Budget and Capital Improvement Program to increase CIP 17058's budget by the additional Federal HSIP grant of \$650,000, appropriated revenue in the amount of \$650,000 into Fund 480, appropriated expense in the amount of \$650,000 to Fund 480, and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

- C.4. 24-562** Adopted **Resolution R2024-222** determining United Pavement Maintenance, Inc. as the lowest, responsive, and responsible bidder for the Main Street (Northgate Drive to Alameda Street) Bike and Pedestrian Improvement Project CIP 20005; awarded the construction contract to United Pavement Maintenance, Inc. in the amount of \$2,995,249.25; approved an Agreement for Services with TRC Engineers, Inc. to provide construction management and inspection services in an amount not-to-exceed \$184,000; approved a Project contingency of \$300,000; amending the FY 2024-2025 Annual Budget and Capital Improvement Program to increase CIP 20005's expenditure budget by the additional Federal HSIP grant of \$850,000, appropriated revenue in the amount of \$850,000 into Fund 480; appropriated expense in the amount of \$850,000 to Fund 480; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.5. 24-617** Adopted **Resolution R2024-223** approving the 2024 Amended Eastern San Joaquin Groundwater Sustainability Plan and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.6. 24-662** Adopted **Resolution R2024-224** accepting a Grant Deed from Gurdip Singh, a married man, for 1,570 square feet of real property for right-of-way purposes over a portion of 1751 S. Main Street (APN 224-021-36) related to the Griffin Park Subdivision.
- C.7. 24-664** Adopted **Resolution R2024-225** approving the First Periodic Evaluation to the 2024 Amended Eastern San Joaquin Groundwater Sustainability Plan for the Eastern San Joaquin Subbasin 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. 24-669** Adopted **Resolution R2024-226** accepting Grant Deeds for properties acquired by Caltrans as part of the State Route 99/120 Phase 1A Interchange Project; authorized the City Manager or designee to execute the Certificates of Acceptance, execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

*Finance:*

- C.9. 24-655** Adopted **Resolution R2024-227** Authorizing the City Manager to Execute Agreements with the California Department of Tax and Fee Administration (CDTFA) for Implementation of a Local Transactions and Use Tax; and 2) Adopted **Resolution R2024-228** authorizing the Examination of Sales or Transactions and Use Tax Records.

- C.10. 24-674** Received and Filed the Senate Bill 165 - Local Agency Special Tax and Bond Accountability Act Annual Report.

*Fire Department:*

- C.11. 24-689** Adopted **Resolution R2024-229** approving the purchase of one (1) Stock Type 1 Fire Engine from Golden State Fire Apparatus for \$930,861 and associated upfitting for \$119,139 for a not-to-exceed amount of \$1,050,000; amended the fiscal year 2024-25 Budget, authorizing appropriation of \$1,050,000 from various funds; and authorized the City Manager to sign the agreement and take all necessary steps to complete the purchase.

*Human Resources:*

- C.12. 24-670** Adopted **Resolution R2024-230** authorizing the Director of Human Resources to amend the Mission Square 401(a) Defined Contribution Retirement Plan for the Manteca Public Safety Management Association (MPSMA) to update certain Optional Provisions; and approved a side letter agreement to the memorandum of understanding between the City of Manteca and MPSMA unit to memorialize these updates.

*Legislative Services/City Clerk:*

- C.13. 24-684** Considered the recommendations and appointments for the 2025 City Council Board, Commission, and Committee appointments.
- C.14. 24-687** Waived the second reading by substitution of the title and adopted **Ordinance O2024-28** of the City Council of the City of Manteca, State of California, amending Chapter 3.10, Section 3.10.130 "Citizens Oversight Committee" of the Manteca Municipal Code General Public Services and Transactions and Use Tax to establish a citizens oversight committee.
- C.15. 24-679** Received and filed the 2025 Local Appointments List highlighting upcoming term vacancies occurring in the next year on City boards, commissions, and committees.
- C.16. 24-688** *Pulled by Vice Mayor Halford*  
Adopted the 2025 City Council Meeting Calendar.
- City Clerk Cassandra Candini-Tilton provided a brief overview of the staff report.
- ACTION:** Moved, seconded (Singh/Morowit) to adopt the 2025 City Council Meeting Calendar as amended and directed the City Clerk to hold the date of August 6, 2025, for City Council and staff should a Special Meeting need to be called.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- C.17. 24-683** Approved the December 3, 2024, Special and Regular Meeting Minutes and the December 10, 2024, Special Meeting Minutes.

