

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

**April 7, 2026**

**CALL TO ORDER:** 6:01 p.m.

Roll Call:

Present: Breitenbucher, Halford, Morowit, Lackey, Singh

**INVOCATION/FLAG SALUTE:** Invocation led by Councilmember Breitenbucher and the flag salute led by Mayor Singh.

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

- Adding Attachment 1 – Planning Commission Staff Report for item D.3.

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

**A. PRESENTATIONS:**

- A.1. 26-160** Proclamation proclaiming National Public Safety Telecommunicators Week, April 12-18, 2026.

The City Council presented the proclamation to City of Manteca Police Department Dispatch staff.

- A.2. 26-157** Proclamation proclaiming April 2026 as Autism Acceptance Month and April 2, 2026, as International Autism Acceptance Day.

The City Council presented the proclamation to Monique Patton from Moms of Manteca, Vanessa Mendoza from Ivy League Speech Therapy Center and the City of Manteca Police Department.

- A.3. 26-159** Proclamation proclaiming Animal Care and Control Appreciation Week, April 12-18, 2026.

The City Council presented the proclamation to City of Manteca Police Department Animal Control staff.

- A.4. 26-136** Proclamation proclaiming April 2026 as Sexual Assault Awareness Month.

The City Council presented the proclamation to Elizabeth Sanchez, Director of Community Engagement at PREVAIL.

- A.5. 26-161** Proclamation proclaiming April 2026 as National Poetry Month.

The City Council presented the proclamation to City of Manteca Poet Laureate Tara Rico, who also read a poem.

**B. PUBLIC COMMENT:** None.

**C. CONSENT ITEMS:**

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

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*Engineering:*

- C.1. 25-603** Approved Traffic Calming Measures (speed lumps) along Edison St. (between Dawn Dr. and Lincoln Ave.)(District #3), Elm Ave. (between Gold St. and Lode St.)(District #3), Paramount Ln. (between Sonder Wy. and Lion Dr.)(District #2), Parkview St. (between Winters Dr and Bounty Pl)(District #1), and directed staff to take all appropriate actions necessary to implement the measures in accordance with the City of Manteca Traffic Calming Program 2025 Citywide Guidelines.
- C.2. 26-051** Adopted **Resolution R2026-50** and determined United Pavement Maintenance, Incorporated (“UPM”) to be the lowest, responsive, and responsible bidder for the Yosemite Avenue (Walnut Avenue to Main Street) Bike and Pedestrian Improvement Project (CIP 20006) (District 3); awarded the construction contract to UPM in the amount of \$820,981.70; approved Amendment No. 1 to the Agreement for Services C2024-192 with Bennett Engineering Services Incorporated in the amount of \$20,463 for engineering services during construction; approved a budget appropriation of \$307,826 in additional Federal HSIP grant revenues and expenses to the Subsidized Street Project Fund (Fund 480) to CIP No. 20006; approved a budget appropriation of \$467,603 in the TDA/Local Transportation Fund (Fund 460) to CIP No. 20006; approved a budget appropriation of \$600,000 in the Measure Q Fund (Fund 105) to CIP No. 20006; approved a budget appropriation of \$300,000 in the Water O&M Fund (Fund 680) to CIP No. 20006; approved a budget appropriation of \$600,000 in the Water Improvement Fund (Fund 690) to CIP No. 20006; approved the Construction Contract Change Order No. 1 with UPM in the amount of \$585,479.62; approved the Construction Contract Change Order No. 2 with UPM in the amount of \$735,757; approved a project contingency of \$609,299.91; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

- C.3. 26-120** Adopted **Resolution R2026-51** and accepted a Grant Deed from KLLB AIV LLC for the 4.88-acre Captain Tom Moore Park at 1905 Enchantment Drive within The Trails of Manteca subdivision.
- C.4. 26-139** Adopted **Resolution R2026-52** and determined Telstar Instruments to be the only vendor that has the unique skills and expertise necessary to provide Wastewater Quality Control Facility (WQCF) Supervisory Control and Data Acquisition (SCADA) programming to ensure compatibility and continuity with the existing system; approved an Agreement for Services with Telstar Instruments for an amount not-to-exceed \$244,328 for SCADA system programming associated with the WQCF Sludge Thickener (CIP 24007) & Dewatering (CIP 24006) Projects; finding that the Telstar Agreement for Services is exempt from the competitive process pursuant to California Public Contract Code § 3400(c)(2) in order to match other products in use on a particular improvement either completed or in the course of completion; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.5. 26-141** Adopted **Resolution R2026-53** and approved Amendment No. 2 to the Improvement Agreement for the 320 Airport Way Subdivision, Tract 4165, modifying SCHEDULE B, Section IV, adding Airport Way Sanitary Sewer Force Main Reimbursement in the amount of \$150,250.90 to be paid from the Undesignated Reserve Sewer Operations and Maintenance Fund (Fund 640); and authorized the City Manager or designee to sign and take all necessary steps to effectuate Amendment No. 2.
- C.6. 26-145** Adopted **Resolution R2026-54** and accepted a Grant of Easement from Woodbridge Center East LLC, as required for development of the Woodbridge Apartments project for Water Main Maintenance and Emergency Vehicle Access (EVA) at 2170 N. Union Road (APN 197-240-05 & 197-240-06), located north of W. Lathrop Road.
- C.7. 26-154** Adopted **Resolution R2026-55** and accepted Public Improvements for The Trails of Manteca, Unit Nos. 1-4 (Tracts 3729, 3734, 3735 and 3736, respectively) located at the southwest corner of the W. Woodward Avenue and Joshua Street intersection; approved exoneration of the Performance Bonds; approved exoneration of the Labor and Materials Bonds six (6) months after the date of acceptance; and approved exoneration of the Warranty Bonds twelve (12) months after the date of acceptance.

