

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

**ATTACHMENT 2**

**June 2, 2026**

**CALL TO ORDER:** 6:13 p.m.

Roll Call:

Present: Breitenbucher, Halford, Morowit, Lackey, Singh

**INVOCATION/FLAG SALUTE:** Invocation and flag salute led by Pastor Tim Kemptner, New Hope.

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

- Public comment from Manteca Unified School District for item D.1.
- Item E.2. - Attachment 1 updated by City staff.

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

**A. PRESENTATIONS:**

Councilmember Breitenbucher left the meeting at 6:16 p.m.

**A.1. 26-315** Proclamation proclaiming June 2026 as LGBTQ+ Pride Month.

The City Council presented the proclamation to Executive Director John Alita and Coordinator James Patnaude from the San Joaquin Pride Center.

Councilmember Breitenbucher returned to the meeting at 6:19 p.m.

**B. PUBLIC COMMENT:**

Yolaho provided public comment regarding the conditions of streets in District 4.

John Hawk provided public comment on the City's insurance requirements for community room rentals and requested the City Council to revise its policies to make community rooms more accessible to the public and community groups.

Sudhakar Satti provided public comment regarding schools and the collection of development fees.

**C. CONSENT ITEMS:**

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

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*City Attorney:*

- C.1 26-305** Waived 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 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.

*City Manager:*

- C.2. 26-272** Approved an agreement extension with His Way Refuge Center to provide operational services for a one (1) year period July 1, 2026 through June 30, 2027, with a total amount not-to-exceed \$966,314.82 and authorized the City Manager to sign the agreement and any associated documents.
- C.3. 26-274** Approved a Professional Services Agreement with Shield Protection Group, Inc. in an amount not-to-exceed \$659,176.32 for security guard services to Shield Protection Group, Inc., and authorized the City Manager to sign the agreement and any associated documents.
- C.4. 26-276** Adopted **Resolution R2026-90** and ratified the City Manager's acceptance and execution of the Homeless Housing, Assistance and Prevention (HHAP) Program - Round 5 Grant for the Unsheltered Emergency Center in the amount \$270,791.84 and Street Outreach in the amount \$29,643.66; approved revenue and expenditure appropriations of \$300,436 in the HUD Grants Fund (Fund 141); and authorized the City Manager to execute all associated and necessary documents related to the administration of the grant.
- C.5. 26-290** Adopted **Resolution R2026-91** and accepted Permanent Local Housing Allocation (PLHA) Program Funding for the Unsheltered Emergency Center/Navigation Center Operations in the amount of \$205,324; approved a budget appropriation of \$205,324; and authorized the City Manager to execute all associated and necessary documents related to the administration of the grant.

*Engineering:*

- C.6. 26-240** Adopted **Resolution R2026-92** and approved Plans and Specifications for the Yosemite Avenue Pavement Improvement Project STPL-5242(042) (District 3: Walnut Ave. to West City Limit); amended the Fiscal Year 2025-2026 Capital Improvement Program (CIP) to include the Yosemite Avenue Pavement Improvement Project STPL-5242(042) (Project) and assigned a CIP Number; approving the California Environmental Quality Act Notice of Exemption determination for the

Project; authorized a Call for Bids; and authorized the City Manager or designee to award the Project construction contract up to \$5,762,744 inclusive of a 10% contingency and 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).).

- C.7. 26-278** Adopted **Resolution R2026-93** and approved the Improvement Agreement and Large Lot Final Map for Emblem Manteca, formerly known as “144-490 Quintal Road Project”, Tract 4276 located approximately 1,600 feet east of the intersection of S. Main Street and E. Atherton Drive; 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.

*Finance:*

- C.8. 26-239** Adopted **Resolution R2026-94** and approved the annual reports for the city’s special maintenance assessment districts for Fiscal Year 2026-27; **Resolution R2026-95** and declared its intention to levy and collect assessments within the city’s special maintenance assessment districts for Fiscal Year 2026-27; and set a public hearing for June 16 on the levy of the proposed assessments for the City’s Benefit Assessment Districts and Landscape Maintenance Districts.

*Legislative Services/City Clerk:*

- C.9. 26-279** Approved the City Council Special Meeting Minutes of May 12, 2026.
- C.10. 26-280** Waived the second reading by substitution of the title and adopted **Ordinance O2026-08** of the City Council of the City of Manteca, State of California, amending Chapter 12.24 “Sidewalk Vending Program” section 12.24.070 “Prohibited activities and locations” to revise buffer zone distances a sidewalk vendor can engage in vending from a certain location or event within the City.

