

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

October 1, 2024

CALL TO ORDER:

Roll Call: 6:01 p.m.

Present: Halford, Morowit, Nuño, Breitenbucher, Singh

INVOCATION/FLAG SALUTE: was led by Cynthia Jackson, Transformed Through Hope.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Cassandra Candini-Tilton announced supplemental communications for:

- Item C.14 Revised Staff Report – Approval of the September 17, 2024, Special and Regular Meeting Minutes.
- Item D.2 Communication from the public
- Item D.4 updated PowerPoint from City Staff
- Item E.2 Added Attachment 5 – PowerPoint Presentation

DISCLOSURE OF EX PARTE COMMUNICATIONS: None

A. PRESENTATIONS:

- A.1. 24-508** Proclamation Proclaiming October 2024, as Domestic Violence Awareness Month.

The City Council presented the proclamation to Marianne on behalf of Pioneering Restoration and Elevating Voices of Advocacy, Idealism and Leadership (PREVAIL).

- A.2. 24-517** Proclamation Proclaiming October 2024, as Filipino American History Month.

The City Council presented the proclamation to members of the local non-profit, the Filipino Community of Manteca and Beyond and to City staff.

B. PUBLIC COMMENT:

Sudhakar Satti provided public comment on fire station and school site locations.
Lakshman provided public comment on fire station and school site location.
Karthikeyan provided public comment on fire station and school site locations.

C. CONSENT ITEMS:

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

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

City Manager:

- C.1. 24-491** City Council received an update on the Fiscal Year 2024-2025 City Council Goals & Priorities Work Plan.

Engineering:

- C.2. 24-472** Adopted **Resolution R2024-159** accepting a Quitclaim from: Jack Lewis (also known as Joaquin Lewis II), a married man as his sole and separate property; Jennifer Lynn Nunes, a married woman as her sole and separate property; and James Francis Lewis, a married man as his sole and separate property; for a Drainage Ditch Easement across the Al Fonseca Lane right-of-way, over 1927 Al Fonseca Lane and 1432 Maehl Drive.
- C.3. 24-490** Adopted **Resolution R2024-160** accepting a Grant Deed from Bhupinder S. Khinda, a married man, for 150 square feet of real property for right-of-way purposes over a portion of 1649 S. Airport Way (APN 241-320-14).
- C.4. 24-492** Adopted **Resolution R2024-161** approving Amendment No. 2 to Professional Service Agreement No. C2022-77 Construction Management and Inspection Services with WSP USA, Incorporated, for the SR120 / McKinley Avenue Interchange Project Capital Improvement Project 11034; extending the contract Time of Performance to June 30, 2025; increased the maximum not-to-exceed compensation by \$194,665 for a total not-to-exceed \$3,146,285; and authorized the City Manager or designee to and take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.5. 24-494** Adopted **Resolution R2024-162** accepting a Grant Deed from California Kids Day Care, Inc. for 150 square feet of real property for right-of-way purposes over a portion of 1683 S. Airport Way (APN 241-320-15).
- C.6. 24-495** Adopted **Resolution R2024-163** accepting a Grant Deed from Jimmie E. Rose and Sherri L. Rose, Husband and Wife as Joint Tenants, for 150 square feet of real property for right-of-way purposes over a portion of 1617 S. Airport Way (APN 241-320-13).

