

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

June 17, 2025

CALL TO ORDER: 6:04 p.m.

Roll Call:

Present: Breitenbucher, Morowit, Halford, Singh

Absent: Lackey

Clerk Note: Councilmember Breitenbucher participated via zoom; all votes will be roll call votes.

INVOCATION/FLAG SALUTE:

Invocation and Flag Salute was led by Police Chaplain David Morris.

AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Candini-Tilton announced that staff requested Item C.3. be removed from the agenda and continued to a future meeting.

ACTION: Moved, seconded (Halford/Morowit) to remove item C.3. from the agenda.

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

Mayor Singh: AYE

ABSENT: Councilmember Lackey

DISCLOSURE OF EX PARTE COMMUNICATIONS: None.

A. PRESENTATIONS:

- A.1. 25-236** Proclamation Honoring the month of July as Parks and Recreation Month.

The City Council presented the proclamation to City of Manteca Recreation and Community Services staff.

- A.2. 25-332** Proclamation proclaiming August 3-9, 2025 as National Health Center Week.

The City Council presented the proclamation to members of Golden Valley Heath Centers.

Cooper Condit from Congressman Josh Harder's office also presented a certificate of recognition for National Health Center Week to Golden Valley Health Centers.

A.3 25-334 Proclamation honoring June 19, 2025, as Juneteenth Day.

The City Council presented the proclamation to members of the City of Manteca Senior Center.

B. PUBLIC COMMENT:

Elizabeth Perez provided public comment regarding the golf course net issues.

Marina Head provided public comment regarding the flag policy.

C. CONSENT ITEMS:

ACTION: Moved, seconded (Morowit/Halford) to approve the Consent Calendar except for items C.14. and C.22. pulled for discussion.

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

Mayor Singh: AYE

ABSENT: Councilmember Lackey

City Manager:

C.1. 25-311 Approved a Professional Services Agreement with Shield Protection Group, Inc. in an amount not-to-exceed \$635,992.32 for security guard services to Shield Protection Group, Inc. and authorized the City Manager to sign the agreement and any associated documents.

C.2. 25-312 Approved an agreement extension with His Way Refuge Center to provide operational services for a one (1) year period July 1, 2025 through June 30, 2026, with a total amount not-to-exceed \$841,566.57 and authorized the City Manager to sign the agreement and any associated documents.

- C.3. 25-313** *Item was removed from the agenda*
Adopt a resolution accepting Encampment Delegated Maintenance Agreement (EDMA) with the California Department of Transportation (Caltrans) in the amount of \$400,000 for a three-year term, approximately \$133,333 per year; and authorize the City Manager to execute agreement and all associated documents.
- C.4. 25-326** Adopted **Resolution R2025-106** revising the funding allocation of 2025-26 Community Development Block Grant (CDBG) fund and revising the funding allocation of the 2025-26 HOME funds.

Engineering:

- C.5. 24-502** Adopted **Resolution R2025-107** approving Plans and Specifications for the Safe Routes to School Project CIP 23006, approved the California Environmental Quality Act Notice of Exemption determination for the Project (exempt from CEQA pursuant to 14 Cal. Code Regs. § 15301(c), authorized 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.
- C.6. 25-130** Approved Traffic Calming Measures along Wawona Street (from Airport Way to Junction Drive) and along Elm Avenue (from W. Alameda Street to Blossom Drive); and directed staff to take all appropriate actions necessary to implement improvements in accordance with the Manteca Traffic Calming Program.
- C.7. 25-159** Adopted **Resolution R2025-108** approving Plans and Specifications for the Yosemite Avenue (Walnut Avenue to Main Street) Bike and Pedestrian Improvement Project CIP 20006, approved 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 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.8. 25-245** Adopted **Resolution R2025-109** amending the Fiscal Year 2024-25 Capital Improvement Program to include the Shasta Park Area Pavement Improvement Project and assigned a Capital Improvement Project Number; approved the Plans and Specifications for the Shasta Park Area Pavement Improvement Project (bounded by N. Main Street, E. Louise Avenue, Hwy 99, and E. Edison Street); approved the California Environmental Quality Act Notice of Exemption determination (exempt from CEQA pursuant to 14 Cal. Code Regs. § 15301(c); authorized 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.

