



SPECIAL MEETING AGENDA

FOR THE CITY COUNCIL OF THE CITY OF MANTECA

Monday, October 21, 2024
3:00 PM

Council Chamber

*1001 W. Center Street
Manteca, CA 95337
www.manteca.gov*

CITY COUNCIL

*Mayor, Gary Singh
Vice Mayor, David Breitenbacher - District 3
Councilmember, Charlie Halford
Councilmember, Mike Morowit - District 4
Councilmember, Jose Nuño*

See last pages of agenda for information regarding meeting procedures.



SPECIAL MEETING AGENDA

MANTECA CITY COUNCIL

OCTOBER 21, 2024

3:00 PM

1001 W. Center Street

Manteca, CA 95337

www.manteca.gov

NOTICE AND CALL OF A SPECIAL MEETING OF THE MANTECA CITY COUNCIL

A Special Meeting for the City Council of the City of Manteca has been called at the date, time, and place identified above, for the purpose identified on this Agenda. This Special Meeting is called in accordance with California Government Code Section 54956.

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:*

- mayor councilclerk@manteaca.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:**

- mayor councilclerk@manteaca.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.*

CALL TO ORDER: Mayor Singh

ROLL CALL: City Clerk

INVOCATION/FLAG SALUTE: Vice Mayor Breitenbacher

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk

DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council

A. PRESENTATIONS:

- A.1 [24-548](#)** Present a proclamation proclaiming October 2024, as Breast Cancer Awareness Month.

Attachments: [Attachment 1 - Proclamation](#)

A.2 [24-549](#) Present a Proclamation proclaiming October 28, 2024, as National First Responders Day.

Attachments: [Attachment 1 - Proclamation](#)

A.3 [24-551](#) Present a Proclamation proclaiming November 8, 2024, World Town Planning Day.

Attachments: [Attachment 1 - Proclamation](#)

B. PUBLIC COMMENT:

Public comment is limited to only those items listed on this agenda. Government Code Section 54954.3(a)

C. CONSENT ITEMS:

City Manager:

C.1 [24-504](#) Adopt a resolution approving a Disposition and Development Agreement for the sale of real property located at 282 N. Airport Way for the development of multi-family apartment complex, authorize the Mayor to sign the Development Agreement, and authorize the City Manager to sign all documents necessary to effectuate the Development Agreement.

Attachments: [Attachment 1 - Resolution](#)

[Attachment 2 - Agreement](#)

C.2 [24-544](#) Adopt a resolution authorizing the purchase of an additional dormitory modular unit for the City of Manteca's Unsheltered Emergency Low Barrier Navigation Center at a cost not to exceed \$330,939.74, including a 10% contingency, along with the extension of electrical services and re-evaluation of an environmental assessment in compliance with 24 CFR Part 58 § 58.47(a)(1), acceptance of eight (8) refurbished 8x20 insulated containers, and authorize the City Manager to sign all necessary documents associated with this purchase (Exempt from NEPA pursuant to 24 CFR Part 58 § 58.47(a)(1) (no significant environmental impacts); Exempt from CEQA pursuant to 14 Cal. Code Regs. § 15269 (c) (Emergency Project and per AB 101, Government Code section 65583.2(i))).

Attachments: [Attachment 1 - Resolution](#)

[Attachment 2 - Pacific Mobile Structures, Inc. Project Quotation](#)

[Attachment 3 - Re-evaluation of Environmental Review](#)

Engineering:

C.3 [24-520](#) Adopt a resolution accepting a Grant Deed from Pulte Home Company, LLC for a 714 square foot Wall and Landscape Easement over a portion of 1544 Pinchot Drive (APN 268-290-02) and accepting a Grant Deed from TMPG Oakwood Trails, LLC for a 742 square foot Wall and Landscape Easement over a portion of 1558 Pinchot Drive (APN 268-290-01).

Attachments:

[Attachment 1 - Resolution](#)
[Attachment 2 - TPMG Oakwood Trails, LLC Grant Deed](#)
[Attachment 3 - Pulte Home Company, LLC Grant Deed](#)
[Attachment 4 - Location Map](#)

C.4 [24-534](#) Adopt a resolution, as a land use agency, relying on the 2023 Annual Adequate Progress Report Update provided by the San Joaquin Area Flood Control Agency (SJAFC), validating the July 5, 2016, Finding of Adequate Progress in the Mossdale Tract Area.

Attachments:

[Attachment 1 - Resolution](#)
[Attachment 2 - Exhibit "A" to Resolution: 2023 Annual Adequate Progress Repo](#)

C.5 [24-555](#) Adopt a resolution approving grading and construction of improvements prior to filing of the Final Map for the Griffin Park Unit No. 6 subdivision.

Attachments:

[Attachment 1 - Resolution](#)
[Attachment 2 - Developer's Request Letter](#)
[Attachment 3 - Vicinity Map](#)

Legislative Services/City Clerk:

C.6 [24-546](#) Approval of the October 1, 2024, Special and Regular Meeting Minutes.

Attachments:

[Attachment 1 - Special Meeting Minutes October 1, 2024](#)
[Attachment 2 - Regular Meeting Minutes October1, 2024](#)

Police Department:

C.7 [24-539](#) Adopt a resolution accepting a grant from the State of California Department of Alcoholic Beverage Control in the amount of \$40,000 for the fiscal year 2024-2025, authorizing budget amendments as necessary, and authorize Chief of Police Stephen Schluer to sign grant application.

Attachments:

[Attachment 1 - Resolution](#)
[Attachment 2 - ABC-OTC Award Letter](#)

Public Works:

C.8 [24-543](#) Adopt a Resolution approving the budget appropriation of \$1,150,000 dollars from Solid Waste Cost Recovery fund 670 to purchase two Solid Waste automatic side loader trucks.

Attachments: [Attachment 1- Resolution](#)
[Attachment 2 - Exhibit A Quote](#)

C.9 [24-541](#) Approve Amendment No. 1 to Professional Services Agreement (C2023-182) with Big Truck Rental, LLC extending the contract term to November 1, 2025, increasing the compensation by \$975,000 or a total not-to-exceed amount of \$1,075,000 for the rental of five new compressed natural gas Automatic Side Loaders to collect all three commodities; and authorize the City Manager or designee to sign the amendment.

Attachments: [Attachment 1 - Original Contact](#)
[Attachment 2 - Amendment No. 1](#)
[Attachment 3 - Big Truck Rental Scope of Service](#)

D. DISCUSSION ITEMS:

D.1 [24-545](#) Receive and accept the FY 2022-23 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Attachments: [Attachment 1 - Annual Comprehensive Financial Report \(ACFR\)](#)
[Attachment 2 - Required Communications](#)

E. CITY MANAGER COMMENTS:

F. COUNCIL COMMENTS:

G. ADJOURNMENT:

The next regularly scheduled City Council meeting is November 19, 2024, 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 October 17, 2024, by 7:00 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.