- C.7. 24-496** Adopted **Resolution R2024-164** accepting a Grant Deed from Lupe Q. Razo, Trustee of the Lupe Q. Razo 2022 Trust, for 150 square feet of real property for right-of-way purposes over a portion of 1591 S. Airport Way (APN 241-320-12).
- C.8. 24-497** Approved partial acceptance of public improvements for Denali Unit No. 4, Tract 4152, in accordance with the Subdivision Partial Acceptance Policy.
- C.9. 24-500** Adopted **Resolution R2024-165** approving a Parcel Map for Ryncor, LLC and the Reynolds Family Partners, located at the northeast corner of S. Airport Way and W. Atherton Drive; and accepted for public use the offer of dedication of all public utility easements shown on the Parcel Map.
- C.10. 24-501** Approved partial acceptance of public improvements for Villa Ticino West Unit No. 3, Tract 4124, in accordance with the Subdivision Partial Acceptance Policy.
- C.11. 24-507** Adopted **Resolution R2024-166** determining McFadden Construction, Inc. to be the lowest responsive and responsible bidder for the Facilities Driveway Capital Improvement Program Project CIP 24029; awarded the construction contract to McFadden Construction, Inc. in the amount of \$219,115; approved a project contingency not-to-exceed \$80,885, for a total project budget of \$300,000; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.12. 24-510** Adopted **Resolution R2024-167** approving a budget appropriation from the Engineering Fund in the amount of \$75,000 to Account No. 810.45.40.000-6000.08 (Engineering Professional Services); approved Amendment No. 1 to the Agreement (C2023-94) with DF Engineering, Inc. extending the term to June 30, 2025, and increased the not-to-exceed total from \$75,000 to \$150,000; and authorized the City Manager to sign Amendment No. 1 and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Legislative Services/City Clerk:

- C.13. 24-518** Waived the second reading by substitution of the title and adopted **Ordinance O2024-22** of the City Council of the City of Manteca, State of California, amending Chapter 9.42 "Trespassing and Loitering" of the Manteca Municipal Code to prohibit loitering at certain public places, including community centers, recreation facilities, and school property.
- C.14. 24-519** Approved the September 17, 2024, Special and Regular Meeting Minutes.

Public Works:

- C.15. 24-447** Adopted **Resolution R2024-168** awarding General Services Agreement to American Chiller Service Inc. in amount not-to-exceed \$115,119 related to CNG production located at the WQCF and authorized the City Manager to execute the agreement, extensions, amendments and any and all associated documents that adhere to the City of Manteca's Purchasing Policy.
- C.16. 24-448** Adopted **Resolution R2024-169** amending Contract C2019-164 with Trillium USA Company, Inc. for maintenance of the CNG facility WQCF adding \$138,240 to the existing contract for a total contract amount not-to-exceed \$408,840 and extending the contract term to 1/3/2027 and authorized City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution, including executing the amendment and all future extensions, amendments and any and all associated documents that adhere to the City of Manteca's Purchasing Policy.
- C.17. 24-511** Adopted **Resolution R2024-170** approving a Service Agreement for On-Call Landscape Architectural, Landscape Plan Check, Landscape Inspection and Project Management Services with LPA, inc. for a not-to-exceed total of \$300,000 over a two (2) year period; and authorized the City Manager to execute contract, extensions, amendments and any associated documents that adhere to the City of Manteca's Purchasing Policy

D. PUBLIC HEARINGS:

- D.1. 24-524** Conduct the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended ("Code") and adopt a resolution approving the issuance of the Bonds by the CMFA for the benefit of Bold Communities ("Sponsor" and, together with the LP, "Borrower"), to provide financing of the potential Project (not a project pursuant to CEQA guidelines 15378(b)(4).

Director of Finance Shay Narayan provided a brief overview of the item.

Ben Barker with the California Municipal Finance Authority responded to City Council questions.

Mayor Singh opened the public hearing at 6:32 p.m.; seeing no one came forward, Mayor Singh closed the public hearing at 6:33 p.m.

ACTION: Moved, seconded (Halford/Nuño) to adopt **Resolution R2024-171** approving the issuance of the Bonds by the CMFA for the benefit of Bold Communities ("Sponsor" and, together with the LP, "Borrower"), to provide financing of the potential Project (not a project

pursuant to CEQA guidelines 15378(b)(4).

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

- D.2. 24-473** Conduct a public hearing and adopt a resolution adopting the Government Building Facilities Nexus Fee Study and Capital Improvement Plan and establishing a fee schedule for the Government Building Facilities Fee.

Deputy Director of Development Services Brad Wungluck provided a brief report of the item and introduced Megan Quinn with Harris and Associates who provided a PowerPoint presentation.