*Public Works:*

- C.18. 24-570** Approved a lease agreement between Mizuno Farms for the lease of Hays Road Property and the City of Manteca effective January 1, 2025, to December 31, 2028, and authorized the City Manager to execute the agreement.

**D. PUBLIC HEARINGS:**

- D.1. 24-547** Conduct a Public Hearing and adopt a resolution establishing an Underground Utility District for Airport Way between Wawona Street and approximately 300 feet south of Waterfall Way; authorizing the use of Rule 20A work credit allocation funding; and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Associate Engineer Alfredo Mijango provided a brief overview of the staff report.

Mayor Singh opened the public hearing at 6:46 p.m., and seeing no one come forward, he closed the public hearing at 6:47 p.m.

**ACTION:** Moved, seconded (Halford/Breitenbucher) to adopt **Resolution R2024-231** establishing an Underground Utility District for Airport Way between Wawona Street and approximately 300 feet south of Waterfall Way; authorizing the use of Rule 20A work credit allocation funding; and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- D.2. 24-680** Conduct a public hearing; make a Finding of Consistency pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168; and 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, repealing the existing Zoning Map and adopting a new Zoning Map under Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code.

Deputy Director of Planning Jesus Orozco provided a brief overview of the staff report and introduced Beth Thompson with DeNovo who presented a brief PowerPoint presentation.

Mayor Singh opened the public hearing at 7:00 p.m., and seeing no one come forward, he closed the public hearing at 7:00 p.m.

**ACTION:** Moved, seconded (Lackey/Morowit) to 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, repealing the existing Zoning Map and adopting a new Zoning Map under Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- D.3. 24-590** Adopt a resolution accepting, filing, and making the findings identified in the City's AB 1600 report on Development Impact Fees for the fiscal year ending June 30, 2024.

Director of Finance Shay Narayan provided a brief overview of the staff report.

Mayor Singh opened the public hearing at 7:04 p.m., and seeing no one come forward, he closed the public hearing at 7:05 p.m.

**ACTION:** Moved, seconded (Halford/Breitenbucher) to adopt **Resolution R2024-232** accepting, filing, and making the findings identified in the City's AB 1600 report on Development Impact Fees for the fiscal year ending June 30, 2024.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**E. DISCUSSION ITEMS:**

- E.1. 24-008** Adopt a resolution approving the Notice of Intent to increase the Monthly Water User Rates, initiating proceedings under Proposition 218, scheduling a public hearing to consider updates and increases to the Monthly Water User Rates and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Deputy Director of Engineering Somporn Boonsalat provided a brief

overview of the staff report and introduced consultant Todd Cristiano from Raftelis who provided a brief PowerPoint presentation.

Manny Souza provided public comment on the item.

Maxie Terry Sellers provided public comment on the item.

**ACTION:** Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2024-233** approving the Notice of Intent to increase the Monthly Water User Rates, initiating proceedings under Proposition 218, scheduling a public hearing to consider updates and increases to the Monthly Water User Rates, and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

Mayor Singh called for a recess at 7:51 p.m. and readjoined the City Council meeting at 8:02 p.m.

- E.2. 24-011** Adopt a resolution approving the Notice of Intent to increase the Monthly Sewer User Rates, initiating proceedings under Proposition 218, scheduling a public hearing to consider updates and increases to the Monthly Sewer User Rates, and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Deputy Director of Engineering Somporn Boonsalat provided a brief overview of the staff report and introduced consultant Sally Van Etten with Stantec Consulting, Inc., who provided a brief PowerPoint presentation.

