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

**June 3, 2025**

**CALL TO ORDER:** 6:00 p.m.

Roll Call:

Present: Breitenbucher, Lackey, Morowit, Halford, Singh

**INVOCATION/FLAG SALUTE:**

Invocation and Flag Salute was led by Douglas Montandon, Love Inc of Manteca.

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Cassandra Candini-Tilton announced the following supplemental reports:

- Item C.19. – Communication from the public.

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

Councilmember Breitenbucher left the meeting at 6:04 p.m.

**A. PRESENTATIONS:**

**A.1. 25-278** Proclamation proclaiming June 2025 as LGBTQ+ Pride Month.

The City Council presented the Proclamation to John Alita, Executive Director from the San Joaquin Pride Center.

Councilmember Breitenbucher returned to the meeting at 6:07 p.m.

**A.2. 25-296** Receive a Presentation from San Joaquin County Board of Supervisors Chair Paul Canepa.

San Joaquin County Board of Supervisors Chair Paul Canepa and Vice Chair Sonny Dhaliwal provided a brief presentation.

Manteca Museum & Historical Society Member Leon Sucht provided a brief presentation.

**B. PUBLIC COMMENT:**

Rick Martinez provided public comment regarding the proposed gas station.

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Bill Barnhart provided public comment regarding dog parks and bingo permits.

Johanna Titus provided public comment regarding the proposed gas station.

Philys McDonald provided public comment regarding Kiper Construction.

Judy Blumhorst provided public comment on issues within District 2.

**C. CONSENT ITEMS:**

**ACTION:** Moved, seconded (Halford/Breitenbucher) to approve the Consent Calendar except for items C.5, C.9, C.10, and C.15 pulled for discussion.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*City Attorney:*

- C.1. 25-287** 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 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.

*Development Services:*

- C.2. 25-204** Approved an amendment to Professional Services Agreement (PSA) with Raney Planning and Management (Consultant) extending the deadline for continued preparation of the Climate Action Plan (CAP) Update.
- C.3. 25-205** Adopted **Resolution R2025-81** approving contracts for plan check and inspection services with JAS Pacific for a contract not-to-exceed amount of \$1,700,000 and with TRB and Associates, Inc. for a contract not-to-exceed amount of \$1,700,000 and authorized the City Manager to sign all contracts and accompanying documents.
- C.4. 25-249** Adopted **Resolution R2025-82** extending the "Manteca Infill Zone" and approved the continued temporary fee reductions as specified through June 30, 2026.

*Engineering:*

- C.5. 25-081** *Pulled by a member of the public.*  
Adopt a resolution approving the Fiscal Year 2025-2026 Capital Improvement Program list of projects eligible for Senate Bill 1 funding; and authorizing the City Manager or designee to submit approved list of projects to the California Transportation Commission for funding apportionment, complete, and execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent

of the resolution.

Bill Barnhart provided public comment on the item.

Director of Engineering Kevin Jorgensen briefly spoke regarding the item

**ACTION:** Moved, seconded (Breitenbucher/Morowit) to adopt **Resolution R2025-83** approving the Fiscal Year 2025-2026 Capital Improvement Program list of projects eligible for Senate Bill 1 funding; and authorizing the City Manager or designee to submit approved list of projects to the California Transportation Commission for funding apportionment, complete, and execute all associated documents, and take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- C.6. 25-084** Adopted **Resolution R2025-84** approving the San Joaquin Council of Governments Measure K Cooperative Agreement C-25-077 for the Citywide Active Transportation Plan Improvements and Safe Route to School Priority Safety Project; appropriated \$1,000,000 in Measure K funding to CIP 20005; amended the FY 25 Budget and Capital Improvement Program; approved construction Contract Change Order No. 1 in the amount of \$1,066,287.65 to Construction Contract C2025-05; approving Amendment No. 1 to the Agreement C2025-04 for Services with TRC Engineers, Inc. for a not-to-exceed amount of \$72,297.12; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.7. 25-206** Adopted **Resolution R2025-85** approving the Improvement Agreement for Diamond Villas Subdivision, Tract 3942; and authorized the City Manager to take all necessary actions to effectuate the agreement.
- C.8. 25-234** Adopted **Resolution R2025-86** approving the Plans and Specifications for the 2025 Annual Pavement Maintenance Project (Diamond Oaks & Crivello Estates Area), approved the California Environmental Quality Act Notice of Exemption determination, 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.9. 25-250** *Pulled by a member of the public.*  
Adopt a resolution approving Amendment No. 1 to the Improvement Agreement for Kiper at Indelicato Unit No. 1, Tract 4065, modifying

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SCHEDULE B, Section II-1.A and Section II-2.A, "P.F.I.P. Credits and Reimbursements" to allow Public Facilities Infrastructure Plan reimbursable credits to be spread across both Kiper at Indelicato Unit No. 1 and Kiper at Indelicato Unit No. 2 rather than be limited to Kiper at Indelicato Unit No. 1 only; and authorizing the City Manager to sign and take all necessary steps to effectuate Amendment No. 1.

