



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

**Tuesday, June 2, 2026
6:00 PM**

Council Chambers

*1001 W. Center Street
Manteca, CA 95337
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.



**REGULAR MEETING AGENDA
MANTECA CITY COUNCIL
JUNE 2, 2026
6:00 PM
1001 W. Center Street
Manteca, CA 95337
www.manteca.gov**

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 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
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: Cecily Ballungay, Hope Ministries

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk

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

- A.1. [26-315](#)** Proclamation proclaiming June 2026 as LGBTQ+ Pride Month.

Attachments: [Attachment 1 - Proclamation](#)

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

City Attorney:

- C.1 [26-305](#)** 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 2.08 "CITY MANAGER" section 2.08.070 "Powers and duties" to grant City Manager the sole authority to appoint an Assistant City Manager.

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

City Manager:

- C.2. [26-272](#)** Approve 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 authorize the City Manager to sign the agreement and any associated documents.

Attachments: [Attachment 1 - Professional Services Agreement](#)

- C.3. [26-274](#)** Approve 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 authorize the City Manager to sign the agreement and any associated documents.

Attachments: [Attachment 1 - Professional Services Agreement](#)

- C.4. [26-276](#)** Adopt a resolution ratifying 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; approving revenue and expenditure appropriations of \$300,436 in the HUD Grants Fund (Fund 141); and authorize the City Manager to execute all associated and necessary documents related to the administration of the grant.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Homeless Housing, Assistance Prevention \(HHAP\) Program - R](#)
[Attachment 3 - Homeless Housing, Assistance Prevention \(HHAP\) Program - R](#)

- C.5. [26-290](#)** Adopt a resolution accepting Permanent Local Housing Allocation (PLHA) Program Funding for the Unsheltered Emergency Center/Navigation Center Operations in the amount of \$205,324; approve a budget appropriation of \$205,324; and authorize the City Manager to execute all associated and necessary documents related to the administration of the grant.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Permanent Local Housing Allocation \(PLHA\) - Subrecipient Agree](#)

Engineering:

- C.6. [26-240](#)** Adopt a resolution approving Plans and Specifications for the Yosemite Avenue Pavement Improvement Project STPL-5242(042) (District 3: Walnut Ave to West City Limit); amending the Fiscal Year 2025-2026 Capital Improvement Program (CIP) to include the Yosemite Avenue Pavement Improvement Project STPL-5242(042) (Project) and assign a CIP Number; approving the California Environmental Quality Act Notice of Exemption determination for the Project; authorizing a Call for Bids; and authorizing 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).).

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

- C.7. [26-278](#)** Adopt a resolution approving 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; authorizing the City Manager or designee to sign and take all necessary steps to effectuate the Agreement and authorizing the Mayor to sign the Final Map.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Improvement Agreement](#)
[Attachment 4 - Final Map](#)

Finance:

- C.8. [26-239](#)** Adopt a resolution approving the annual reports for the city's special maintenance assessment districts for Fiscal Year 2026-27; adopt a resolution declaring its intention to levy and collect assessments within the city's special maintenance assessment districts for Fiscal Year 2026-27; and setting a public hearing for June 16 on the levy of the proposed assessments for the City's Benefit Assessment Districts and Landscape Maintenance Districts.

Attachments: [Attachment 1 - Resolution Approving Annual Reports](#)
[Attachment 2 - Exhibit A to Resolution Approving Annual Reports - LMD Report](#)
[Attachment 3 - Exhibit B to Resolution Approving Annual Reports - BAD Report](#)
[Attachment 4 - Resolution of Intention to Levy and Collect Assessments](#)

Legislative Services/City Clerk:

- C.9. [26-279](#)** Approve the City Council Special Meeting Minutes of May 12, 2026.

