

DRAFT
REGULAR MEETING MINUTES
FOR THE CITY COUNCIL OF THE CITY OF MANTECA
January 6, 2026

ATTACHMENT 2

CALL TO ORDER: 6:14 p.m.

Roll Call:

Present: Breitenbucher, Halford, Morowit, Lackey, Singh

INVOCATION/FLAG SALUTE:

Invocation and Flag Salute was led by Councilmember Breitenbucher

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Cassandra Candini-Tilton announced as City staff request for item E.2. to be heard before item E.1.

ACTION: Moved, seconded (Halford/Lackey) to hear item E.2. before item E.1.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

DISCLOSURE OF EX PARTE COMMUNICATIONS: None

A. PRESENTATIONS:

- A.1. 26-012** Proclamation honoring National Law Enforcement Appreciation Day, January 9, 2026.

The City Council presented the proclamation to the Manteca Police Department.

- A.2. 26-006** Proclamation Recognizing January as National Human Trafficking Awareness Month.

The City Council presented the proclamation to PREVAIL, STOP Human Trafficking and Manteca Police Chief Stephen Schluer.

- A.3. 26-004** Certificate of Recognition presented to outgoing Climate Action Plan Advisory Committee Members.

The City Council presented certificates of recognition to members of the Climate Action Plan Advisory Committee.

B. PUBLIC COMMENT: None.

C. CONSENT ITEMS:

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

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

Development Services:

- C.1. 26-008** Approved a three-year Professional Services Agreement with Provost & Pritchard Consultant Group for on-call planning services, with an annual not-to-exceed amount of \$100,000 and a total contract amount not-to-exceed \$300,000 and authorized the City Manager to execute the agreement.

Engineering:

- C.2. 25-600** **Adopted Resolution R2026-01** and approved a Professional Service Agreement with Kleinfelder Inc. for the evaluation of Perfluoroalkyl and Polyfluoroalkyl Substances ("PFAS") treatment options for the Well 22 PFAS Treatment Facility located at Walnut Place Park in a total not-to-exceed amount of \$200,000; amended the Fiscal Year 2025-2026 Capital Improvement Program (CIP) to include Well 22 PFAS Treatment Project and assign a CIP Number; Approved an appropriation of \$2,188,232 in revenues received from the PFAS settlement to Water O&M Fund (Fund 680); approving an appropriation of \$2,188,232 to the new CIP project for the Well 22 PFAS Treatment Facility in the Water O&M Fund (Fund 680); 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.3. 26-014** **Adopted Resolution R2026-02** and approved the Temporary Emergency Stormwater Discharge Agreement between the City of Manteca and the South San Joaquin Irrigation District, and the correlating Improvement Agreement between the City of Manteca and TH Denali LLC; 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.

Finance:

- C.4. 26-015** 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. 26-010** Approved the City Council Special and Regular Meeting Minutes of December 16, 2025.

Police Department:

- C.6. 26-002** **Adopted Resolution R2026-03** and accepted a three-year grant from the Department of Justice Tobacco Grant Program through the Department of Justice in the amount of \$56,400 for each year beginning Fiscal Year 2026-27 for a total of \$169,200 to be used to cover overtime costs related to tobacco enforcement operations; and authorizing the Chief of Police to sign all related documents.

D. PUBLIC HEARINGS:

- D.1. 26-009** Conduct a public hearing and adopt a resolution approving an amendment to Conditional Use Permit (UPJ) 22-101, allowing for the rehabilitation of on-site buildings and structures and expansion of shelter services at 555 Industrial Park Drive for a Low Barrier Navigation Center offering year-round shelter; and find the Project exempt from further environmental review pursuant to Section 21080.27.5. (a) of the California Public Resources Code and Section 15301 (Existing Facilities) of the CEQA Guidelines.

Deputy Director of Development Services Jesus Orozco provided a brief report.

Mayor Singh opened the public hearing at 6:44 p.m. and seeing no one come forward, Mayor Singh closed the public hearing at 6:45 p.m.

ACTION: Moved, seconded (Morowit/Lackey) to adopt **Resolution R2026-04** approving an amendment to Conditional Use Permit (UPJ) 22-101, allowing for the rehabilitation of on-site buildings and structures and expansion of shelter services at 555 Industrial Park Drive for a Low Barrier Navigation Center offering year-round shelter; and find the Project exempt from further environmental review pursuant to Section 21080.27.5. (a) of the California Public Resources Code and Section 15301 (Existing Facilities) of the CEQA Guidelines.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

E. DISCUSSION ITEMS:

- E.2. 26-021** Receive an informational presentation from the San Joaquin Area Flood Control Agency on the Mossdale Urban Flood Risk Reduction Project - Public Draft Environmental Impact Report.

Executive Director Darren Suen from San Joaquin Area Flood Control Agency (SJAFCA) introduced Senior Project Manager Ryan Curry who provided a PowerPoint presentation.

Clerk Note: No formal action; informational item only.

- E.1. 25-641** Adopt a resolution approving a Purchase and Sale Agreement between the City of Manteca and Steve Lewis for the acquisition of 103, 107, and 115 W. Yosemite Avenue (APNs 217-210-49, 217-210-48, and 217-210-47); and approving a budget appropriation of \$1,200,000 in the General Fund utilizing the General Fund Economic Development Reserve.

Interim Deputy Director of Economic Development Vanessa Carrera provided a brief report.

Monica Mendoza provided public comment on the item.
Charles Paz provided public comment on the item.
Mary Kenefick provided public comment on the item.
Jeanette Farley provided public comment on the item.

Mayor Singh called for recess at 7:46 p.m.

City Council readjoined to session at 7:56 p.m.

ACTION: Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2026-05** approving a Purchase and Sale Agreement between the City of Manteca and Steve Lewis for the acquisition of 103, 107, and 115 W. Yosemite Avenue (APNs 217-210-49, 217-210-48, and 217-210-47); and approving a budget appropriation of \$1,200,000 (in the General Fund utilizing the General Fund Economic Development Reserve).

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- E.3. 26-001** Adopt a resolution approving a 180-Day Wait Period Exception to Hire a Retired Annuitant in the Fire Department; and approve the attached Employment Agreement with the Retired Annuitant.

Director of Human Resources Stephanie Van Steyn provided a brief report.

ACTION: Moved, seconded (Breitenbucher/Lackey) to adopt **Resolution R2026-06** approving a 180-Day Wait Period Exception to Hire a Retired Annuitant in the Fire Department; and approve the attached Employment Agreement with the Retired Annuitant Development Reserve.

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 at 8:36 p.m. in memory of Mitzi Ortiz, City Manager for the City of Aliso Viejo, and former City of Manteca employee.

CASSANDRA CANDINI-TILTON
CITY CLERK