Bill Barnhart provided public comment on the item.

Director of Engineering Kevin Jorgensen briefly spoke regarding the item.

**ACTION:** Moved, seconded (Halford/Lackey) to adopt **Resolution R2025-87** approving Amendment No. 1 to the Improvement Agreement for Kiper at Indelicato Unit No. 1, Tract 4065, modifying SCHEDULE B, Section II-1.A and Section II-2.A, "P.F.I.P. Credits and Reimbursements" to allow Public Facilities Infrastructure Plan reimbursable credits to be spread across both Kiper at Indelicato Unit No. 1 and Kiper at Indelicato Unit No. 2 rather than be limited to Kiper at Indelicato Unit No. 1 only; and authorizing the City Manager to sign and take all necessary steps to effectuate Amendment No. 1.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**C.10. 25-251** *Pulled by a member of the public.*

Adopt a resolution approving the Improvement Agreement and Final Map for Kiper at Indelicato Unit No. 2, Tract 4248; authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement and authorizing the Mayor to sign the Final Map.

Bill Barnhart provided public comment on the item.

**ACTION:** Moved, seconded (Morowit/Halford) to adopt **Resolution R2025-88** approving the Improvement Agreement and Final Map for Kiper at Indelicato Unit No. 2, Tract 4248; authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement and authorizing the Mayor to sign the Final Map.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**C.11. 25-252** Adopted **Resolution R2025-89** approving the Measure K Cooperative Agreement C-25-072 for State Route 120/Airport Way Diverging Diamond Interchange (CIP 23031) and Cooperative Agreement C-25-073 for State Route 120/Main Street Diverging Diamond Interchange (CIP 23032) Project approval for a total of \$3,000,000 in Measure K funding (Fund

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440) and Environmental Document Phases; authorize 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.

**C.12. 25-275** Adopted **Resolution R2025-90** accepting Public Improvements for Griffin Park, Unit No. 5 (Tract 4096); approving exoneration of the Performance Bond; approving exoneration of the Labor and Materials Bond six (6) months after the date of acceptance; and approving exoneration of the Warranty Bond twelve (12) months after the date of acceptance.

**C.13. 25-244** Adopted **Resolution R2025-91** approving the California State Water Resources Control Board Amendment No. 3 to Agreement No. SWRCB0000000000D1902047 increasing the grant amount by \$700,000 for a total not-to-exceed amount of \$9,074,888; approving a budget appropriation of \$1,389,007 to Fund 690 and amend the FY 25 Capital Improvement Program for the Nile Garden Well 30 Construction Project (CIP 21034); approving a Project Budget Contingency of \$1,389,007 for both CIPs 21026 and 21034; and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

**C.14. 25-259** Adopted **Resolution R2025-92** accepting Public Improvements for Villa Ticino West, Unit No. 5 (Tract 4119); approving exoneration of the Performance Bond; approving exoneration of the Labor and Materials Bond six (6) months after the date of acceptance; and approving exoneration of the Warranty Bond twelve (12) months after the date of acceptance.

*Finance:*

**C.15. 25-264** *Pulled by a member of the public.*  
Adopt a resolution approving the annual reports for the city's special maintenance assessment districts for Fiscal Year 2025-26; adopt a resolution declaring its intention to levy and collect assessments within the city's special maintenance assessment districts for Fiscal Year 2025-26; and setting a public hearing for June 17 on the levy of the proposed assessments for the City's Benefit Assessment Districts and Landscape Maintenance Districts.

Bill Barnhart provided public comment on the item.

Deputy Director of Maintenance and Operations Kevin Fant briefly spoke regarding the item.

**ACTION:** Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2025-93** approving the annual reports for the city's special maintenance assessment districts for Fiscal Year 2025-26; to adopt **Resolution R2025-94** declaring its intention to levy and collect assessments within the city's special maintenance assessment districts for Fiscal Year

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2025-26; and setting a public hearing for June 17 on the levy of the proposed assessments for the City's Benefit Assessment Districts and Landscape Maintenance Districts.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

- C.16. 25-269** Adopted **Resolution R2025-95** authorizing the participation of the City of Manteca in the Local Agency Investment Fund (LAIF) and the Designation of Authorized City Officials, and rescinding Resolution No. R2022-84.
- C.17. 25-271** Adopted **Resolution R2025-96** Approving Loan Terms for a Loan from Fund 690 Water Capacity Fee Fund to Fund 680 Water Rate Revenue and O&M Fund and approve the transfer of funds.
- C.18. 25-277** Adopted **Resolution R2025-97** amending the City's Fund Balance Reserve Policy.

*Fire Department:*

- C.19. 25-272** Approved a Professional Services Agreement with Griffin Structures for an amount of \$227,800; Amend the FY2024-25 Capital Improvement Program to include Fire Station #6; Approved a budget appropriation of \$227,800 from the Fire Facilities Fees Fund and authorized the City Manager or designee to execute the agreement.
- C.20. 25-279** Adopted **Resolution R2025-99** approving a budget appropriation of \$272,000 from Fire Facilities Fees; approved a Professional Services Agreement with Apex Site Solutions for an amount of \$272,000; Amended the 2024-25 Capital Improvement Plan (CIP) for Radio Communications Infrastructure Upgrade (CIP 24009); and authorized the City Manager to sign, and take all necessary steps to effectuate the agreement.