- C.9. 25-254** Adopted **Resolution R2025-110** approving Amendment No. 1 to the Agreement (C2024-149) with Dewberry Engineers, Inc. extending the term to December 31, 2025.
- C.10. 25-273** Adopted **Resolution R2025-111** approving Professional Services Agreements with R.E.Y. Engineers, Inc. and DF Engineering, Inc. for On-Call Civil Improvement Plan Check Services; and authorized the City Manager, or their designee, to execute the Agreements on behalf of the City.
- C.11. 25-285** Adopted **Resolution R2025-112** amending the Fiscal Year 2024-25 Capital Improvement Program to include the Wawona Street (Union Road to Main Street) Bike & Pedestrian Improvement Project and assign a Capital Improvement Project Number; approved the Plans and Specifications for the Wawona Street Bike & Pedestrian Improvement Project; approving the California Environmental Quality Act (CEQA) Notice of Exemption determination (exempt from CEQA pursuant to 14 Cal. Code Regs. § 15301(c), and the Project Claim for the Measure K Renewal Bicycle, Pedestrian, and Safe Route to School Non-Competitive Program Cycle 2; authorized 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.
- C.12. 25-288** Adopted **Resolution R2025-113** approving Amendment No. 1 to the Agreement (C2022-98) with Fruit Growers Laboratory, Inc. for domestic water testing, increasing the not-to-exceed total from \$75,000 to \$125,000 and extended the term to June 30, 2027; 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.
- C.13. 25-289** Adopted **Resolution R2025-114** accepting a Grant Deed from Michael D. Randall and Nancy S. Randall, Trustees of The Michael & Nancy Randall Revocable Living Trust for 4,345 square feet of real property for right-of-way purposes over a portion of 2179 W. Woodward Avenue (APN: 241-320-23).
- C.14. 25-301** *Pulled by Councilmember Breitenbucher*
Adopt a resolution accepting a Grant Deed from Brocchini Family Partnership for 3,484 square feet of real property for right-of-way purposes and 2,667 square feet for a Public Utility Easement over a portion of 1532 S. Main Street (APN 224-040-03).

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

ATTACHMENT 2

R2025-115 accepting a Grant Deed from Brocchini Family Partnership for 3,484 square feet of real property for right-of-way purposes and 2,667 square feet for a Public Utility Easement over a portion of 1532 S. Main Street (APN 224-040-03).

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

Mayor Singh: AYE

ABSENT: Councilmember Lackey

- C.15. 25-302** Adopted **Resolution R2025-116** accepting a Grant Deed from Brocchini Family Partnership for 29,168 square feet of real property for right-of-way purposes and 6,599 square feet for a Public Utility Easement over a portion of 1574 and 1636 S. Main Street (APN 224-040-04 and APN 224-040-09, respectively).
- C.16. 25-303** Adopted **Resolution R2025-117** accepting a Grant Deed from Galatia Aretakis et al, for 13,282 square feet of real property for right-of-way purposes and 16,555 square feet for a Public Utility Easement over a portion of 1437 and 1533 S. Main Street (APN 224-021-17 and 224-021-16).
- C.17. 25-304** Adopted **Resolution R2025-118** approving Amendment No. 1 to the Improvement Agreement for Denali Unit No. 3, Tract 4122, added SCHEDULE B to identify the Public Facilities Implementation Plan credits and reimbursements that are due to TH Denali, LLC; and authorized the City Manager to sign and take all necessary steps to effectuate Amendment No. 1.
- C.18. 25-305** Adopted **Resolution R2025-119** approving the Improvement Agreement and Final Map for Griffin Park Unit No. 6, Tract 4143; authorized the City Manager to sign and take all necessary steps to effectuate the Agreement and authorizing the Mayor to sign the Final Map.
- C.19. 25-317** Adopted **Resolution R2025-120** approving the Improvement Agreement and Final Map for Yosemite Square Unit No. 1, Tract 3758; authorized the City Manager to sign and take all necessary steps to effectuate the Agreement and authorizing the Mayor to sign the Final Map.

Finance:

- C.20. 25-267** Adopted **Resolution R2025-121** approving the Fiscal Year 2025-26 Gann Appropriations Limit.

