

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

April 21, 2026

CALL TO ORDER: 6:04 p.m.

Roll Call:

Present: Breitenbucher, Halford, Morowit, Lackey, Singh

INVOCATION/FLAG SALUTE: Invocation and flag salute led by Douglas Montandon from Love INC Manteca.

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

- Item C.7. – Attachment 1 was removed; Attachment 2 and Attachment 3 were renumbered to Attachment 1 and Attachment 2, respectively; and the staff report was updated by City staff.
- Item C.17. – Attachment 1 updated by City staff.

DISCLOSURE OF EX PARTE COMMUNICATIONS: None.

A. PRESENTATIONS:

A.1. 26-115 Proclamation proclaiming April 2026, as Donate Life Month.

The City Council presented the proclamation to Noelia Canfara and Mirriam Mululu.

A.2. 26-155 Proclamation proclaiming April 22, 2026, as Administrative Professional Day.

The City Council presented the proclamation to City of Manteca Administrative staff.

A.3. 26-137 Proclamation proclaiming April 24, 2026, as Arbor Day.

The City Council presented the proclamation to City of Manteca Public Works employees from the Parks Division.

A.4. 26-158 Proclamation proclaiming April 24, 2026, as a “Day of Remembrance of the Armenian Genocide”

The City Council presented the proclamation to Ron Light and Arman Arvakin.

B. PUBLIC COMMENT:

Virgina provided public comment on the potential Walmart relocation.

Khaun Walkup provided public comment on the potential Walmart relocation.

Wallace Osborn provided public comment on the potential Walmart relocation.

Maxie Terry Sellers provided public comment on potential gas stations.

Luis Rodriguez provided public comment on the potential Walmart relocation and potential gas stations.

C. CONSENT ITEMS:

ACTION: Moved, seconded (Morowit/Breitenbucher) to approve the Consent Calendar as amended and items C.2 and C.4. pulled for discussion.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

City Manager:

C.1. 26-167 Adopted **Resolution R2026-61** and accepted Grant Deeds for 1565 and 1403 W. Atherton Drive (APNs 226-16-003 and 226-16-022) to accommodate a future billboard, and authorized the Mayor to execute the Grant Deeds on behalf of the City.

C.2. 26-168 *Pulled by Councilmember Halford*
Adopt a resolution and approve a Public Facilities Implementation Program (PFIP) Transportation Fee deferral and Facility Use Agreement with Three Strikes Family Entertainment Center and authorized the City Manager or designee to sign and take all necessary steps to effectuate the Agreement.

Deputy Director of Economic Development Vanessa Carrera provided a brief overview of the agenda report.

ACTION: Moved, seconded (Breitenbucher/Morowit) to adopt **Resolution R2026-62** and approve a Public Facilities Implementation Program (PFIP) Transportation Fee deferral and Facility Use Agreement with Three Strikes Family Entertainment Center and authorize the City Manager or designee to sign and take all necessary steps to effectuate the Agreement.

Motion carried:

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

Development Services:

- C.3. 26-192** Adopted **Resolution R2026-63** and corrected the Conditions of Approval adopted with the three-year extension for the approved Dutra Tentative Subdivision Map, SDJ-21-57.

Engineering:

- C.4. 26-033** *Pulled by Vice Mayor Lackey*
 Adopt a resolution determining C. Overaa & Company (Overaa) to be the most responsible, responsive, and qualified Progressive Design-Build (PDB) firm for the Wastewater Quality Control Facility Ultraviolet Disinfection System Rehabilitation Project (CIP No. 25004) and Ammonia Sidestream Treatment Project (CIP No. 25005) (collectively Project); awarding the PDB Agreement for Services to Overaa for an amount not-to-exceed \$2,397,730 and authorizing up to \$20,000,000 in PDB Agreement amendments for the Project; approving Amendment No. 2 to Agreement C2024-120 for Professional Services with Carollo Engineers, Incorporated for an amount not-to-exceed \$300,000 for the Project; approving a Project contingency of \$20,000,000; and authorizing the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Deputy Director of Engineering Somporn Boonsalat provided a brief overview of the agenda report.