Mayor Singh opened the public hearing at 6:48 p.m.

Gabriel Galletta provided public comment on the item.

Judy Blumhorst provided public comment on the item.

Mayor Singh closed the public hearing at 6:50 p.m.

ACTION: Moved, seconded (Breitenbucher/Nuño) to Conduct a public hearing and adopt **Resolution R2024-172** adopting the Government Building Facilities Nexus Fee Study and Capital Improvement Plan and establishing a fee schedule for the Government Building Facilities Fee.

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

- D.3. 24-485** 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 Section 17.20.020 of Chapter 17.20 relating to Zoning Districts and amending Section 17.22.020 of Chapter 17.22 relating to Allowed Uses and Required Entitlements and amending Section 17.26.020 of Chapter 17.26 relating to Development Standards and adding Sections 17.26.050, 17.26.060, 17.26.070, and 17.26.080 to Chapter 17.26 relating to Development Standards by Zoning District and adding Sections 17.52.160 and 17.52.170 to Chapter 17.52 relating to Parking and adding Sections 17.58.110, 17.58.120, 17.58.130 and 17.58.140 to Chapter 17.58 relating to Performance Standards of Title 17 of the Manteca Municipal Code and adopt a resolution certifying the Supplemental Environmental Impact Report (SEIR) (SCH# 2024050901).

Deputy Director of Planning Jesus Orozco provided a brief overview of the item and introduced Emily Biro and Matthew Gerken with Aecom who

provided a brief PowerPoint Presentation.

Mayor opened the public hearing at 7:22 p.m.

Gaberial Galleta provided public comment on the item.

Mayor Singh closed the public hearing at 7:23 p.m.

ACTION: Moved, seconded (Breitenbucher/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, amending Section 17.20.020 of Chapter 17.20 relating to Zoning Districts and amending Section 17.22.020 of Chapter 17.22 relating to Allowed Uses and Required Entitlements and amending Section 17.26.020 of Chapter 17.26 relating to Development Standards and adding Sections 17.26.050, 17.26.060, 17.26.070, and 17.26.080 to Chapter 17.26 relating to Development Standards by Zoning District and adding Sections 17.52.160 and 17.52.170 to Chapter 17.52 relating to Parking and adding Sections 17.58.110, 17.58.120, 17.58.130 and 17.58.140 to Chapter 17.58 relating to Performance Standards of Title 17 of the Manteca Municipal Code and adopt **Resolution 2024-173** certifying the Supplemental Environmental Impact Report (SEIR) (SCH# 2024050901).

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

- D.4. 24-486** Adopt a resolution approving a General Plan Amendment GPA-24-62 to the 2043 Manteca General Plan to replace the 2015-2023 Housing Element with the 6th Cycle Housing Element, and making a finding of General Plan consistency pursuant to Section 15168(c) of the CEQA guidelines.

Deputy Director of Planning Jesus Orozco provided a brief PowerPoint Presentation and introduced Amanda Tropiano with Denovo Planning who responded to City Council questions.

Mayor opened the public hearing at 7:53 p.m.; seeing no one came forward, Mayor Singh closed the public hearing at 7:53 p.m.

ACTION: Moved, seconded (Morowit/Halford) to adopt **Resolution R2024-174** approving a General Plan Amendment GPA 24 62 to the 2043 Manteca General Plan to replace the 2015 2023 Housing Element with the 6th Cycle Housing Element, and making a finding of General Plan consistency pursuant to Section 15168(c) of the CEQA guidelines.

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

Mayor Singh adjourned to recess at 8:12 p.m.

Mayor Singh reconvened the meeting at 8:23 p.m.

E. DISCUSSION ITEMS:

- E.1. 24-402** Receive an update on Pavement Maintenance Program and project estimates and provide direction regarding Council priorities.

Director of Engineering Kevin Jorgensen provided a brief update on the staff report and introduced Associate Engineer Alfredo Mijango who provided a brief PowerPoint presentation.

Judy Blumhorst provided public comment on the item.