ATTACHMENT 2

- C.21. 25-308** Received and filed the quarterly investment report for the period ending March 31, 2025

Human Resources:

- C.22. 25-280** *Item pulled by a member of the public*
Adopt a resolution approving: 1) New job classifications; 2) Salary Schedule Updates for the Unrepresented Management/Confidential Employees' Unit (CEU), General Services Unit and Part-Time Employees; 3) Position updates in the Engineering Department; and 4) Updated Unrepresented Management/CEU Compensation Plan Document.

Jacelyn Renwick provided public comment on the item.

ACTION: Moved, seconded (Halford/Morowit) to adopt **Resolution R2025-122** approving: 1) New job classifications; 2) Salary Schedule Updates for the Unrepresented Management/Confidential Employees' Unit (CEU), General Services Unit and Part-Time Employees; 3) Position updates in the Engineering Department; and 4) Updated Unrepresented Management/CEU Compensation Plan Document.

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

Mayor Singh: AYE

ABSENT: Councilmember Lackey

Legislative Services/City Clerk:

- C.23. 25-322** Approved the June 3, 2025, Special and Regular Meeting Minutes and the Special Meeting Minutes of the June 12, 2025, Special Meeting Minutes.
- C.24. 25-327** Approved an agreement with Granicus, LLC for a five (5) year term for an amount not-to-exceed \$207,095.43 over the five-year term and authorized the City Manager to sign.
- C.25. 25-232** Waived the second reading by substitution of the title and adopted **Ordinance O2025-11** of the City of Manteca, State of California, amending Chapter 13.06 "Cross-Connection Control Program".
- C.26. 25-323** Waived the second reading by substitution of the title and adopted **Ordinance O2025-12** of the City Council of the City of Manteca, State of

ATTACHMENT 2

California, amending Chapter 2.28 "Recreation and Parks Commission" of the Manteca Municipal Code; to remedy the order of review by the Commission of the park conceptual master plans and proposed park development.

C.27. 25-329 Waived the second reading by substitution of the title and adopted **Ordinance O2025-13** of the City of Manteca, State of California, amending Table 17.22.020-1 relating to allowed uses and required entitlements for Manteca's Base Zoning Districts of Section 17.22.020 within Title 17 of the Manteca Municipal Code.

C.28 25-335 Adopted **Resolution R2025-98** 1) approving a Professional Services Agreement with Griffin Structures for an amount of \$227,800; 2) Amended the FY2024-25 Capital Improvement Program to include Fire Station #6; 3) Approved a budget appropriation of \$227,800 from the Fire Facilities Fees Fund and authorized the City Manager or designee to execute the agreement.

Police Department:

C.29. 25-316 Adopted **Resolution R2025-123** authorizing 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 same; and certified and approved properties and delinquent amounts to be assessed on the San Joaquin County property tax roll of the property owner.

C.30 25-333 Approved a contract with Griffin Structures in the amount of \$197,380 for Project and Construction Management Services for the City of Manteca Police Department Headquarters and authorized the City Manager to sign the contract and any associated documents.

Public Works:

C.31. 25-190 Adopted **Resolution R2025-124** awarding a Three-Year Janitorial Services agreement to LP Queen Cleaning, LLC in an amount not-to-exceed of \$158,880 for janitorial services at the WQCF; authorized the City Manager or their designee to execute the agreement and any subsequent amendments, including related budget adjustments and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

C.32. 25-309 Adopted **Resolution R2025-125** authorizing Contract Amendment No. 1 for General Services Agreement C2024-166 with PeopleReady, Inc.

extended the contract term to June 30, 2026, and increased the compensation by \$130,000 for a total not-to-exceed amount of \$230,000; and authorized the City Manager or their designee to execute all related documents.

- C.33. 25-314** Adopted **Resolution R2025-126** determining Suarez & Munoz Construction, Inc. to be the lowest responsive and responsible bidder for the Woodward Park Splash Pad - Phase II Restroom Relocation Project (CIP 24086), awarded the construction contract to Suarez & Munoz Construction, Inc. in the amount of \$697,000 and approved a project construction contingency not-to exceed \$69,700 (10%), for a total construction budget of \$766,700, amended the Fiscal Year 2025 Capital Improvement Program Project budget (CIP 24086) by authorized a budget appropriation of \$950,000 from Park Acquisition and Improvement Fees Fund 500; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution
- C.34. 25-318** Approved Amendment No. 3 to an Agreement for Solid Waste Transfer Station Services (A-15-317) with San Joaquin County extending the contract term to December 31, 2026 with an additional extension of 9 months through September 30, 2027; and authorized the City Manager or designee to sign the amendment.

