

**Draft**  
**REGULAR MEETING MINUTES**  
**FOR THE CITY COUNCIL OF THE CITY OF MANTECA**  
**August 19, 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 Cynthia Jackson, Transformed Through Hope Ministries.

**AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

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

- Public Comment communication provided by Marty Covarrubias.

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

**A. PRESENTATIONS:**

- A.1 25-416** Certificate of Recognition honoring Marty Oertwig from Manteca SHARP.

The City Council presented the certificate of recognition to Marty Oertwig.

- A.2. 25-418** Certificate of Recognition presented to The World Scholars Club.

The City Council presented the certificate of recognition to The World Scholars Club.

**B. PUBLIC COMMENT:**

Andrew Barton provided public comment regarding a request for a safe place to provide a designated roller skating area.

Sudhakar Satti provided public comment regarding public infrastructure.

Charles Paz provided public comment regarding a request for a safe place to provide a designated roller skating area.

Valarie Ford provided public comment regarding a request for a safe place to provide a designated roller skating area.

Rachel Salinas provided public comment regarding a request for a safe place to provide a designated roller skating area.

Draft

Maxie Terry Sellers provide public comment regarding the 1840 Pillsbury gas station.

**C. CONSENT ITEMS:**

**ACTION:** Moved, seconded (Breitenbucher/Morowit) to approve the Consent Calendar as presented except for items C.4. and C.12. pulled for discussion.

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*Engineering:*

- C.1. 25-343** **Adopted Resolution R2025-150** and approved part-width street improvements for the Airport Plaza development located on the southeast corner of N. Airport Way and W. Lathrop Road.
- C.2. 25-352** **Adopted Resolution R2025-151** and approved agreements with Ghirardelli Associates, Inc. for construction management and inspection services for the Wawona Street Bike & Pedestrian Improvement Project (CIP 25019) in an amount not-to-exceed \$100,000 with up to \$50,000 in amendments; the Shasta Park Area Pavement Improvement Project (CIP 25022) in an amount not-to-exceed \$100,000 with up to \$50,000 in amendments; and the Safe Routes to School Project (CIP 23006) in an amount not-to-exceed \$402,809; amend the FY2025-26 Capital Improvement Program to approve the updated SB1-eligible project list; reallocated \$400,000 in SB1 Funds (Fund 425) from CIP 25019 to CIP 23006; reallocated \$400,000 in Measure K Funds (Fund 440) from CIP 23006 to CIP 25019; and authorized the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.
- C.3. 25-367** **Adopted Resolution R2025-152** and approved a Letter of Understanding between the San Joaquin Council of Governments, the County of San Joaquin, and the City of Manteca for a preliminary study to extend Roth Road from Airport Way to State Highway Route 99; authorized the City Engineer to sign the Letter.
- C.4. 25-406** *Pulled by Councilmember Morowit.*  
Adopt a resolution approving the Improvement Agreement for Manteca Luxury Apartments and authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement.

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

Draft

**ACTION:** Moved, seconded (Halford/Lackey) to adopt **Resolution R2025-153** and approving the Improvement Agreement for Manteca Luxury Apartments and authorizing the City Manager to sign and take all necessary steps to effectuate the Agreement

**Motion carried:**

AYES: Breitenbucher, Halford, Lackey, Morowit, Singh

NOES: None

*Finance:*

**C.5. 25-372 Adopted Resolution R2025-154** and authorized the submittal of the Fiscal Year 2023-24 Transportation Development Act Claim Form to the San Joaquin Council of Governments for allocation of public transportation funds to the City of Manteca.

**C.6. 25-413 Adopted Resolution R2025-155** and approved updates to the City's Investment Policy and received and filed the quarterly investment report for the period ending June 30, 2025.

*Human Resources:*

**C.7. 25-400 Adopted Resolution R2025-156** and approved the new classifications of Equipment Mechanic Assistant (part-time), Public Safety Dispatcher (part-time), IT Infrastructure Manager, and IT Support Services Manager; and approved the salary matrix for Part-Time Employees and the Mid-Manager Association (MMA).

*Information Technology and Innovation:*

**C.8. 25-415 Adopted Resolution R2025-157** and approved an agreement with SDI Presence LLC in the amount of \$50,000 for Geographic Information Systems (GIS) consulting services; and authorized the City Manager to sign all necessary documents.

*Legislative Services/City Clerk:*

**C.9. 25-394** Approved the July 30, 2025, Special Meeting Minutes.

*Public Works:*

**C.10. 25-382 Adopted Resolution R2025-158** and approved Plans and Specifications for the Wastewater Quality Control Facility (WQCF) Breakroom and Operator Control Room Remodel Project CIP 24047, authorized a Call for Bids and authorized the City Manager or their designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Draft

**C.11. 25-388** **Adopted Resolution R2025-159** and adopted the City of Manteca Short Range Transit Plan Update.

**C.12. 25-404** *Pulled by Mayor Singh and a member of the public.*  
Adopt a resolution amending the Fiscal Year 2025-26 Capital Improvement Program to include the Golf Course Driving Range Improvements Project, assign a Capital Improvement Project Number and approve a budget transfer from Self Insurance/Risk Management Fund (Fund 860) in the amount of \$150,000 to the Golf Course Fund (Fund 620); Approve a budget appropriation for a not-to-exceed amount of \$150,000 for the Golf Course Driving Range Improvements Project to install new concrete, mats and dividers at the driving range teeing area; and authorize the City Manager or designee to take all appropriate actions necessary to carry out the purpose and intent of the resolution.

Deputy Director of Public Works Kevin Fant provided a brief overview of the agenda report.

Elizabeth Perez provided public comment on the item and provided City Council a Supplemental II report.

Unnamed Citizen provided public comment on the item.

Unnamed Citizen provided public comment on the item.

**ACTION:** Moved, seconded (Halford/Lackey) to adopt **Resolution R2025-160** and amending the Fiscal Year 2025-26 Capital Improvement Program to include the Golf Course Driving Range Improvements Project, assign a Capital Improvement Project Number and approve a budget transfer from Self Insurance/Risk Management Fund (Fund 860) in the amount of \$150,000 to the Golf Course Fund (Fund 620); Approve a budget appropriation for a not-to-exceed amount of \$150,000 for the Golf Course Driving Range Improvements Project to install new concrete, mats and dividers at the driving range teeing area; and authorize 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

### D. PUBLIC HEARINGS:

**D.1. 25-393** Waived 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 Planned Development (PDA-12-73-02) adopted by Ordinance

Draft

No. 1581 incorporated by reference to the Zoning Ordinance for the Promenade Shops at Orchard Valley, APNs 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41 and find the project exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act.

Director of Development Services Brad Wungluck presented a brief overview of the agenda report and introduced Senior Planner Dave Ruby who presented a brief PowerPoint Presentation.

Mayor Singh opened the public hearing at 7:13 p.m.

Fritz Hurber provided public comment on the item.

Sudhakar Satti provided public comment on the item.

Mayor closed the public hearing at 7:17 p.m.

**ACTION:** Moved, seconded (Halford/Morowit) to 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 Planned Development (PDA-12-73-02) adopted by Ordinance No. 1581 incorporated by reference to the Zoning Ordinance for the Promenade Shops at Orchard Valley, APNs 224-550-01 through -04, -07 through -11, -13, -17 through -20, -22, and -24 through -41 and find the project exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act.

**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>

Draft

**G. ADJOURNMENT:** Mayor Singh adjourned the meeting at 7:42 p.m.

---

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