*Legislative Services/City Clerk:*

- C.8. 26-162** Waived the second reading by substitution of the title and adopted **Ordinance O2026-04** 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.

- C.9. 26-163** Approved the City Council Special and Regular Meeting Minutes for March 17, 2026, and the Special Meeting Minutes for March 30, 2026.

**D. PUBLIC HEARINGS:**

- D.1. 26-105** Conduct a public hearing and find Zoning Text Amendment 26-13 exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act, and waive the first reading by substitution of the title, and introduce an Ordinance of the City of Manteca, State of California, amending Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code.

Deputy Director of Development Services Jesus Orozco provided a brief PowerPoint Presentation.

Mayor Singh opened the public hearing at 6:39 p.m., and seeing no one come forward, Mayor Singh closed the public hearing at 6:40 p.m.

**ACTION:** Moved, seconded (Breitenbucher/Lackey) to Conduct a public hearing and find Zoning Text Amendment 26-13 exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act, and waive the first reading by substitution of the title, and introduce an Ordinance of the City of Manteca, State of California, amending Sections 17.56.030 (General Prohibition) and 17.56.040 (Signs Allowed on City Property) of Chapter 17.56 of Title 17 of the Manteca Municipal Code.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- D.2. 26-138** City Council conduct a public hearing and find the Union Ranch Tractor Supply and Dutch Bros Project exempt from further environmental review pursuant to Section 15061(b)(3), Section 15332, and 15303(c) of the California Environmental Quality Act (CEQA) Guidelines, and waive the first reading by substitution of the title, and introduce an ordinance of the City of Manteca, State of California, amending Section 17.28.020 relating to Specific Plan (SP) Zoning Districts, Subsection (C)(1) Union Ranch Specific Plan, amending within the Specific Plan Section C.4. (Permitted Uses and Development Standards) and Table C.4.1. (Permitted Land Use Summary Resources Table); and adopt a resolution approving a Lot Line Adjustment (LLA 25-18), a Minor Use Permit (MUP 25-18-1) for a Drive-In and Drive-Through, Minor Use Permit (MUP 25-18-2) for a Gardening and Landscape Supply Retail Store, and a Site Plan and Design Review (SPR 25-18) for the development of an approximately 4.43-acre site, located at 2160, 2170, and 2180 North Union Road (APN

197-240-04, 197-240-05, 197-240-06), for the URN Tractor Supply and Dutch Bros Project.

Associate Planner Sol Jobrack provided a brief PowerPoint Presentation.

Mayor Singh opened the public hearing at 6:46 p.m.

Applicant Scott Paterson provided a brief overview of the project.

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

**ACTION:** Moved, seconded (Lackey/Halford) to City Council conduct a public hearing and find the Union Ranch Tractor Supply and Dutch Bros Project exempt from further environmental review pursuant to Section 15061(b)(3), Section 15332, and 15303(c) of the California Environmental Quality Act (CEQA) Guidelines, and waive the first reading by substitution of the title, and introduce an ordinance of the City of Manteca, State of California, amending Section 17.28.020 relating to Specific Plan (SP) Zoning Districts, Subsection (C)(1) Union Ranch Specific Plan, amending within the Specific Plan Section C.4. (Permitted Uses and Development Standards) and Table C.4.1. (Permitted Land Use Summary Resources Table); and adopt **Resolution R2026-56** approving a Lot Line Adjustment (LLA 25-18), a Minor Use Permit (MUP 25-18-1) for a Drive-In and Drive-Through, Minor Use Permit (MUP 25-18-2) for a Gardening and Landscape Supply Retail Store, and a Site Plan and Design Review (SPR 25-18) for the development of an approximately 4.43-acre site, located at 2160, 2170, and 2180 North Union Road (APN 197-240-04, 197-240-05, 197-240-06), for the URN Tractor Supply and Dutch Bros Project.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- D.3. 26-153** Conduct a public hearing for the 4-C Ranch Annexation project and by motion; find the 4-C Ranch Annexation Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines; adopt a resolution approving Annexation (ANX 21-25); authorize Staff to initiate annexation proceedings of the 4-C Ranch Project Site (APN 208-080-10); adopt an ordinance to approve Prezone (PRZ 21-26) for the 4-C Annexation Project by waiving the first reading by substitution of the title and introduce an ordinance of the City of Manteca, State of California, amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code by assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) pre-zoning designation; and adopt a resolution approving Tentative Subdivision Map (TSM 21-24)

