

**DRAFT** **ATTACHMENT 2**  
**REGULAR MEETING MINUTES**  
**FOR THE CITY COUNCIL OF THE CITY OF MANTECA**

**May 6, 2025**

**CALL TO ORDER:** 6:06 p.m.

Roll Call:

Present: Breitenbucher, Lackey, Morowit, Halford, Singh

**INVOCATION/FLAG SALUTE:**

Invocation and Flag Salute was led by Rabbi Jason Gwasdoff, Temple Israel Stockton.

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

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

- Public Comment – Petition opposing proposed gas station.
- Item C.21. – Communication from the public.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:** Councilmember Lackey announced ex parte communications for item D.2.

**A. PRESENTATIONS:**

**A.1. 25-243** Certificate of Recognition honoring Scout Troop 828.

Clerk Note: the certificate will be mailed to Scout Troop 828.

**A.2. 25-207** Proclamation proclaiming the month of May 2025 as Building Safety Month.

The City Council presented the proclamation to City of Manteca Development Services Staff.

**A.3. 25-210** Proclamation proclaiming National Public Works Week May 18-24, 2025.

The City Council presented the proclamation to City of Manteca Public Works Staff.

**A.4. 25-238** Proclamation proclaiming National Police Week, May 11-17, 2025.

The City Council presented the proclamation to City of Manteca Police Chief Stephen Schluer.

**A.5. 25-162** Proclamation proclaiming Municipal Clerks Week, May 4 - May 10, 2025.

The City Council presented the proclamation to City of Manteca City Clerk's Office.

**A.6. 25-246** Proclamation proclaiming April 24, 2025, as Holocaust Remembrance Day.

The City Council presented the proclamation to Rabbi Jason Gwasdoff of Israel Temple of Stockton, City of Manteca Staff and Community Members.

**A.7. 25-227** Receive a Presentation from Rising Sun Center for Opportunity.

Gustavo Garcia of Rising Sun Center of Opportunity presented a brief PowerPoint presentation.

**B. PUBLIC COMMENT:**

Darryl Bain provided public comment on various issues.

Johanna Titus provided public comment on the proposed project for Pillsbury.

Bob Roberts provided public comment on the proposed project for Pillsbury.

Lauren Riley-Blote provided public comment on the proposed project for Pillsbury.

Carlo Sharmoug provided public comment on the proposed project for Pillsbury.

Joseph Rosamord provided public comment on the proposed project for Pillsbury.

Iliana Delk provided public comment on the proposed project for Pillsbury.

Benjamin Sanchez provided public comment on the proposed project for Pillsbury.

Rick Martinez provided public comment on the proposed project for Pillsbury.

Mike Cearlby provided public comment on the VFW basin on Moffat Blvd.

Sudhakar Satti provided public comment on the selection of the future fire stations.

Lakshman provided public comment on the selection of the future fire stations and schools.

Monica Mendoza provided public comment on the Groundbreaking of the Woodward Splash Pad and on the proposed project for Pillsbury.

Maxie Terry Sellers provided public comment on the proposed project for Pillsbury and the

selection of future schools.

Patrick Wilson provided public comment on the proposed project for Pillsbury.

**C. CONSENT ITEMS:**

**ACTION:** Moved, seconded (Halford/Breitenbucher) to approve the Consent Calendar as presented except for items C.6., C.10. and C.21. pulled for discussion.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*City Attorney:*

- C.1. 25-215** Approved a Memorandum of Understanding Between the South San Joaquin Irrigation District (SSJID) and the City of Manteca (the “City”) Regarding the Intent to Pay in Lieu of Franchise Fees.
- C.2. 25-237** Received a written report, pursuant to Government Code section 65858, subsection (d), describing measures taken to alleviate condition which led to the adoption of Urgency Ordinance Establishing a Temporary Moratorium on the Establishment of New, and Relocation or Expansion, of Existing Tobacco Retailer Businesses, also known as Smoke Shops, within the City of Manteca.

*City Manager:*

- C.3. 25-219** City Council received and filed the Fiscal Year 2025-2026 City Council Goals and Priorities Work Plan.
- C.4. 25-231** Adopted **Resolution R2025-69** accepting Homeless Housing, Assistance and Prevention (HHAP) Program - Round 4 Grant for the Unsheltered Emergency Center in the amount \$196,951.73 and Street Outreach in the amount \$61,062.00; approved budget appropriations of \$196,952 and \$61,062; and authorized the City Manager to execute grant subrecipient agreements and all associated documents.

*Development Services:*

- C.5. 25-242** Adopted **Resolution R2025-70** approving a Services Agreement between the City of Manteca and Hunden Strategic Partners, Inc. for Phase 2 Continued Advisory Services and Developer Solicitation in support of the Family Entertainment Zone (FEZ) Master Plan Update.

## Engineering:

**C.6. 24-516** *Pulled for discussion by Councilmember Lackey and Mayor Singh.*

Set a Public Hearing no sooner than four (4) weeks from the date of this meeting for the S. Main Street Widening and Improvements Area of Benefit.

Director of Engineering Kevin Jorgensen provided a brief overview of the agenda item.

