



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

**Tuesday, March 17, 2026  
6:00 PM**

**Council Chambers**

*1001 W. Center Street  
Manteca, CA 95337  
[www.manteca.gov](http://www.manteca.gov)*

**CITY COUNCIL**

*Mayor, Gary Singh  
Vice Mayor, Regina Lackey - District 2  
Councilmember, David Breitenbucher - District 3  
Councilmember, Charlie Halford - District 1  
Councilmember, Mike Morowit - District 4*

See last pages of agenda for information regarding meeting procedures.



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Members of the public that wish to submit public comments may do so by several different methods. Public Comment may be submitted in person and the following ways.

- Zoom Webinar:
  - To call or log into Zoom Webinar, please use the following:  
Link: <https://us02web.zoom.us/j/82677268640>  
Meeting ID: 826 7726 8640  
Phone number: (669) 900 6833
  - If you have questions on the Zoom Webinar process, please email:  
[mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov) or call (209) 456-8017.
- eComment - <https://www.manteca.gov/departments/legislative-services-city-clerk/city-council-video> to submit eComment(s).
  - New users must follow the instructions to create an account.
  - Only one comment per agenda item.
  - eComment may be submitted at any time up to the item being heard during the Council Meeting.
  - 500 character limit
- Email, Mail or Hand delivered to:  
[mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov)  
Office of the City Clerk, 1001 W. Center St., Ste. G,  
Manteca, CA 95337
  - Communications will presented as a supplemental report and be made part of the official record.

*\*Note: For written public comments indicate in the subject line the agenda item number or if the item is related to general public comment.*

*Pursuant to Government Code section 84308, members of the City Council are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the Councilmember received more than \$500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the City's decision on the agenda item within the preceding twelve (12) months. Members of the City Council who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$500 to a member of the City Council within the preceding twelve (12) months are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Councilmember and may be made either in writing to the City Clerk prior to the subject hearing or by verbal disclosure at the time of the hearing.*

**CALL TO ORDER: Mayor Singh**

**ROLL CALL: City Clerk**

**INVOCATION/FLAG SALUTE: Pastor Jim Benedict, Calvary Church**

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk**

**DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council****A. PRESENTATIONS:**

- A.1.** [26-125](#) Proclamation proclaiming March 23 - March 27, 2026, as Government Finance Professionals Week.

**Attachments:** [Attachment 1 - Proclamation](#)

- A.2.** [26-133](#) Proclamation proclaiming March 2026 as Women's History Month.

**Attachments:** [Attachment 1 - Proclamation](#)

**B. PUBLIC COMMENT:****C. CONSENT ITEMS:**

*City Attorney:*

- C.1.** [26-135](#) 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 Chapter 2.36 "Conflict of Interest Code" to implement a City Conflict of Interest code for design-build City projects.

**Attachments:** [Attachment 1 - Ordinance](#)  
[Attachment 2 - Ordinance - Redlined](#)

*City Manager:*

- C.2.** [26-146](#) Approve a Lease Agreement for City Owned Property located at 113 W. Yosemite Avenue, with Ray of Hope Children's Services for a term ending January 15, 2027; and authorize the City Manager to execute the agreement and any associated documents necessary to implement the agreement.

**Attachments:** [Attachment 1 - Lease Agreement](#)

*Development Services:*

- C.3.** [26-126](#) Adopt a resolution approving a three-year extension for the Dutra Tentative Subdivision Map, SDJ-21-57, for which an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) were adopted on October 18, 2022 (SCH 2022070148).

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Exhibit 'A' - Conditions of Approval](#)  
[Attachment 3 - Tentative Map Plan Set dated February 16, 2022](#)

*Engineering:*

- C.4.** [25-559](#) Adopt a resolution approving the Plans and Specifications for the Storm Drain Zone 36/39 Improvements Project Phase 1 Outfall Construction located at the west end of the City limits between Woodward Avenue near Aplicella Court and approximately 3,000 feet west of Woodward Avenue; authorizing a Call for Bids; and authorizing the City Manager or Designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Invitation To Bid](#)  
[Attachment 4 - SCH Number 2021090183](#)

- C.5.** [26-029](#) Adopt a resolution accepting all improvements for the Main Street (Northgate Drive to Alameda Street) Bike and Pedestrian Improvement Project CIP No. 20005 as complete, authorizing the City Clerk to file the Notice of Completion, and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Notice of Completion](#)  
[Attachment 4 - Final Payment Certification](#)