ACTION: Moved, seconded (Singh/Halford) to direct City staff to move item number 8 (Woodward Avenue – Main Street to Pillsbury Road) to number 9 on the priority list; and move item number 9 (Yosemite Avenue – Airport Way west to the railroad tracks) to number 8 on the priority list; and for item number 6 (Wawona Street – Union Road to Locust Avenue) and item number 7 (Mission Ridge Drive – Tahoe Street to Vanderbilt Court) to be completed in-house by City staff.

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

- E.2. 24-506** Adopt a Resolution authorizing the issuance of Special Tax Bonds for and on behalf of Improvement Area No. 2 of the City of Manteca Community Facilities District No. 2023-1 (Villa Ticino West Facilities), approving and directing the execution of a Fiscal Agent Agreement and Bond Purchase Agreement, approving the form of Preliminary Official Statement, approving sale of such bonds, and approving other related documents and actions.

Director of Finance Shay Narayan provided a brief overview of the item and introduced Eric McKean with Ramirez and Company; and Clifton Taylor with Taylor Builders who provided a brief PowerPoint presentation.

Judy Blumhorst provided public comment on the item.

ACTION: Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2024- 175** authorizing the issuance of Special Tax Bonds for and on behalf of Improvement Area No. 2 of the City of Manteca Community Facilities District No. 2023-1 (Villa Ticino West Facilities), approving and directing the execution of a Fiscal Agent Agreement and Bond Purchase Agreement, approving the form of Preliminary Official Statement, approving sale of such bonds, and approving other related documents and actions.

Motion carried:

AYES: Halford, Morowit, Nuño, Breitenbucher, Singh

NOES: None

F. CITY MANAGER COMMENTS:

City Manager Toni Lundgren thanked the Human Resources Department for hosting the annual employee Health and Safety Fair; thanked the Recreation and Community Services Department and the City Clerks Office for coordinating the Youth Focus Awards; thanked staff for bringing forth items for the government building facilities fee and the housing element update; thanked staff for working on street infrastructure improvements; thanked staff for coordinating the Pumpkin Fair; announced the commencement of the State Route 99/120 connector project; announced an outreach meeting at Del Webb for October 3, 2024 at 6:00 p.m.; announced that the ballot drop box at City Hall would open on October 7, 2024; announced the shred-it event on October 19, 2024; announced a parks masterplan workshop at the Senior Center for October 3 and October 22, 2024 from 6:00 to 8:00 p.m.; announced the commencement of registration for winter and spring parks and recreation activities and the availability of the activity guide online; announced that career opportunities with the City were posted on the City's website; announced October as Breast Cancer Awareness Month and requested all attendees to wear pink in support at the next City Council meeting on October 21, 2024 at 3:00 p.m.

G. COUNCIL COMMENTS:

Councilmember Halford thanked everyone for a good meeting and invited everyone to attend the Pumpkin Fair on October 5th – 6th, 2024.

Councilmember Nuño expressed gratitude to the Recreation and Community Services Department for the successful Market on Maple event; and shared his enthusiasm for Manteca's upcoming activities.

Councilmember Morowit requested and received City Council consensus for City staff to bring an item to City Council to allocate funds for the Veterans' of Foreign Wars (VFW) Mission with Honor program.

Vice Mayor Breitenbucher invited everyone to attend the Pumpkin Fair on October 5th – 6th, 2024; thanked staff for coordinating the Pumpkin Fair; and invited everyone at the meeting to wish and sing a Happy Birthday to Councilmember Halford.

Mayor Singh requested and received a progress update from City Attorney David Nefouse on the City Council's previous consensus request to streamline the boards and commissions appointment process; invited everyone to attend the Pumpkin Fair on October 5th – 6th, 2024; and announced the Coffee with a Cop event at Bean and Leaf on October 2, 2024, at 8:30 a.m.

H. ADJOURNMENT: Mayor Singh adjourned the meeting in memory of Mary Francis Crowe at 9:36 p.m.

CASSANDRA CANDINI-TILTON
CITY CLERK