Maxie Terry Sellers provided public comment on the item.

**ACTION:** Moved, seconded (Halford/Lackey) to Set a Public Hearing no sooner than four (4) weeks from the date of this meeting for the S. Main Street Widening and Improvements Area of Benefit.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**C.7. 25-157** Approved partial acceptance of public improvements for Machado Ranch Unit No. 1, Tract 4147, in accordance with the Subdivision Partial Acceptance Policy.**C.8. 25-197** Adopted **Resolution R2025-71** approving Amendment No. 2 to the Agreement (C2023-94) with DF Engineering, Inc. increasing the not-to-exceed total from \$150,000 to \$200,000; and authorized the City Manager to sign Amendment No. 2 and take all appropriate actions necessary to carry out the purpose and intent of the resolution.**C.9. 25-216** Adopted **Resolution R2025-72** approving the Improvement Agreement and Final Map for Griffin Park Unit No. 9, Tract 4230; 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.10. 25-230** *Pulled for discussion by Mayor Singh.*

Adopt a resolution accepting a Grant Deed from Kirk R. Goudy and Donna Leann Goudy, husband and wife as joint tenants (Goudy), for 1,570 square feet of real property for right-of-way purposes over a portion of 1717 S. Main Street (APN 224-021-35).

Director of Engineering Kevin Jorgensen provided a brief overview of the agenda item.

**ACTION:** Moved, seconded (Singh/Morowit) to adopt **Resolution R2025-73** accepting a Grant Deed from Kirk R. Goudy and Donna Leann

Goudy, husband and wife as joint tenants (Goudy), for 1,570 square feet of real property for right-of-way purposes over a portion of 1717 S. Main Street (APN 224-021-35).

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*Finance:*

- C.11. 25-186** Received and filed Fiscal Year 2024-25 Q3 Budget Performance Summary Report by Fund for the period ending March 31, 2025.

*Fire Department:*

- C.12. 25-198** Approved Amendment No. 1 to the Professional Services Agreement C2024-36 Fire Plan Review Services with Interwest Consulting Group, increasing the compensation amount to \$110,000 and authorized the City Manager or designee to execute the amendment.
- C.13. 25-223** Adopted **Resolution R2025-74** approving a budget appropriation of \$201,000 from the General Fund Fire Mutual Aid Reimbursement Revenue Account and amend the FY25 Capital Improvement Program (CIP) for Radio Communications Infrastructure Upgrade (CIP No. 24009).
- C.14. 25-224** Adopted **Resolution R2025-75** approving a budget appropriation of \$213,000 from the General Fund Fire Mutual Aid Reimbursement Revenue Account and amend the FY25 Capital Improvement Program (CIP) for Used Fire Apparatus and Equipment Project (CIP No. 24080).
- C.15. 25-233** Adopted **Resolution R2025-76** authorizing an agreement with San Joaquin County, titled “San Joaquin County Special Assessment Charge Agreement,” to apply a direct assessment of delinquent enforcement fees, fines, and abatement costs to the property owner as listed on the last equalized assessment roll maintained by the San Joaquin County Assessor.

*Human Resources:*

- C.16. 25-214** Adopted **Resolution R2025-77** approving Professional Services Agreement with Gallagher Benefit Services, Inc. (“Gallagher”), approved a budget appropriation of \$66,550 to cover expenditures for the remainder of Fiscal Year 2024-25 and authorized the City Manager to execute the agreement.

Information Technology and Innovation:

- C.17. 25-220** Adopted **Resolution R2025-78** accepting the California Office of Emergency Services (CalOES) State and Local Cybersecurity Grant Program (SLCGP) award in the amount of \$250,000; approved an appropriation of \$250,000 to Miscellaneous Grants (Fund 101) revenue and expenditure accounts; and authorized the City Manager to execute grant agreements and all associated documents.

Legislative Services/City Clerk:

- C.18. 25-221** Approved the April 15, 2025, Special and Regular Meeting Minutes.
- C.19. 25-228** Waived the second reading by substitution of the title and adopted **Ordinance O2025-09** of the City Council of the City of Manteca, State of California, to pre-zone APNs 197-020-21, -22, -23, -41, -46, and -47, to the One-Family Dwelling (R-1) and Park (P) zoning districts and pre-zone APNs: 197-020-20, -29, -30, -35, and -36, to the One-Family Dwelling (R-1) zone district, located within the Union Ranch North Annexation Project.
- C.20. 25-229** Waived the second reading by substitution of the title and adopted **Ordinance O2025-10** of the City Council of the City of Manteca, State of California, for Development Agreement 25-01 for the Union Ranch North Annexation Project parcels APNs: 197-020-21, -22, -23, -41, -46, and -47.

Public Works:

- C.21. 25-222** Pulled by Councilmember Morowit, Vice Mayor Halford and Mayor Singh.  
  
Review and consider the approval of a request for the renaming of Lincoln Park to Marion Elliott Park.  
  
City Council briefly discussed the item.  
  
**ACTION:** Moved, seconded (Morowit/Breitenbucher) to approve the request for the renaming of Lincoln Park to Marion Elliott Park.  
  
