

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

January 20, 2026

CALL TO ORDER: 6:11 p.m.

Roll Call:

Present: Breitenbucher, Halford, Morowit, Lackey, Singh

INVOCATION/FLAG SALUTE:

Invocation and Flag Salute was led by Terry Johnson, Courts of Praise.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Assistant City Clerk Marco Martinez announced a public comment supplemental report.

DISCLOSURE OF EX PARTE COMMUNICATIONS: None.

A. PUBLIC COMMENT:

Harjit Singh provided public comment regarding road construction and closures.

B. CONSENT ITEMS:

ACTION: Moved, seconded (Lackey/Breitenbucher) to approve the Consent Calendar as presented, except for item B.3. and item B.4. pulled for discussion.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

City Attorney:

- B.1. 25-628** 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 12.12 "Parks and Recreation Facility Use" of the Manteca Municipal Code to alter park hours.

City Manager:

- B.2. 26-003** Adopted **Resolution R2026-07** accepting the San Joaquin County Independent Contractor Agreement between the City of Manteca and the County of San Joaquin for Behavioral Health Bridge Housing funds in an amount not to exceed \$281,000 for the purchase and installation of tiny

homes at The Way Veteran Village, located at 715 E. North Street, Manteca; authorized budget appropriations in the amount of \$281,000 each to revenue and expenditure lines in the Miscellaneous Grants Fund (Fund 101); and authorized the City Manager to execute grant agreements and all associated documents.

Development Services:

B.3. 25-644 *Pulled by a member of the public.*

Adopt a resolution Declaring Certain City-Owned Property as Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(C) For Purposes of a Land Exchange to Acquire Property Necessary for a City Fire Station.

Sudhakar Satti provided public comment on the item.

Director of Development Services Brad Wungluck provided a brief overview of the agenda item.

ACTION: Moved, seconded (Halford/Morowit) to adopt **Resolution R2026-08** Declaring Certain City-Owned Property as Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(C) For Purposes of a Land Exchange to Acquire Property Necessary for a City Fire Station.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

B.4. 25-546 *Pulled by a member of the public.*

Adopt a resolution authorizing the City Manager to enter into a Letter of Intent (LOI) with PD Danna, LLC, et al. for the exchange of properties to facilitate the construction of a new fire station by the City of Manteca and finding the action exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Sudhakar Satti provided public comment on the item.

Director of Development Services Brad Wungluck provided a brief overview of the agenda item.

ACTION: Moved, seconded (Halford/Breitenbucher) to adopt **Resolution R2026-09** authorizing the City Manager to enter into a Letter of Intent (LOI) with PD Danna, LLC, et al. for the exchange of properties to facilitate the construction of a new fire station by the City of Manteca and finding the action exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

Engineering:

- B.5. 26-005** Adopted **Resolution R2026-10** accepting a Grant Deed from Sanjog Chanana and Deepali Chanana for 2,386 square feet of real property for right-of-way purposes at 333 S. Austin Road (APN 228-020-49). As required of the Yosemite Square development in order to construct frontage improvements along the west side of Austin Road, including curb, gutter, and sidewalk extending to E. Hwy 120.
- B.6. 26-007** Adopted **Resolution R2026-11** accepting Public Improvements for Rotten Robbie Fueling Station and Convenience Store at 1014 S. Airport Way (located on the southeast corner of Airport Way and Wawona Street); approved exoneration of the Performance Bond; approved exoneration of the Labor and Materials Bond six (6) months after the date of acceptance; and approved exoneration of the Warranty Bond twelve (12) months after the date of acceptance.
- B.7. 26-016** Adopted **Resolution R2026-12** accepting Public Improvements for the Tinnin Road Offsite Improvements associated with the Griffin Park Subdivision; approved reduction of the Performance Bond; approved reduction of the Labor and Materials Bond six (6) months after the date of acceptance; and approved exoneration of the Warranty Bond twelve (12) months after the date of acceptance.
- B.8. 26-017** Adopted **Resolution R2026-13** approving the Improvement Agreement for Woodsprings Suites Hotel (for installation of a traffic signal at the northwesterly corner of Atherton Drive and Sparrowhawk Street), and authorized the City Manager to sign and take all necessary steps to effectuate the Agreement.
- B.9. 26-018** Adopted **Resolution R2026-14** approving Amendment No. 1 to the Improvement Agreement for "The Crossing - Manteca", modifying SCHEDULE B, Table 1 as follows: Transportation System P.F.I.P. Reimbursement, increasing the amount listed as Total Transportation Facilities P.F.I.P. Reimbursement from \$1,810,127.12 to \$2,098,842.52; and authorizing the City Manager to sign and take all necessary steps to effectuate the amendment.