- C.6.** [26-045](#) Adopt a resolution approving a cooperative agreement between the City of Manteca and the San Joaquin Council of Governments for the SR99/120 Phase 1A Improvements Project; Approving a Budget Appropriation of \$3,229,000 in the City's Regional Transportation Impact Fee Fund (Fund 430); and authorizing the City Manager or Designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:** [Attachment 1 - Resolution](#)  
[Attachment 2 - Cooperative Agreement](#)

- C.7.** [26-050](#) Adopt a resolution amending the Fiscal Year 2025-2026 Capital Improvement Program to include the 2026 Pavement Maintenance Project Area A (District 2: bounded by Louise Avenue, Austin Road, Yosemite Avenue, and SR 99) and assigning a new Capital Improvement Project Number; approving the California Environmental Quality Act Notice of Exemption determination; approving the Plans and Specifications for the project; authorizing a Call for Bids; and authorizing 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)).

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Invitation to Bid](#)  
[Attachment 4 - Notice of Exemption](#)

- C.8. [26-087](#)**      Adopt a resolution amending the Fiscal Year 2025-2026 Capital Improvement Program to include the Electric Vehicle Charging Station Project at Manteca City Hall and assigning a new CIP Number; Approving a Budget Appropriation of \$19,434 in the General Fund (Fund 100) and a Budget Appropriation of \$150,000 each in revenue and expenditures in the Subsidized Street Project Fund (Fund 480) (Grant No. CML-5242(041)); Approving an Agreement for Services with Kimley-Horn & Associates, Incorporated for the development of Plans, Specifications, and Estimate for a total not-to-exceed amount of \$144,521.34; and authorizing the City Manager or designee to complete and execute all associated documents and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Agreement for Services](#)  
[Attachment 4 - CMAQ Grant CML-5242\(041\) E76-PE](#)

- C.9. [26-121](#)**      Adopt a resolution accepting all improvements for the Wawona Street Bike & Pedestrian Improvement Project CIP 25019 (Wawona Street: Union Road to Main Street and Locust Avenue: Wawona Street to Mission Ridge Drive) as complete; authorizing the City Clerk to file the Notice of Completion; and authorizing the City Manager or designee to complete and execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Notice of Completion](#)  
[Attachment 4 - Final Payment Certification](#)

*Finance:*

- C.10. [26-124](#)**      Adopt a resolution initiating proceedings for the annual levy and collection of assessments and ordering the preparation of an annual report for the special maintenance districts for Fiscal Year 2026-27.

**Attachments:**      [Attachment 1 - Resolution](#)

*Legislative Services/City Clerk:*

- C.11. [26-132](#)**      Approve the City Council Special and Regular Meeting Minutes for March

3, 2026.

**Attachments:**      [Attachment 1 – March 3, 2026 – Special Meeting Minutes](#)  
[Attachment 2 – March 3, 2026 – Regular Meeting Minutes](#)

*Police Department:*

- C.12. [26-119](#)**      Adopt a resolution awarding a General Services Agreement to Griffin Structures for construction project management services for the New Manteca Police Department Headquarters Project in an amount not-to-exceed \$3,450,000; approve a budget appropriation of \$3,450,000 in the Government Facilities Fee Fund (Fund 540) to the Police Headquarters Project (CIP 24071); and authorize the City Manager or designee, to execute the agreement and any associated documents necessary to implement the project.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - General Services Agreement](#)

**D. PUBLIC HEARINGS:**

- D.1. [26-085](#)**      Adopt a resolution allocating 2026-27 Community Development Block Grant (CDBG) funds in the approximate amount of \$420,013 and 2026-27 Home Investment Partnership Act (HOME) funds in the approximate amount of \$111,278; approving the CDBG Project Requests allocation recommendations provided in Attachment 2; approving the allocation of HOME funds to The Way Veteran Village project; approving the allocation of the County-approved CDBG and HOME award funds to subrecipients in accordance with the award allocation recommendations; and authorize City Manager or designee to proportional adjustments to funding amounts based on the final HUD allocations and sign the CDBG and HOME subrecipient agreements and necessary documents.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - 2026-27 CDBG Project Requests](#)  
[Attachment 3 - Subrecipient Agreement](#)

**E. DISCUSSION ITEMS:**

- E.1. [26-100](#)**      Adopt a resolution of the City Council of the City of Manteca approving, authorizing and directing issuance of bonds to refinance outstanding obligations of the City's Water System for savings.

**Attachments:**      [Attachment 1 - Resolution](#)  
[Attachment 2 - Form of Indenture of Trust](#)  
[Attachment 3 - Form of Bond Purchase Agreement](#)  
[Attachment 4 - Form of Preliminary Official Statement \(with Form of Continuing](#)

- E.2. [26-118](#)** Waive the second reading of substitution of the title and adopt an ordinance of the City Council of the City of Manteca, state of California, adding chapter 2.48.045 to the Manteca Municipal Code to amend the contract between the California Public Employee Retirement System and the City of Manteca per Government Code Section 20516.