**Motion carried:**  
AYES: Breitenbucher, Halford, Lackey, Morowit, Singh  
NOES: None

- C.22. 25-225** Adopted **Resolution R2025-79** accepting a grant of Easement from 320 Airport Way LLC on assessor parcel numbers 200-350-17,200-350-32, 200-350-33 and 200-350-48 through 200-350-60 along the southwestern edge of the Manteca Golf Course for purposes of a golf ball easement.

**C.23. 25-226** Adopted **Resolution R2025-80** approving Plans and Specifications for the Woodward Park Splash Pad - Phase II Restroom Relocation (CIP 24086), approving the California Environmental Quality Act Notice of Exemption determination, 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 Reg. § 15301(e)).

Mayor Singh adjourned to recess at 7:36 p.m.

Mayor Singh reconvened the meeting at 7:53 p.m.

**D. INTERVIEWS AND APPOINTMENTS:**

**D.1. 25-239** It is recommended that the Mayor and Council interview and appoint seven applicants to the Recreation and Parks Commission to fill six regular member seats and one alternate seat. Two members (at-large) and the alternate (at-large) will be appointed by the Mayor with terms ending December 31, 2026, one member that will be appointed by the District 3 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 4 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 2 Councilmember with a term ending December 31, 2028 and one member that will be appointed by the District 1 Councilmember with a term ending December 31, 2028.

City Clerk Candini-Tilton provided a brief overview of the agenda item. City Council interviewed the following:

- Toni Dhaliwal
- Shawn Fraser
- Balhar Sandhu
- Floralba Pucci
- Charles Paz
- Timothy Bowers
- Aimee Pratali

Sudkaur provided public comment on the item.

**ACTION:** Moved, seconded (Breitenbucher/Lackey) to appoint the following to the Recreation and Parks Commission:

- District 1 Vice Mayor Halford to appoint Toni Dhaliwal with a term ending December 31, 2028.
- District 2 Councilmember Lackey to appoint Floralba Pucci with a term

ending December 31, 2028.

- District 3 Councilmember Breitenbucher to appoint Charles Paz with a term ending December 31, 2026.
- District 4 Councilmember Morowit to appoint Aimee Pratali with a term ending December 31, 2026.
- Mayor Singh to appoint Shawn Fraser and Balhar Sandhu as full members and Kyle Gier as alternate member with terms ending December 31, 2026.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**D.2. 25-241**

It is recommended that the City Council interview and appoint six applicants, to the Public Safety Sales Tax Oversight Committee to fill five regular member seats and one alternate seat. One member (at-large) and the alternate (at-large) will be appointed by the Mayor with terms ending December 31, 2026, one member that will be appointed by the District 3 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 4 Councilmember with a term ending December 31, 2026, one member that will be appointed by the District 2 Councilmember with a term ending December 31, 2028 and one member that will be appointed by the District 1 Councilmember with a term ending December 31, 2028.

City Clerk Candini-Tilton provided a brief overview of the agenda item. City Council interviewed the following:

Bruce Bell  
Glen Haendel  
Andrew Paul

**ACTION:** Moved, seconded (Halford/Breitenbucehr) to appoint the following to the Public Safety Sales Tax Oversight Committee.

- District 1 Vice Mayor Halford to keep open the recruitment.
- District 2 Councilmember Lackey to appoint Steve McKee with a term ending December 31, 2028.
- District 3 Councilmember Breitenbucher to appoint Bruce Bell with a term ending December 31, 2026.
- District 4 Councilmember Morowit to appoint Glen Haendel with a term ending December 31, 2026.

- Mayor Singh to appoint Andrew Paul as a full member and Angelyna Nguyen as alternate with terms ending December 31, 2026.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**D.3. 25-240**

It is recommended that the City Council interview and appoint two applicants to the Citizens Oversight Committee (Measure Q) to fill one regular member seat and one alternate (at-large) seat. One member will be appointed by the District 3 Councilmember with a term ending December 31, 2026; and the alternate will be appointed by the Mayor with a term ending December 31, 2026.

City Clerk Candini-Tilton provided a brief overview of the agenda item. City Council interviewed the following:

Dean Fadeff  
Lisa Gowen

**ACTION:** Moved, seconded (Morowit/Breitenbucher) appoint the following to the Manteca Citizens Oversight Committee.

- District 3 Councilmember Breitenbucher to appoint Tate McKenzie with a term ending December 31, 2026.
- Mayor Singh to appoint Dean Fadeff as alternate member with terms ending December 31, 2026.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

**E. 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>

**F. 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 Notes:** Councilmember Morowit requested City Council Consensus regarding staff looking into the possibility of renaming the basin at the VFW to Veterans Park. City Council consensus was received.

Councilmember Lackey requested City Council Consensus regarding staff looking into revisions to the City Council Flag Policy. City Council consensus was received.

Mayor Singh requested City Council Consensus regarding staff looking into possible updates to the Food Truck Ordinance. City Council consensus was received.

**G. ADJOURNMENT:** Mayor Singh adjourned the meeting at 8:42 p.m.

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**CASSANDRA CANDINI-TILTON  
CITY CLERK**