Finance:

- B.10. 26-027** Received and filed Fiscal Year 2025-26 Local Agency Special Tax and Bond Accountability Act disclosure report also known as SB 165 for the City's Community Facilities Districts.

- B.11. 26-043** Adopted **Resolution R2026-15** Approving the City of Manteca Grants Management Policy and Procedure and the City of Manteca Accounts Receivable and Collections Policy

Legislative Services/City Clerk:

- B.12. 26-032** Approved the City Council Special and Regular Meeting Minutes of January 6, 2026.

C. PUBLIC HEARINGS:

- C.1. 25-643** Conduct a public hearing and adopt a resolution authorizing the establishment of a proposed day-passes fare for Manteca Transit Fixed Route Service.

Transit Manager Juan Portillo provided a brief overview of the agenda item.

Mayor Singh opened the public hearing at 6:36 p.m. and seeing no one come forward, Mayor Singh closed the public hearing at 6:36 p.m.

ACTION: Moved, seconded (Lackey/Breitenbucher) to adopt **Resolution R2026-16** authorizing the establishment of a proposed day-passes fare for Manteca Transit Fixed Route Service.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

D. INTERVIEWS AND APPOINTMENTS:

- D.1. 25-618** It is recommended that the City Council interview and appoint one applicant, to the Public Safety Sales Tax Oversight Committee to fill the District 1 regular member seat, to be appointed by the District 1 Councilmember with a term ending December 31, 2028.

Assistant City Clerk Marco Martinez provided a brief overview of the agenda item.

City Council considered and interviewed the following applicant:

- Kimberly Salazar.

ACTION: Moved, seconded (Morowit/Halford) to appoint Kimberly Salazar to the Public Safety Sales Tax Oversight Committee with a term ending December 31, 2028.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- D.2. 26-038** It is recommended that the City Council interview and appoint one applicant, to the Planning Commission to fill the alternate member seat, to be appointed by the Mayor with a term ending December 31, 2026.

Assistant City Clerk Marco Martinez provided a brief overview of the agenda item.

City Council considered and interviewed the following applicants:

- Jacob Naven
- Jesus Sillas
- Pia Sok

ACTION: Moved, seconded (Singh/Halford) to appoint Pia Sok to the Planning Commission to fill the alternate member seat, with a term ending December 31, 2026.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- D.3. 26-039** It is recommended that the City Council interview and appoint one applicant to the Youth Advisory Commission to fill one alternate member position with a term beginning immediately and ending August 31, 2027, and create an eligibility list.

Assistant City Clerk Marco Martinez provided a brief overview of the agenda item.

City Council considered and interviewed the following applicants:

- Aagam Nanda
- Abhimanyu Nair

ACTION: Moved, seconded (Breitenbucher/Halford) to appoint Abhimanyu Nair to the Youth Advisory Commission to fill one alternate member position with a term beginning immediately and ending August 31, 2027, and create an eligibility list with Aagam Nanda placed on the list.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

E. DISCUSSION ITEMS:

- E.1. 26-646** Receive and accept the FY2024-25 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Director of Finance Matt Boring provided a brief overview of the agenda item and introduced Amy Meyers from Maze & Associates who provided a report.

ACTION: Moved, seconded (Breitenbucher/Lackey) to accept the FY2024-25 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- E.2. 25-646** Receive a presentation and adopt a resolution approving a budget appropriation of \$762,169 for the initial onboarding expenses and salary costs associated with hiring nine (9) SAFER-funded firefighters, and the necessary promotions needed to staff an engine company, and amend the approved position control list to add three Firefighter, three Firefighter Engineer, and three Fire Captain positions.

Fire Chief Steven Islas provided a brief PowerPoint presentation.

ACTION: Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2026-17** approving a budget appropriation of \$762,169 for the initial onboarding expenses and salary costs associated with hiring nine (9) SAFER-funded firefighters, and the necessary promotions needed to staff an engine company, and amend the approved position control list to add three Firefighter, three Firefighter Engineer, and three Fire Captain positions.

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>

DRAFT

ATTACHMENT 2

H. **ADJOURNMENT:** Mayor Singh adjourned the meeting at 8:26 p.m.

MARCO MARTINEZ
ASSISTANT CITY CLERK