ACTION: Moved, seconded (Lackey/Halford) to adopt **Resolution R2026-64** and determined C. Overaa & Company (Overaa) to be the most responsible, responsive, and qualified Progressive Design-Build (PDB) firm for the Wastewater Quality Control Facility Ultraviolet Disinfection System Rehabilitation Project (CIP No. 25004) and Ammonia Sidestream Treatment Project (CIP No. 25005) (collectively Project); awarding the PDB Agreement for Services to Overaa for an amount not-to-exceed \$2,397,730 and authorizing up to \$20,000,000 in PDB Agreement amendments for the Project; approving Amendment No. 2 to Agreement C2024-120 for Professional Services with Carollo Engineers, Incorporated for an amount not-to-exceed \$300,000 for the Project; approving a Project contingency of \$20,000,000; and authorizing the City Manager or designee to 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.5. 26-130** Adopted **Resolution R2026-65** and amended the Fiscal Year 2025-2026 Capital Improvement Program to include the 2026 Pavement Maintenance Project Area B (District 1: bounded by SR 120, Airport Way, Woodward Avenue, and McKinley Avenue) and assigned a new Capital Improvement Project Number; approved the California Environmental Quality Act Notice of Exemption determination; approved the Plans and Specifications for the Project; 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.6. 26-149** Adopted **Resolution R2026-66** and approved an Agreement for Services with Carollo Engineers, Incorporated for an amount up to \$1,598,028.30 to provide construction management and inspection services for the Wastewater Quality Control Facility Sludge Thickener Project (CIP No. 24007) & Dewatering Unit No. 3 Project (CIP No. 24006); 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. 26-190** Adopt a resolution accepting Public Improvements for Griffin Park, Unit No. 8 (Tract 4148) located south of Antone Raymus Parkway and Hot Springs Drive and east of Tinnin Road; 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.
- Clerk Note:** City Clerk Cassandra Candini-Tilton announced the item did not require the adoption of a resolution and then read the correct agenda item title into the record. The item was approved as amended:
- Approved partial acceptance of Public Improvements for Griffin Park, Unit No.8 (Tract 4148) located south of Antone Raymus Parkway and Hot Springs Drive and east of Tinnin Road, in accordance with the subdivision Partial Acceptance Policy.
- C.8. 26-195** Approved partial acceptance of public improvements for S. Union and Woodward, Tract 4109 located at the southeast corner of the S. Union Road and W. Woodward Avenue intersection, in accordance with the Subdivision Partial Acceptance Policy.
- C.9. 26-210** Adopted **Resolution R2026-67** and approved a Budget Appropriation of \$299,954 in the Measure Q Fund (Fund 105) for reimbursement to Manteca Unified School District (MUSD) for the Joshua Cowell Modernization Off-Site Improvements on Chardonnay Way and Micheletos Way (bounded by Nehemiah Drive and Vasconcellos Avenue);and authorized the City Manager or designee to complete and execute associated documents and take all appropriate actions

necessary to carry out the purpose and intent of this resolution.

Finance:

- C.10. 26-148** Received and filed the Fiscal Year 2024-25 Transportation Development Act (TDA) and Measure K Funds Non-Transit Purposes and Transit Audit.
- C.11. 26-169** Approved a contract with Cedars Business Services, LLC to provide professional collection services for three years, with two one-year extensions, and authorized the City Manager to sign all necessary documents.
- C.12. 26-194** Received and filed the Fiscal Year 2024-25 Single Audit Report.

Legislative Services/City Clerk:

- C.13. 26-220** Waived the second reading by substitution of the title, and adopted **Ordinance O2026-05** 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.
- C.14. 26-221** Waived the second reading by substitution of the title, and adopted **Ordinance O2026-06** 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).
- C.15. 26-222** Waived the second reading by substitution of the title and adopted **Ordinance O2026-07** 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.
- C.16. 26-223** Approved the City Council Special and Regular Meeting Minutes for April 7, 2026.
- C.17. 26-224** Appointed Deputy Director of Engineering Somporn Boonsalat to serve as an alternate member for the San Joaquin County Advisory Water Commission.

Police Department:

- C.18. 26-181** Adopted Resolution **R2026-68** and approved a budget appropriation in the amount of \$500,000 from in the Government Facilities Fees Fund (Fund 540) to Capital Improvement Project 24071 - Manteca Police Department Headquarters for costs associated with consultant plan review and inspection; and authorized the City Manager or designee to

take all appropriate actions necessary to carry out the purpose and intent of the resolution.

D. 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>

E. 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>

F. ADJOURNMENT: Mayor Singh adjourned the meeting at 7:35 p.m.

**CASSANDRA CANDINI-TILTON
CITY CLERK**