D. PUBLIC HEARINGS:

- D.1. 25-262** Conduct a Public Hearing and adopt a resolution authorizing the BOLD Program and clarifying the options for Land-Secured Financing in the City.

Assistant City Attorney Daniella Green provided a brief overview of the agenda report and introduced Ralph Homes with Piper Sandler who provided a brief PowerPoint Presentation.

Mayor Singh opened the public hearing at 6:53 p.m. and seeing no one come forward, he closed the public hearing at 6:54 p.m.

ACTION: Moved, seconded (Morowit/Halford) to adopt **Resolution R2025-127** authorizing the BOLD Program and clarifying the options for Land-Secured Financing in the City.

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

ATTACHMENT 2

Mayor Singh: AYE
ABSENT: Councilmember Lackey

- D.2 25-266** After receiving public testimony, adopt a resolution ordering the levy and collection of annual assessments for the City's Landscape Maintenance Districts and Benefit Assessment Districts for Fiscal Year 2025-26 as listed.

Budget Manager Lana McBroom provided a brief overview of the agenda report.

Mayor Singh opened the public hearing at 6:58 p.m. and seeing no one come forward he closed the public hearing at 6:58 p.m.

ACTION: Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2025-128** ordering the levy and collection of annual assessments for the City's Landscape Maintenance Districts and Benefit Assessment Districts for Fiscal Year 2025-26 as listed.

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

Mayor Singh: AYE

ABSENT: Councilmember Lackey

- D.3 25-306** Conduct a Public Hearing for the S. Main Street Widening and Improvements Area of Benefit formation and adopt a resolution approving the Engineer's Report for the S. Main Street Widening and Improvements Area of Benefit, forming the S. Main Street Widening and Improvements Area of Benefit District; approving the Improvement Agreement for the Marketplace @ Main (Offsite) Improvements; approving the use of Development Agreement fees in the amount of \$1,017,691.00 and a contingency not-to-exceed \$101,769.10 (10%), for a total amount of \$1,119,460.10 to fund the unfunded portion of the Marketplace @ Main (Offsite) Improvements; authorizing the City Manager or designee to execute all associated documents and take all appropriate actions necessary to carry out the purpose and intent of this resolution.

Associate Engineer Lauren Silva provided a brief overview of the agenda report.

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

ATTACHMENT 2

Applicant Mark Patterson, President of California Gold provided public comment on the item.

Mayor Singh closed the public hearing at 7:04 p.m.

ACTION: Moved, seconded (Morowit/Halford) to adopt **Resolution R2025-129** approving the Engineer's Report for the S. Main Street Widening and Improvements Area of Benefit, forming the S. Main Street Widening and Improvements Area of Benefit District; approving the Improvement Agreement for the Marketplace @ Main (Offsite) Improvements; approving the use of Development Agreement fees in the amount of \$1,017,691.00 and a contingency not-to-exceed \$101,769.10 (10%), for a total amount of \$1,119,460.10 to fund the unfunded portion of the Marketplace @ Main (Offsite) Improvements; authorizing the City Manager or designee to execute all associated documents and take all appropriate actions necessary to carry out the purpose and intent of this resolution.

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

Mayor Singh: AYE

ABSENT: Councilmember Lackey

E. DISCUSSION ITEMS:

- E.1 25-268** Receive a presentation and adopt a resolution approving the City of Manteca's Annual Budget for Fiscal Year 2025-26.

Interim Director of Finance Matthew Boring provided a brief overview of the agenda report and introduced Budget Manager Lana McBroom who provided a brief PowerPoint presentation.

ACTION: Moved, seconded (Morowit/Halford) to adopt **Resolution R2025-130** approving the City of Manteca's Annual Budget for Fiscal Year 2025-26.

Motion carried:

ROLL CALL VOTE:

Councilmember Breitenbucher: AYE

Councilmember Morowit: AYE

Vice Mayor Halford: AYE

Mayor Singh: AYE

ABSENT: Councilmember Lackey

F. CITY MANAGER COMMENTS:

Assistant City Manager Jose Jasso 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 7:28 p.m.

CASSANDRA CANDINI-TILTON
CITY CLERK