**Attachments:** [Attachment 1 - Resolution R2026-32](#)  
[Attachment 2 - Certification of Governing Body's Action \(CON-12\)](#)  
[Attachment 3 - Certification of Compliance with Government Code Section 7507](#)  
[Attachment 4 - Certification of Employee Election \(CON-15\)](#)  
[Attachment 5 - Certification of Compliance with Government Code Section 2051](#)  
[Attachment 6 - Ordinance](#)  
[Attachment 7 - Amendment to CalPERS Contract \(Exhibit to Ordinance\)](#)

**F. CITY MANAGER COMMENTS:**

**G. COUNCIL COMMENTS:**

**H. ADJOURNMENT:**

*The next regularly scheduled City Council meeting is Tuesday, April 7, 2026, at 6:00 p.m.*

*I hereby certify that the agenda for the above stated meeting was posted at a location accessible to members of the public at City Hall, 1001 W. Center Street, Manteca, CA on Thursday, March 12, 2026, by time 6:30 p.m.*

*/s/ Cassandra Candini-Tilton*

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CASSANDRA CANDINI-TILTON  
DIRECTOR OF LEGISLATIVE SERVICES / CITY CLERK

**MEETING DATES:**

The City Council meets regularly on the first and third Tuesday of each month; additional meetings may be scheduled as needed.

**INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:**

Information and documents related to items on this agenda are available on the City's website at [www.manteca.gov](http://www.manteca.gov); you may also contact the City Clerk for information by email at [mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov); by calling (209) 456.8017; or in person at 1001 W. Center St., Ste. G, Manteca. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports" and are available for public inspection.

**CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:**

The City of Manteca complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), contact the City Clerk at (209) 456.8017 or email at [mayorcouncilclerk@manteca.gov](mailto:mayorcouncilclerk@manteca.gov). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, for text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. In making any request to the City for assistance, please provide advance notice of at least three (3) business days prior to the meeting.

**CONDUCT OF CITY COUNCIL MEETINGS:**

Meetings are conducted in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Decorum Policy. Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Mayor and City Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three (3) minutes per person, with the exception of certain hearings and appeals. Consistent with SB 1100 the Mayor and City Councilmembers shall warn an individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal. There will be order for the removal of the individual if they do not "promptly" cease their disruptive behavior.

**PUBLIC COMMENT (INCLUDING CONSENT ITEMS AND DISCUSSION ITEMS):**

The public may directly address the City Council on any subject within the Council's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, the Mayor shall then inform the speaker that they have fifteen (15) seconds to wrap up their comment. If the Mayor does not do so, any other member of the City Council and/or City staff present may also make this reminder. If the matter is not on the agenda, or if the matter is a consent item or discussion item, submit a speaker card or request to speak during the Public Comment portion of the meeting. Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Council, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act. A public comment speaker may only speak once per item. A majority of the City Council (by motion) may elect to increase the time limit by an additional one (1) minute on an item/segment, or decrease the time limit by one (1) minute on an item/segment; provided, however, such a decision must be made by a motion of the City Council prior to the beginning of the segment – i.e., once public comment has begun on an item/segment, the City Council shall not adjust the time limit. All public comment speakers, regardless of whether or not a minute is added to or taken away from the public comment period, shall be afforded the same amount of time to speak. On closed session items, all public comment speakers shall have only three (3) minutes to speak on all items, regardless of the number of items on the closed session agenda.

**CONSENT ITEMS:**

These items are considered routine and may be approved by a single vote. Only the Mayor or a majority of the City Council may authorize public input after the consent calendar is introduced.

**DISCUSSION ITEMS:**

Only the Mayor or a majority of the City Council may authorize public input after a discussion item is introduced.

**PUBLIC HEARINGS/APPEALS:**

During any public hearing or appeal, any person may directly address the City Council. Applicants (or appellants) are allowed five (5) minutes to present testimony at the beginning of the public hearing, and if needed, five (5) minutes to present rebuttal at the end of the public hearing. Upon the request of the applicant/appellant, and approval by motion of the majority of the City Council, the applicant/appellant may receive an additional five (5) minutes of rebuttal time. The City Council may direct questions on such matters to both City staff and the applicant/appellant at any juncture, and without impacting the time limits of the applicant/appellant. All other speakers will be limited to three (3) minutes.

**INFORMATIONAL ITEMS:**

The Informational Items section of the agenda is a place for City Council and the public to receive general information that does not require action.

**CLOSED SESSION:**

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

**CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:**

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi-adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.