



REGULAR MEETING AGENDA

FOR THE CITY COUNCIL OF THE CITY OF MANTECA

Tuesday, January 20, 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.



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JANUARY 20, 2026
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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: Terry Johnson, Courts of Praise

AGENDA REVIEW AND SUPPLEMENTAL REPORTS: City Clerk

DISCLOSURE OF EX PARTE COMMUNICATIONS: City Council**A. PUBLIC COMMENT:****B. CONSENT ITEMS:***City Attorney:*

- B.1. [25-628](#)** 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 12.12 "Parks and Recreation Facility Use" of the Manteca Municipal Code to alter park hours.

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

City Manager:

- B.2. [26-003](#)** Adopt a resolution accepting the San Joaquin County Independent Contractor Agreement between the City of Manteca and the County of San Joaquin for Behavioral Health Bridge Housing funds in an amount not to exceed \$281,000 for the purchase and installation of tiny homes at The Way Veteran Village, located at 715 E. North Street, Manteca; authorize budget appropriations in the amount of \$281,000 each to revenue and expenditure lines in the Miscellaneous Grants Fund (Fund 101); and authorize the City Manager to execute grant agreements and all associated documents.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Agreement](#)

Development Services:

- B.3. [25-644](#)** Adopt a resolution Declaring Certain City-Owned Property as Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(C) For Purposes of a Land Exchange to Acquire Property Necessary for a City Fire Station.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Exhibit A to Resolution](#)
 [Attachment 3 - Exhibit B to Resolution](#)

- B.4. [25-546](#)** Adopt a resolution authorizing the City Manager to enter into a Letter of Intent (LOI) with PD Danna, LLC, et al. for the exchange of properties to facilitate the construction of a new fire station by the City of Manteca and finding the action exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Letter of Intent](#)
 [Attachment 3 - City Owned Parcels](#)
 [Attachment 4 - PD Danna et. al. Parcel](#)

Engineering:

- B.5. [26-005](#)** Adopt a resolution accepting a Grant Deed from Sanjog Chanana and Deepali Chanana for 2,386 square feet of real property for right-of-way purposes at 333 S. Austin Road (APN 228-020-49). As required of the Yosemite Square development in order to construct frontage improvements along the west side of Austin Road, including curb, gutter, and sidewalk extending to E. Hwy 120.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Grant Deed](#)
 [Attachment 3 - Location Map](#)

- B.6. [26-007](#)** Adopt a resolution accepting Public Improvements for Rotten Robbie Fueling Station and Convenience Store at 1014 S. Airport Way (located on the southeast corner of Airport Way and Wawona Street); 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.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Construction Inspector Memorandum](#)
 [Attachment 3 - Location Map](#)

- B.7. [26-016](#)** Adopt a resolution accepting Public Improvements for the Tinnin Road Offsite Improvements associated with the Griffin Park Subdivision; approving reduction of the Performance Bond; approving reduction 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.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Construction Inspector Memorandum](#)
 [Attachment 3 - Location Map](#)

- B.8. [26-017](#)** Adopt a resolution approving the Improvement Agreement for Woodsprings Suites Hotel (for installation of a traffic signal at the northwesterly corner of Atherton Drive and Sparrowhawk Street), and authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement.

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

- B.9. [26-018](#)** Adopt a resolution approving Amendment No. 1 to the Improvement Agreement for “The Crossing - Manteca”, modifying SCHEDULE B, Table 1 as follows: Transportation System P.F.I.P. Reimbursement, increasing the amount listed as Total Transportation Facilities P.F.I.P. Reimbursement from \$1,810,127.12 to \$2,098,842.52; and authorizing the City Manager to sign and take all necessary steps to effectuate the amendment.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Amendment No 1](#)
 [Attachment 3 - Location Map](#)

Finance:

- B.10. [26-027](#)** Receive and file Fiscal Year 2025-26 Local Agency Special Tax and Bond Accountability Act disclosure report also known as SB 165 for the City’s Community Facilities Districts.

Attachments: [Attachment 1 - Manteca CFDs SB 165 Reports FY2025-26](#)
 [Attachment 2 - Manteca CFD IAs SB 165 Reports FY2025-26](#)

- B.11. [26-043](#)** Adopt a Resolution Approving the City of Manteca Grants Management Policy and Procedure and the City of Manteca Accounts Receivable and Collections Policy

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Manteca Grants Management Policy and Procedures](#)
 [Attachment 3 - Manteca AR and Collections Policy](#)

Legislative Services/City Clerk:

- B.12. [26-032](#)** Approve the City Council Special and Regular Meeting Minutes of January 6, 2026.

Attachments: [Attachment 1 – January 6, 2026 – Special Meeting Minutes](#)
 [Attachment 2 – January 6, 2026 – Regular Meeting Minutes](#)

C. PUBLIC HEARINGS:

- C.1. [25-643](#)** Conduct a public hearing and adopt a resolution authorizing the establishment of a proposed day-passes fare for Manteca Transit Fixed Route Service.

Attachments: [Attachment 1 - Resolution](#)

D. INTERVIEWS AND APPOINTMENTS:

- D.1. [25-618](#)** It is recommended that the City Council interview and appoint one applicant, to the Public Safety Sales Tax Oversight Committee to fill the District 1 regular member seat, to be appointed by the District 1 Councilmember with a term ending December 31, 2028.

Attachments: [Attachment 1 - Applications](#)
 [Attachment 2 - Current Roster.pdf](#)
 [Attachment 3 - Bylaws](#)

- D.2. [26-038](#)** It is recommended that the City Council interview and appoint one applicant, to the Planning Commission to fill the alternate member seat, to be appointed by the Mayor with a term ending December 31, 2026.

Attachments: [Attachment 1 - Applications](#)
 [Attachment 2 - Roster](#)
 [Attachment 3 - Bylaws](#)

- D.3. [26-039](#)** It is recommended that the City Council interview and appoint one applicant to the Youth Advisory Commission to fill one alternate member position with a term beginning immediately and ending August 31, 2027, and create an eligibility list.

Attachments: [Attachment 1 - Applications](#)
 [Attachment 2 - Current Roster](#)
 [Attachment 3 - Bylaws.pdf](#)

E. DISCUSSION ITEMS:

- E.1. [26-646](#)** Receive and accept the FY2024-25 Annual Comprehensive Financial Report for the City of Manteca and the Manteca Financing Authority.

Attachments: [Attachment 1 - Annual Comprehensive Financial Report \(ACFR\) FY2025](#)
 [Attachment 2 - Required Communications](#)

- E.2. [25-646](#)** Receive a presentation and adopt a resolution approving a budget appropriation of \$762,169 for the initial onboarding expenses and salary costs associated with hiring nine (9) SAFER-funded firefighters, and the necessary promotions needed to staff an engine company, and amend the approved position control list to add three Firefighter, three Firefighter Engineer, and three Fire Captain positions.

Attachments: [Attachment 1 - Resolution](#)
 [Attachment 2 - Presentation.pdf](#)

F. CITY MANAGER COMMENTS:**G. COUNCIL COMMENTS:****H. ADJOURNMENT:**

The next regularly scheduled City Council meeting is Tuesday February 3, 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 January 15, 2026, by 6:30 p.m.

/s/ Marco Martinez

MARCO MARTINEZ
ASSISTANT 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.