for 68 single-family residential lots, including associated open space and public improvements, for the 4-C Ranch Annexation Project located at 9683 E. Louise Ave., (APN: 208-080-10).

Associate Planner Toben Barnum provided a brief PowerPoint Presentation.

Mayor Singh opened the public hearing at 7:09 p.m.

Applicant Ryan Gerding provided a brief overview of the project.

Mayor Singh closed the public hearing at 7:13 p.m.

**ACTION:** Moved, seconded (Lackey/Morowit) to Conduct a public hearing for the 4-C Ranch Annexation project and by motion; find the 4-C Ranch Annexation Project exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act Guidelines; adopt **Resolution R2026-57** approving Annexation (ANX 21-25) ; authorize Staff to initiate annexation proceedings of the 4-C Ranch Project Site (APN 208-080-10); adopt an ordinance to approve Prezone (PRZ 21-26) for the 4-C Annexation Project by waiving the first reading by substitution of the title and introduce an ordinance of the City of Manteca, State of California, amending the Zoning Map set forth in Section 17.20.040 of Chapter 17.20 of Title 17 of the Manteca Municipal Code by assigning APN: 208-080-10 with an R-1 (One-Family Dwelling) pre-zoning designation; and adopt **Resolution R2026-58** approving Tentative Subdivision Map (TSM 21-24) for 68 single-family residential lots, including associated open space and public improvements, for the 4-C Ranch Annexation Project located at 9683 E. Louise Ave., (APN: 208-080-10).

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**E. DISCUSSION ITEMS:**

- E.1. 26-150** Adopt a resolution accepting a grant in the amount of \$35,000 from the National Fitness Campaign toward the purchase of an Outdoor Fitness Court at Woodward Community Park; amend the Fiscal Year 2025-26 Capital Improvement Program to establish a new project; authorize a \$500,000 budget appropriation in the Park Acquisition and Improvement Fees Fund (Fund 500); and authorize the City Manager or designee to take all actions necessary to implement the project.

Recreation and Community Services Manager Brandy Clark provided a brief overview of the agenda report.

**ACTION:** Moved, seconded (Lackey/Breitenbucher) to Adopt **Resolution R2026-59** accepting a grant in the amount of \$35,000 from the National Fitness Campaign toward the purchase of an Outdoor Fitness Court at Woodward Community Park; amend the Fiscal Year 2025-26 Capital Improvement Program to establish a new project; authorize a \$500,000 budget appropriation in the Park Acquisition and Improvement Fees Fund (Fund 500); and authorize the City Manager or designee to take all actions necessary to implement the project.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- E.2. 26-151** Adopt a Resolution authorizing the issuance of Special Tax Bonds for and on behalf of the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services); approving and directing the execution of a Fiscal Agent Agreement and Bond Purchase Agreement; approving the form of Preliminary Official Statement; approving sale of such bonds; and approving other related documents and actions.

Finance Director Matt Boring provided a brief overview of the agenda report.

**ACTION:** Moved, seconded (Breitenbucher/Morowit) to Adopt **Resolution R2026-60** authorizing the issuance of Special Tax Bonds for and on behalf of the City of Manteca Community Facilities District No. 2025-1 (Indelicato Facilities and Services); approving and directing the execution of a Fiscal Agent Agreement and Bond Purchase Agreement; approve the form of Preliminary Official Statement; approving sale of such bonds; and approving other related documents and actions.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**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>

**Clerk Note:** Councilmember Morowit requested City Council consensus for staff to research funding for translation subscriptions for all Police Axon cameras; City Council consensus was received.

**H. ADJOURNMENT:** Mayor Singh adjourned the meeting at 7:59 p.m. in memory of Jerry Schluer and Pastor Al.

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**CASSANDRA CANDINI-TILTON  
CITY CLERK**