*Police Department:*

- C.11. 26-262** Adopted **Resolution R2026-96** and accepted a donation in the amount of \$500 from Phantom Administrative, LLC (Phantom Fireworks) for equipment for the Manteca Police Department Bomb Squad and appropriate those funds to General Fund (Fund 100).
- C.12 26-288** Adopted **Resolution R2026-97** and approved an agreement with San Joaquin County, “San Joaquin County Special Assessment Charge Agreement”, to apply direct assessment of delinquent enforcement fees, fines, and abatement costs on the property owner as listed on the last equalized assessment roll maintained by the San Joaquin County assessor; authorized the City Manager to sign; and certified and approved properties and delinquent amounts to be assessed on the San Joaquin County property tax roll of the property owner.

*Public Works:*

- C.13. 26-268** Adopted **Resolution R2026-98** and approved Amendment No. 1 to Professional Services Agreement (C2023-59) with Badger Meter, Inc. to extended the term for an additional three (3) years and increase the compensation by \$660,600 for a total not-to-exceed agreement amount of \$1,560,600; and authorized the City Manager or designee to execute the amendment and take all necessary actions to implement the agreement.
- C.14. 26-273** Adopted **Resolution R2026-99** and approved an additional contingency of \$250,000 (total project contingency of \$440,900) for the WQCF Breakroom and Operator Control Room Remodel Project (CIP 24047) to cover communication, network, audio/visual improvements and any additional unforeseen project improvements; authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**D. PUBLIC HEARINGS:**

- D.1. 26-212** Conduct a public hearing and adopt a Resolution making the necessary findings and adopting an Initial Study/Mitigated Negative Declaration (SCH #2025100770) and the Mitigation Monitoring and Reporting Program prepared for the Wawona Apartments Project; adopt a Resolution approving General Plan Amendment (GPA 24-76) amending the land use designation for parcels APN: 222-100-15, -14, and -09, from the Very-Low Density Residential (VLDR) to the High-Density Residential (HDR) land use designation; waive the first reading by substitution of the title, and introduce an ordinance of the City of Manteca, State of California, Rezoning (REZ 24-77) parcels APN: 222-100-15, -14, and -09 from the Residential Estate (R-E) zone to the Multiple-Family Dwelling (R-3) zone by amending the Zoning Map set forth in section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code; and adopt a Resolution approving Site Plan And Design Review (SPR 24-79), Lot Line Adjustment (LLA 24-78), and Minor Zone Modification (MZM 25-01) allowing for the Wawona Apartments Project located at 2005, 2019 & 2027 Wawona Street.

Assistant Planner Toben Barnum provided a brief PowerPoint Presentation.

Mayor Singh opened the public hearing at 6:40 p.m.,

KP Chahal provided public comment on the item.

Natalyn Bergman provided public comment on the item.

Jim Zimmerman provided public comment on the item.

Mayor Singh closed the public hearing at 6:52 p.m.

Mayor Singh reopened the public hearing at 7:02 p.m.

KP Chahal provided public comment on the item.

Mayor Singh closed the public hearing at 7:20 p.m.

**ACTION:** Moved, seconded (Lackey/Halford) to table the item to a date certain of September 1, 2026.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

Mayor Singh called for recess at 7:23 p.m.

Mayor Singh reconvened the meeting at 7:40 p.m.

- D.2. 26-299** Adopt a Resolution Approving information presented during a public hearing regarding City vacancies, recruitment and retention efforts.

Director of Human Resources Stephanie Van Steyn presented a brief PowerPoint presentation.

Mayor Singh opened the public hearing at 7:45 p.m., and seeing no one come forward, Mayor Singh closed the public hearing at 7:45 p.m.

**ACTION:** Moved, seconded (Breitenbucher/Lackey) to adopt **Resolution R2026-100** approving information presented during a public hearing regarding City vacancies, recruitment and retention efforts.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**E. DISCUSSION ITEMS:**

- E.1. 26-303** Receive and file the Manteca Fire Department Standards of Coverage Study.

Fire Chief Steven Islas introduced Erick Nickel from Fitch & Associates, who presented a brief PowerPoint presentation.

**Clerk Note:** No Formal Action; Received and Filed.

Mayor Singh called for recess at 8:17 p.m.

Mayor Singh reconvened the meeting at 8:25 p.m.

- E.2. 26-283** Receive a presentation on the Proposed Fiscal Year 2026-27 Budget; review, discuss and take action on items in the Proposed Fiscal Year 2026-27 Budget and instruct the City Manager and Finance Director regarding the final budget.

Finance Director Matt Boring introduced Budget Manager Lana McBroom, who presented a brief PowerPoint presentation.

**Clerk Note:** No Formal Action; Council Consensus was received.

**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 9:27 p.m.

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**CASSANDRA CANDINI-TILTON**  
**CITY CLERK**