**ACTION:** Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2024-234** approving the Notice of Intent to increase the Monthly Sewer User Rates, initiating proceedings under Proposition 218, scheduling a public hearing to consider updates and increases to the Monthly Sewer User Rates, and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

## **F. CITY MANAGER COMMENTS:**

City Manager Toni Lundgren expressed gratitude to the Recreation and Community Services Department for organizing a successful Christmas at the Center event; thanked the Fire Department for hosting the Santa Run events; thanked the Police Department for their successful execution of the Shop with a Cop event on December 14, 2024, and the Healthy Room Project event; encouraged community participation and donations to the Angel Tree project, aimed at bringing joy to lonely and homebound seniors during the holiday season; announced that the winners of the home decorating contest would be revealed on December 20, 2024, via social media; provided notice of City Hall closures on Christmas Eve, Christmas Day, and New Year's Day; extended an invitation to the Menorah Lighting event scheduled for January 2, 2025, at 5:00 p.m. in the Council Chambers; announced the relocation of the Recreation and Community Services Department to the Senior Center on January 6, 2025; highlighted the release of a notice of funding availability for Community Development Block Grant (CDBG) applications for qualifying non-profits and businesses, with a submission deadline of January 23, 2025; recognized 2024 as the Chinese Year of the Dragon and expressed appreciation to the Mayor, City Council, and City staff for their dedication; reflected on the City's successful accomplishments of 2024, including the successful passage of Measure Q; outlined the City's goals for 2025; wished everyone a Merry Christmas, Happy Hanukkah, Happy Kwanzaa, and a Happy New Year; acknowledged 2025 as the Chinese New Year of the Wood Snake and discussed its significance; and conveyed optimism for the City's continued progress and success in 2025.

## **G. COUNCIL COMMENTS:**

Councilmember Lackey expressed gratitude for her time on City Council since taking her oath of office; announced her attendance at the Manteca Soroptimist Holiday Affair event on December 11, 2024; announced her participation in the Shop with a Cop event on December 14, 2024; announced her attendance at the SHARPS dinner; spoke positively about kids' programs and the recognition of the youth football teams; announced her attendance at the Court of Honor ceremony for Cub Scout Pack 828 on December 16, 2024; expressed optimism for the New Year; and wished everyone a Merry Christmas.

Councilmember Breitenbucher wished everyone a Merry Christmas, Happy Hanukkah, Happy Kwanzaa, and a Happy New Year; expressed gratitude to City staff for their hard work; congratulated new City staff members and those who retired; extended congratulations to the youth football teams; acknowledged the Fire Department's acquisition of a new fire truck; and clarified that the City's homeless navigation center serves Manteca specifically and is not a regional homeless center.

Councilmember Morowit announced his attendance at Court of Honor ceremony for Cub Scout Pack 828 on December 16, 2024; announced his participation in the Shop with a Cop event on December 14, 2024; commended the Fire Department for hosting the Santa Run events; reflected on the City's successful accomplishments of 2024; conveyed optimism for the City's continued progress and success in 2025, especially with the passage of Measure Q; wished everyone Happy Holidays and Happy New Year; and thanked all the residents that attended the meetings.



Vice Mayor Halford conveyed optimism for the City's continued progress and success in 2025, especially with the passage of Measure Q; reflected on the City's successful accomplishments of 2024, including the housing element; commented on the commencement of the process of the new police department; commented on the successful Christmas Parade; announced ticket sales for the Boys and Girls Club Annual Crab Feed Dinner on January 18, 2025; and wished everyone Happy Holidays and Happy New Year.

Mayor Singh reflected on the City's successful accomplishments of 2024, including the successful passage of Measure Q; conveyed optimism for the City's continued progress and success in 2025; congratulated the youth football teams; encouraged the public to apply for City of Manteca boards and commissions, including the Citizens Oversight Committee for Measure Q; congratulated and expressed gratitude to the City administration and staff for all their hard work; and wished everyone Merry Christmas, Happy Hannukah and a Happy New Year.

**H. ADJOURNMENT:** Mayor Singh adjourned the meeting at 9:00 p.m.