*Legislative Services/City Clerk:*

- C.21. 25-270** Approved the May 6, 2025, Special and Regular Meeting Minutes.

*Public Works:*

- C.22. 25-181** Adopted **Resolution R2025-100** authorizing the filing of the low Carbon Transit Operations Program Application for Youth Free-Fare Days (LCTOP), execution of the Certifications and Assurances and Authorized Agent Forms accepting grant award in the amount \$49,332, amended the Fiscal year 2024-25 budget, authorized a budget appropriation in Fund 610 Federal Transit Management; and authorized the City Manager or designee to execute all required documents and any amendments thereto with the California Department of Transportation and any budget



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adjustments necessary to expend applicable grant funds or take all appropriate actions to carry out the purpose and intent of this resolution.

- C.23. 25-281** Adopted **Resolution R2025-101** authorizing Contract Amendment No. 1 for an additional \$211,000 to Contract C2022-64 with Cagwin & Dorward for landscape services for total compensation not-to-exceed of \$526,000 and approved contract term extension to June 30, 2026, and authorized the City Manager or their designee to take all actions necessary to implement, administer, and carry out all actions associated with this contract for its duration.
- C.24. 25-282** Adopted **Resolution R2025-102** accepting all improvements for the Manteca Golf Course Crom Street Fencing Project (CIP 24037) as complete, authorized the City Clerk to file the Notice of Completion, and authorized 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.
- C.25. 25-283** Authorized and approved the purchase of one (1) LeeBoy 8520C Paving Machine in the amount of \$324,564.97 for Capital Improvement Program Project Streets/Road Project (CIP 25011).
- C.26. 25-294** Adopted **Resolution R2025-103** to close and disencumber CIP 24029 Facilities Driveway Project and reallocate remaining project funds; purchased a Custodial Truck for \$40,000; and Amended the FY25 Capital Improvement Program to include new project Public Works Facilities Building Improvements Project in the amount of \$190,751.

**D. PUBLIC HEARINGS:**

- D.1. 25-235** Adopt a resolution Approving information presented during a public hearing regarding City vacancies, recruitment and retention efforts, in compliance with Assembly Bill 2561/Government Code Section 3502.3.

Director of Human Resources Stephanie Van Steyn presented a brief overview of the agenda report.

Mayor Singh opened the public hearing at 7:07 p.m. and seeing no one come forward, he closed the public hearing at 7:07 p.m.

**ACTION:** Moved, seconded (Breitenbucher/Halford) to adopt **Resolution R2025-104** approving information presented during a public hearing regarding City vacancies, recruitment and retention efforts, in compliance with Assembly Bill 2561/Government Code Section 3502.3.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**E. DISCUSSION ITEMS:**

- E.1. 25-258** Receive and accept the FY2023-24 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Interim Director of Finance Matt Boring introduced Accounting Manager Melissa Munoz and Whitney Crockett, CPA from Maze & Associates who provided a brief review of the agenda report.

**ACTION:** Moved, seconded (Morowit/Lackey) to accept the FY2023-24 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. 25-261** Consider approval of amendments and revisions to the City of Manteca Flag Policy.

City Attorney David Nefouse provided a brief overview of the agenda report.

Bill Barnhart provided public comment on the item.

John Alita provided public comment on the item.

Unnamed Citizen provided public comment on the item.

Councilmember Breitenbucher withdrew his motion to adopt policy option one with Councilmember Lackey as a second, who also withdrew.

**Clerks Note:** City Council consensus was received to bring back revised policy option one with amendments to the policy to include city leased property flag poles as well.

Mayor Singh adjourned to recess at 7:58 p.m.

Mayor Singh reconvened the meeting at 8:13 p.m.

- E.3. 25-265** Receive a presentation on the Proposed Fiscal Year 2025-26 Budget; review, discuss and take action on items in the Proposed Fiscal Year 2025-26 Budget and instruct the City Manager and Interim Finance Director regarding the final budget.

City Manager Toni Lundgren provided a brief report and then introduced Interim Finance Director Matthew Boring and Budget Manager Lana McBroom who provided a PowerPoint presentation.



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**Clerk Note:** No formal action was taken.

**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>

Clerk Note: Mayor Singh requested City Council consensus for staff to review and bring to City Council possible bingo updates to the Municipal Code. City Council consensus was received. Mayor Singh also requested City Council consensus to bring an item to City Council to establish a City Council Ad Hoc 2x2 City Attorney Committee to assist with the city attorney vacancy. City Council consensus was received.

**H. ADJOURNMENT:** Mayor Singh adjourned the meeting in memory of his mother Jaswant Kaur Mehroke at 9:15 p.m.

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**CASSANDRA CANDINI-TILTON**  
**CITY CLERK**