Attachments: [Attachment 1 – May 12, 2026 – Special Meeting Minutes - 4:30 p.m.](#)
[Attachment 2 – May 12, 2026 – Regular Meeting Minutes - 6:00 p.m.](#)

- C.10. [26-280](#)** Waive the second reading by substitution of the title and adopt an Ordinance 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.

Attachments: [Attachment 1 - Ordinance](#)

Police Department:

- C.11. [26-262](#)** Adopt a resolution accepting 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).

Attachments: [Attachment 1 - Resolution](#)

- C.12 [26-288](#)** Adopt a resolution approving 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; authorize the City Manager to sign; and certify and approve properties and delinquent amounts to be assessed on the San Joaquin County property tax roll of the property owner.

- Attachments:** [Attachment 1- Resolution](#)
[Attachment 2 - DA Certification of Assessment](#)
[Attachment 3 - DA Letter to District Regular TY2026-27](#)
[Attachment 4 - DA Letter to District Use Code TY2026-27](#)
[Attachment 5 - Direct Assessment Apportionment](#)
[Attachment 6 - Direct Charge Information Sheet 26-27](#)
[Attachment 7 - New Taxing Districts Required Documents](#)
[Attachment 8 - SJC Direct Assessment 2026-27](#)
[Attachment 9 - Special Assessment Charge Agreement](#)
[Attachment 10 - Record Layout Samples](#)
[Attachment 11 - Direct Charge File Format](#)

Public Works:

- C.13. [26-268](#)** Adopt a resolution approving Amendment No. 1 to Professional Services Agreement (C2023-59) with Badger Meter, Inc. to extend 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 authorizing the City Manager or designee to execute the amendment and take all necessary actions to implement the agreement.

- Attachments:** [Attachment 1 - Resolution](#)
[Attachment 2 - Agreement C2023-59](#)
[Attachment 3 - Amendment No. 1](#)

- C.14. [26-273](#)** Adopt a resolution approving 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; authorize 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](#)

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.

Attachments: [Attachment 1 - Planning Commission Staff Report dated April 2, 2026](#)
[Attachment 2 - CEQA Resolution](#)
[Attachment 3 - Exhibit 'A' – Mitigation Monitoring & Reporting Program](#)
[Attachment 4 - General Plan Amendment Resolution](#)
[Attachment 5 - Exhibit 'A' - General Plan Amendment Map](#)
[Attachment 6 - Rezone Ordinance](#)
[Attachment 7 - Exhibit 'A' - Rezone Map](#)
[Attachment 8 - Entitlements Resolution](#)
[Attachment 9 - Exhibit 'A' - Conditions of Approval](#)
[Attachment 10 - Project Plan Set](#)
[Attachment 11 - Initial Study - Mitigated Negative Declaration](#)
[Attachment 12 - Project Presentation](#)

- D.2. [26-299](#) Adopt a Resolution Approving information presented during a public hearing regarding City vacancies, recruitment and retention efforts.

Attachments: [Attachment 1 - Resolution](#)
[Attachment 2 - Power Point 06.02.26 AB 2561](#)

E. DISCUSSION ITEMS:

- E.1. [26-303](#) Receive and file the Manteca Fire Department Standards of Coverage Study

Attachments: [Attachment 1 - Standards of Coverage Presentation](#)
[Attachment 2 - Manteca SOC Final Report](#)

- 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.

Attachments: [Attachment 1 - Presentation](#)
[Attachment 2 - Proposed Fiscal Year 2026-27 Budget Book](#)
[Attachment 3 - Five-Year Capital Improvement Program 2027-2031](#)
[Attachment 4 - Council Questions & Answers](#)

F. CITY MANAGER COMMENTS:

G. COUNCIL COMMENTS:

H. ADJOURNMENT:

The next regularly scheduled City Council meeting is Tuesday, June 16, 2026, at time 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, May 28, 2026, by time 6:30 p.m.

/s/ Cassandra Candini-Tilton

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; you may also contact the City Clerk for information by email at 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. 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.