

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

**February 20, 2024**

**CALL TO ORDER:** 6:09 p.m.

Roll Call:

Present: Halford, Morowit, Nuño, Breitenbucher, Singh

**INVOCATION/FLAG SALUTE:**

Invocation and flag salute was led by Dan Mahaffie, Sequoia Church.

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

- Public Comment Communication Provided by Rhonda Aldana
- Item C.3
  - o Communication Provided by Richard Silverman
  - o Updated Staff Report Provide by City Staff
- Item D.3 Communication Provided by Victoria Brunn – MUSD
- Item E.1 PowerPoint Presentation by Maze & Associates

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

**A. PRESENTATIONS:**

- A.1. 24-111** Present a Certificate of Recognition to Bob Pfirmann for his dedication and years of service with the SAFE’s program.

The City Council presented the proclamation to Chief Bob Pfirmann.

**B. PUBLIC COMMENT:**

Theo Pope Provided public comment on sidewalk maintenance and voter ballot processes.

**C. CONSENT ITEMS:**

**ACTION:** Moved, seconded (Halford/Nuño) to approve the Consent Calendar with the exception of item C.3 pulled for discussion.

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

### Engineering:

- C.1. 23-562** Approved partial acceptance of public improvements in accordance with the Subdivision Partial Acceptance Policy for the Villa Ticino West Unit No. 2 subdivision, Tract 4116.
- C.2. 24-073** Adopted **Resolution R2024-26** accepting a Grant of Easement for a 0.22-acre public utility easement from 1654 North Main, LLC along the N. Main Street frontage of 1654 North Main Street.
- C.3. 24-074** *Pulled by Councilmembers Halford, Morowit, Nuño, Vice Mayor Breitenbucher, and Mayor Singh*  
Adopt a resolution approving Plans and Specifications for the Louise Avenue Pavement Improvement Project, approving the California Environmental Quality Act Notice of Exemption determination, authorizing 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(c).).

Director of Engineering Kevin Jorgenson introduced Assistant Engineer Kyzen Nicolas who provided a brief overview of the agenda item.

Unnamed citizen provided public comment on the item.

**ACTION:** Moved, seconded (Halford/Nuño) to adopt **Resolution R2024-27** approving Plans and Specifications for the Louise Avenue Pavement Improvement Project, approving the California Environmental Quality Act Notice of Exemption determination, authorizing 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(c).).

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

- C.4. 24-079** Adopted **Resolution R2024-28** approving Amendment No. 2 to Professional Service Agreement C2022-156 with Pacific Advanced Civil Engineers, Inc. in the amount of \$100,000 for the WQCF Capacity Improvements Projects Flow Split Repair (CIP 23002), IMLR Pump Replacement (CIP 23003), Process Aeration Control (CIP 23004), Zone B Mixing System (CIP 23005), and Compressed Biogas Fueling Facilities (CIP 17008); and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

### *Human Resources:*

- C.5. 24-052** Adopted **Resolution R2024-29** approving a Side Letter with Operating Engineers Local Union No. 3 (OE3), effective July 1, 2023 through June 30, 2026, approve an updated salary matrix for the Manteca Technical Support Association (MTSSA) effective October 17, 2023, and the updated salary matrix for the Mid Management Association (MMA) effective November 7, 2023.

### *Legislative Services/City Clerk:*

- C.6. 24-075** Waived the second reading by substitution of the title and adopted **Ordinance O2024-03** of the City of Manteca, State of California, amending Section 13.16.011 of the Manteca Municipal Code revising the Industrial Sewer System Service Charge for Eckert Cold Storage.
- C.7. 24-076** Waived the second reading by substitution of the title and adopted **Ordinance O2024-04** of the City Council of the City of Manteca, State of California, adding Chapter 9.42 to the Manteca Municipal Code prohibiting trespassing and Loitering on Private Property.
- C.8. 24-083** Approved the February 6, 2024, Special and Regular Meeting Minutes and the Special Meeting Minutes of February 15, 2024.

### *Public Works:*

- C.9. 24-049** Adopted **Resolution R2024-30** approving and implementing the Public Transportation Agency Safety Plan as required by the Federal Transit Administration.
- C.10. 24-078** Approved Amendment No. 2 to Contract No. C2021-178 a General Services Agreement with AdEdge Water Technologies LLC, increasing the compensation amount by \$250,000 for a total compensation amount not-to-exceed of \$1,084,000 and authorized the City Manager to execute current and future amendments.

## **D. PUBLIC HEARINGS:**

- D.1. 24-065** Receive public comment regarding the annexation of Machado Ranch Phase 1 into Community Facilities District (CFD) No. 2022-1 (Manteca Public Safety, Maintenance & Services); adopt a resolution authorizing the Annexation of Territory into a Community Facilities District, Authorizing the Levy of a Special Tax, and submitting the Levy of Special Tax to Qualified Electors; and adopt a resolution Declaring the Results of a Special Annexation Landowner Election, determining the Validity of Prior Proceedings, and directing the recording of the Second Amendment to Notice Special Tax Lien; and waive the first reading by substitution of the title and introduce an ordinance authorizing the Levy of Special Taxes

## ATTACHMENT 2

in Community Facilities District, including Certain Annexation Territory.

Deputy Director of Parks Division Kevin Fant provided a brief overview of the agenda item.

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

**ACTION:** Moved, seconded (Halford/Breitenbucher) to adopt **Resolution R2024-31** authorizing the Annexation of Territory into a Community Facilities District, Authorizing the Levy of a Special Tax, and submitting the Levy of Special Tax to Qualified Electors.

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

City Clerk Candini-Tilton opened the sealed ballot and announced one ballot received with 42 votes casted for Yes.

**ACTION:** Moved, seconded (Breitenbucher/Morowit) to adopt **Resolution R2024-32** Declaring the Results of a Special Annexation Landowner Election, determining the Validity of Prior Proceedings, and directing the recording of the Second Amendment to Notice Special Tax Lien.

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

**ACTION:** Moved, seconded (Nuño/Halford) to waive the first reading by substitution of the title and introduce an ordinance authorizing the Levy of Special Taxes in Community Facilities District, including Certain Annexation Territory.

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

- D.2. 24-066** Receive public comment and adopt a resolution for the Addition of Territory as a Future Annexation Area of Community Facilities District (CFD) No. 2022-1 (Manteca Public Safety, Maintenance & Services).

Deputy Director of Parks Division Kevin Fant provided a brief overview of the agenda item.

Mayor Singh opened the public hearing at 6:43 p.m. and seeing no one come forward, closed the public hearing at 6:44 p.m.

**ACTION:** Moved, seconded (Nuño/Halford) to adopt a **Resolution**

**R2024-33** for the Addition of Territory as a Future Annexation Area of Community Facilities District (CFD) No. 2022-1 (Manteca Public Safety, Maintenance & Services).

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

- D.3. 24-053** 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 Ordinance No. 1501, the Zoning Ordinance, as amended, A Zoning Map change for the AGS Apartments Project (REZ 23-67 and PD 23-69); find the project exempt from CEQA; and adopt a resolution approving a General Plan Amendment (GPA), Site Plan and Design Review and Planned Development for the AGS Apartments (File Nos. GPA 23-68, REZ 23-067, PD 23-69, and SPA 23-70). (CEQA exempt pursuant to 14 Cal. Code Regs. § 15332 (In-Fill Exemption)).

Mayor Singh recused himself from the item and left the meeting at 6:45 p.m. and Vice Mayor Breitenbucher presided.

Councilmember Nuño announced he had ex-parte communication with the applicant on this item.

Associate Planner Scott Speer provided a PowerPoint presentation.

Vice Mayor Breitenbucher opened the public hearing at 6:53 p.m.

Unnamed citizen provided public comment on the item.

Applicant Kevin Easterling commented on the item.

Vice Mayor Breitenbucher closed the public hearing at 6:59 p.m.

**ACTION:** Moved, seconded (Nuño/Morowit) to waive the first reading by substitution of the title and introduced an ordinance of the City Council of the City of Manteca, State of California, amending Ordinance No. 1501, the Zoning Ordinance, as amended, A Zoning Map change for the AGS Apartments Project (REZ 23-67 and PD 23-69); find the project exempt from CEQA; and adopt **Resolution R2024-34** approving a General Plan Amendment (GPA), Site Plan and Design Review and Planned Development for the AGS Apartments (File Nos. GPA 23-68, REZ 23-067, PD 23-69, and SPA 23-70). (CEQA exempt pursuant to 14 Cal. Code Regs. § 15332 (In-Fill Exemption)) as amended.

**Motion carried:**

AYES: Breitenbucher, Morowit, Nuño

NOES: Halford

RECUSE: Singh

Vice Mayor Breitenbucher adjourned to recess at 7:27 p.m.

Mayor Singh returned and reconvened the meeting at 7:37 p.m.

- D.4. 24-087** Conduct a public hearing to adopt a resolution approving an agreement with Verra Mobility, dba American Traffic Solutions, for the installation, maintenance, and operation of Photo Enforced Red Light Camera systems; authorizing the Chief of Police to sign said agreement; and approving necessary budget amendments and appropriations.

Chief Stephen Schluer provided a brief overview of the agenda item.

Mayor Singh opened the public hearing at 7:48 p.m.

Unnamed citizen provided public comment on the item.  
Maxie Terry Sellers provided public comment on the item.

Mayor Singh closed the public hearing at 7:52 p.m.

**ACTION:** Moved, seconded (Breitenbucher/Morowit) to adopt a **Resolution R2024-35** approving an agreement with Verra Mobility, dba American Traffic Solutions, for the installation, maintenance, and operation of Photo Enforced Red Light Camera systems; authorizing the Chief of Police to sign said agreement; and approving necessary budget amendments and appropriations.

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh  
NOES: None

**E. DISCUSSION ITEMS:**

- E.1. 24-085** Receive a presentation on and accept the FY 2021-22 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Director of Finance Shay Narayan provided a brief introduction of the agenda item and introduced Amy Myer from Maze & Associates who provided a PowerPoint presentation.

**ACTION:** Moved, seconded (Nuño/Halford) to accept the FY 2021-22 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

**Motion carried:**

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh  
NOES: None

- E.2. 24-064** Adopt a resolution approving amendments to Fiscal Year (FY) 2023-24 Mid-Year Budget Update, Capital Improvement Plan, and Position Control.

Director of Finance Shay Narayan provided a brief introduction of the agenda item and Senior Budget Analyst Lana McBroom provided a PowerPoint presentation.

**ACTION:** Moved, seconded (Halford/Breitenbucher) adopt **Resolution R2024-36** approving amendments to Fiscal Year (FY) 2023-24 Mid-Year Budget Update, Capital Improvement Plan, and Position Control.

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

- E.3. 24-109** Approve and authorize the Mayor to execute a second Addendum to the Agreement for Property Tax Allocation upon Annexation between the County of San Joaquin and the City of Manteca for the period of October 13, 2022 through December 1, 2028.

City Manager Toni Lundgren and Assistant City Attorney Daniella Green provided a brief presentation of the agenda item.

Judy Blumhorst provided public comment on the item.

**ACTION:** Moved, seconded (Nuño/Breitenbucher) approved and authorized the Mayor to execute a second Addendum to the Agreement for Property Tax Allocation upon Annexation between the County of San Joaquin and the City of Manteca for the period of October 13, 2022 through December 1, 2028.

Motion carried:

AYES: Breitenbucher, Halford, Morowit, Nuño, Singh

NOES: None

**F. CITY MANAGER COMMENTS:**

City Manager Toni Lundgren announced she would be out of the office from Thursday February 22, 2024 through Monday February 26, 2024 and that Jose Jasso would serve as Acting City Manager; announced the Special meeting for the Goals and Priorities Session on February 28, 2024; announced the City of Manteca Employee Banquet on March 8, 2024; announced the Chamber of Commerce State of the City for March 7, 2024 at Great Wolf Lodge and Resort at 9:00 a.m.; announced upcoming social media outreach educational efforts regarding water and wastewater resources; thanked the budget team, auditing team, and Finance Director Shay Narayan for their hard work on the audit and budget items; thanked everyone who worked on the property tax allocation addendum item; commented positively on other items that will benefit the City; and announced an educational Facebook Live Town Hall

in March regarding improvement projects.

**G. COUNCIL COMMENTS:**

Councilmember Morowit announced it was a good and productive meeting; announced that the Rotary Club of Manteca's Super Bowl Omelet Pancake Breakfast held on February 11, 2024 was a great event for a great cause; and thanked everyone who stayed for the meeting.

Vice Mayor Breitenbucher thanked everyone for attending the meeting; and commented on the tennis court plans for Woodward Park. City Manager Toni Lundgren indicated that it could be incorporated as part of the Goal and Priorities session on February 28, 2024.

Councilmember Halford announced it was a good meeting and that over 900 meals were served at the Rotary Club of Manteca's Super Bowl Omelet Pancake Breakfast.

Councilmember Nuño announced it was a good meeting and that he looked forward to the Louise Ave. pavement project.

Mayor Singh announced it was great meeting; that he looked forward to the Louise Ave. pavement project; spoke favorably in regards to the Machado Ranch item, red light camera item, budget items, and the tax sharing addendum; and requested an update on the McKinley project. Director of Engineering Kevin Jorgenson provided an update indicating completion within a few months.

**H. ADJOURNMENT:** Mayor Singh adjourned the meeting at 9:11 p.m.

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**CASSANDRA CANDINI-TILTON  
CITY CLERK**